

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Seneca Park Road, 363' N of the c/l
Seneca Park Road
(978 Seneca Park Road)
15th Election District
5th Council District

Frederick P. Obrigkeit, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-518-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Frederick P. Obrigkeit, Jr., and his wife, Carolyn M. Obrigkeit. The Petitioners seek relief from Sections 1A04.3.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a structure (proposed dwelling) to be constructed on a lot less than one acre in area (undersized lot), with side yard setbacks of 10 feet and 13 feet in lieu of the required 50 each, and a front yard setback of 62 feet in lieu of the required 75 feet from the center of the road. The subject property is a rectangular shaped, waterfront lot, approximately 50 feet wide by 225 feet deep, and consists of a gross area of 10,875 sq.ft., more or less, zoned R.C.5. The property is also known as Lot 86 of the subdivision known as Seneca Park Beach, which was platted many years ago, prior to the establishment of the R.C.5 zoning regulations in Baltimore County. Presently, the property is improved with a small, one-story frame dwelling, which the Petitioners are desirous of replacing with a new single family home. However, the lot does not meet current width and area requirements; thus, the requested relief is necessary in order to proceed. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no

ORDER RECEIVED FOR FILING

Date

By

7/23/01

[Signature]

requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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.

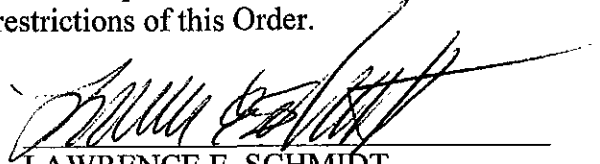
As noted above, the subject property is a waterfront lot located with frontage on Seneca Creek. Pursuant to Section 500.14 of the B.C.Z.R., the proposed redevelopment of the lot must be in compliance with Chesapeake Bay Critical Areas requirements. Thus, the relief granted is conditioned upon Petitioners' compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to mitigate any impacts the proposed development might have on the Chesapeake Bay and its tributaries. Moreover, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval, prior to the issuance of any building permits.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 2001, that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a structure (proposed dwelling) to be constructed on a lot less than one acre in area (undersized lot), with side yard setbacks of 10 feet and 13 feet in lieu of the required 50 each, and a front yard setback of 62 feet in lieu of the required 75 feet from the center of the road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
Date 7/23/01
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with any recommendations made by DEPRM to insure that the requirements of the Chesapeake Bay Critical Areas regulations are met. In addition, the Petitioners shall comply with any recommendations made by the Development Plans Review division of the Department of Permits and Development Management relative to development in the flood plain.
- 3) The Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any building permits. The proposed dwelling shall be constructed substantially in accordance with the approved drawings.
- 4) Prior to the issuance of any use and occupancy permits for the new dwelling, the existing house will be razed.
- 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:bjs

ORDER RECEIVED FOR FILING
Date 7/23/01
By [Signature]



Baltimore County
Zoning Commissioner

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

July 20, 2001

Mr. & Mrs. Frederick P. Obrigkeit, Jr.
978 Seneca Park Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
E/S Seneca Park Road, 363' N of the c/l Seneca Park Road
(978 Seneca Park Road)
15th Election District – 5th Council District
Frederick P. Obrigkeit, Jr., et ux - Petitioners
Case No. 01-518-A

Dear Mr. & Mrs. Obrigkeit:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; Developers Plans Review Division, DPDM; DEPRM
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



CRITICAL FLOOD PLAIN



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 978 SENECA PARK ROAD
which is presently zoned RCS

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) 1, A04. 313. 1 & 2

TO PERMIT A STRUCTURE TO BE BUILT ON A LOT LESS THAN ONE ACRE (UNDERSIZED LOT) WITH 10' AND 13' SIDE YARDS IN LIEU OF 50' EACH AND A 62' FRONT YARD IN LIEU OF THE REQUIRED 75' FROM THE CENTER OF THE ROAD.

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):

FREDERICK P. OBRIGKEIT, JR.

Name - Type or Print

Signature

CAROLYN M. OBRIGKEIT

Name - Type or Print

Signature

978 SENECA PARK ROAD 410-335-8627

Address

Telephone No.

BALTIMORE MD. 21220

City

State

Zip Code

Representative to be Contacted:

JOE MCGRAW / JST ENGINEERING CO., INC.

Name

6912 NORTH RIVER DR. 410-335-9142

Address

Telephone No.

BALT. MD. 21220-1059

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By SOA Date 06-06-01

Estimated Posting Date 06-18-01

CASE NO. 01-518-7

Date 9/15/98

By

ORDER RECEIVED FOR FILING

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 978 SENECA PARK ROAD
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):

RC 5 ZONING REQUIRES 50' MINIMUM SIDE YARDS AND A
1 AC. MINIMUM LOT. EXISTING LOT IS ONLY 50' WIDE
AND 10,875 +/- SQ. FT.

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.

Frederick P. O'Riordan, Jr.
Signature

Name - Type or Print

Carolyn M. Hughe
Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carolyn M. and Frederick O'Riordan, Jr.
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

4-2-01
Date

Chen O'Leary
Notary Public

My Commission Expires 6/1/03

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 978 SENECA PARK ROAD
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):

RCS ZONING REQUIRES 50' MINIMUM SIDE YARDS AND A
1 AC. MINIMUM LOT. EXISTING LOT IS ONLY 50' WIDE
AND 10,875 +/- SQ. FT.

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.

Frederick P. Olney, Jr.
Signature

Carolyn M. Olney
Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carolyn M. Olney and Frederick P. Olney, Jr.
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

4-20-01
Date

Chris J. Miller
Notary Public

My Commission Expires 6/1/03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 978 SENECA PARK ROAD
which is presently zoned RC S

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) 1. A 04.3B.142

TO PERMIT A STRUCTURE TO BE BUILT ON A LOT LESS THAN ONE ACRE
(UNDERSIZED LOT) WITH 10' AND 13' SIDE YARDS IN LIEU OF 50' ^{EACH} AND A
62' ~~IN LIEU OF~~ FRONT YARD IN LIEU OF THE REQUIRED 75' FROM THE
CENTER OF THE ROAD.

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):

FREDERICK P. OBRIGKEIT, JR.
Name - Type or Print _____

Frederick P. Obrigkeit Jr.
Signature _____

CAROLYN M. OBRIGKEIT
Name - Type or Print _____

Carolyn M. Obrigkeit
Signature _____

978 SENECA PARK ROAD 410 335 8627
Address _____ Telephone No. _____

BALTIMORE MD. 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

LEE MCGRAW / 1ST ENGINEERING CO., INC.
Name _____

6812 NORTH RIVER DRIVE. 410-335-9142
Address _____ Telephone No. _____

BALT. MD. 21220-1059
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. 01-518-A

REV 9/15/98

Reviewed By STP Date 06-06-06

Estimated Posting Date 06-18-06

ZONING DESCRIPTION FOR 978 SENECA PARK ROAD

Beginning at a point on the east side of Seneca Park Road which is 30 feet wide at the distance of 363+/- feet north of the centerline of the nearest improved intersecting street Seneca Park Road which is 30 feet wide. Being Lot 86 in the subdivision of Seneca Park Beach as recorded in Baltimore County Plat Book 8, Folio #45, containing 10,875 +/- square feet. Also known as #978 Seneca Park Road and located in the 15TH Election District, 5TH Councilmanic District.



01-518.7

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

CL-518-A

No. 93880

DATE 06-06-01 ACCOUNT R COL-006 GISC

AMOUNT \$ 100.00

RECEIVED FROM Joe T. C. G. [unclear]

FOR RES. UAL (Admin) 100

TOTAL 100

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

507

PAID RECEIPT

PAYMENT ACTUAL TIME: 6/07/2001 6/06/2001 15:36:44

REF: WS02 CASHIER: SWA1 SWAT DRIVER: 2
RECEIPT # 176402

Desc: 5 520 ZONING VERIFICATION
CR NO. 093880

Receipt Tot 100.00
100.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-518-A

Petitioner/Developer: OBTUIGKEIT

Date of Hearing/Closing: JULY 2, 2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 978 SENECA PARK Rd

The sign(s) were posted on JUNE 18, 2001
(Month, Day, Year)

Sincerely,

SSG Robert Black 6/18/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

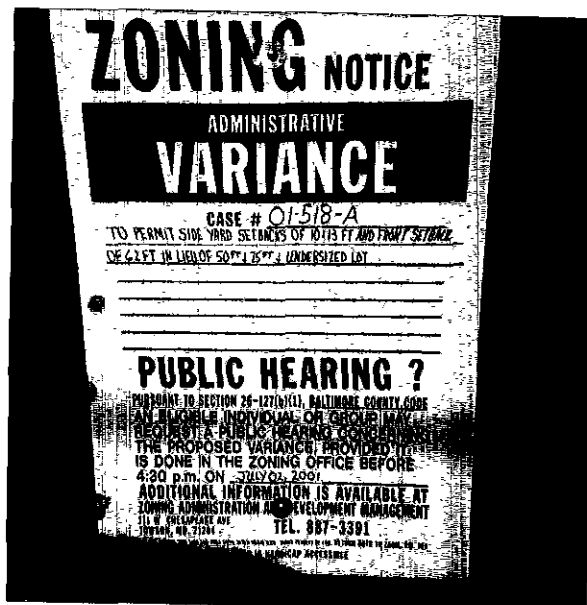
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01 - 518 - A
Petitioner: FREDERICK P. OBRIGLEIT, JR. + CAROLYN M. OBRIGLEIT
Address or Location: 978 SENECA PARK ROAD BALTI MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOE MCGRAW % JSF ENGINEERING Co., INC.
Address: 6912 NORTH RIVER DRIVE
BALTIMORE, MD. 21220-1059
Telephone Number: 410 - 335-9142

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 518 -A Address 978 Seneca Park Rd.

Contact Person: SOUM R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 06-06-01 Posting Date: 06-18-01 Closing Date: 07-02-01

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (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.
- 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- 518 -A Address 978 Seneca Park Rd.
Petitioner's Name OBITUIG KEIT Telephone 410-335-9142

Posting Date: 06-18-01 Closing Date: 07-02-01

Wording for Sign: To Permit SIDE YARD SETBACKS OF 10 & 13 FT. &
FRONT SETBACK OF 62 FT. IN LIEU OF 50 FT. & 75 FT. & UNDERLYING
LOT

01-518-01



Baltimore County
Department of Permits and
Development Management

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

June 29, 2001

Carolyn & Frederick Obrigkeit Jr
978 Seneca Park Road
Baltimore MD 21220

Dear Mr. & Mrs. Obrigkeit:

RE: Case Number: 01-518-A, 978 Seneca Park Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 6, 2001.

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: Joe McGraw, 1st Engineering Co Inc, 6912 North River Dr, Baltimore 21220
People's Counsel





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 25, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 25, 2001

Item No.: See Below

Dear Ms. Stephens:

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:

502, 503, 504, 505, 508, 510, 511, 512, 513, 515, 516, 517,
518, and 519

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2001
Item No. 518

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

This development is located in the 100-year tidal flood plain area along Seneca Creek.

The buildings engineer shall require a permit for all development, storage of equipment and materials, or placement of manufactured homes in the flood plain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

The lowest floor elevations of all new or substantially improved structures shall be at or above the flood protection elevation, which is 11 feet for this site. Basements are not permitted in the flood plain area.

Flood resistant construction shall be in accordance with the requirements of the B.O.C.A. National Building Code currently adopted by Baltimore County and as modified.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 18, 2001

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

SUBJECT: 978 Seneca Park Road

INFORMATION:

Item Number: 01-518

Petitioner: Frederick P. Obregkeit, Jr.

Zoning: RC 5

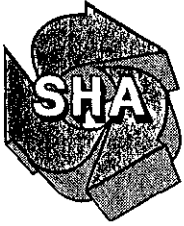
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit side yard setbacks of 10 feet and 13 feet respectively in lieu of the minimum required 50 feet each and a front yard setback of 62 feet in lieu of the minimum required 75 feet from the centerline of the road.

Prepared by: Maletta Campbell

Section Chief: Jeffrey W. L.
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6-25-01

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

RE: Baltimore County
Item No. 518 JRA

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,

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

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-518-A

* BALTIMORE COUNTY

* Case No. 01-518-A

* * * * *

Peter Max Zimmerman
PETER MAX ZIMMERMAN

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

JOSEPH W. MCGRAW, JR. % 1ST ENG. CO., INC. 6912 NORTH RIVER DRIVE 410-335-9142
Print Name of Applicant Address Telephone Number

Lot Address 978 SENECA PARK ROAD Election District 15TH Councilmanic District 5TH Square Feet 10875 +/-

Lot Location: NESW side/corner of SENECA PARK ROAD 363 feet from NESW corner of SENECA PARK ROAD
(street) (street)

Land Owner: FREDERICK P. OBRIGKEIT, JR. & CAROLYN M. OBRIGKEIT Tax Account Number 1508004520

Address: 978 SENECA PARK ROAD Telephone Number (410) 335-8627

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

1. This Recommendation Form (3 copies)

YES ☒ NO ☐

2. Permit Application

PENDING APPROVAL OF VARIANCE REQUEST

3. Site Plan

Property (3 copies)

☒ ☐

Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)

☒ ☐

4. Building Elevation Drawings

☒ (ONLY ONE AVAILABLE AT THIS TIME)

5. Photographs (please label all photos clearly)

Adjoining Buildings

☒ ☐

Surrounding Neighborhood

☒ ☐

6. Current Zoning Classification: R.C. S

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

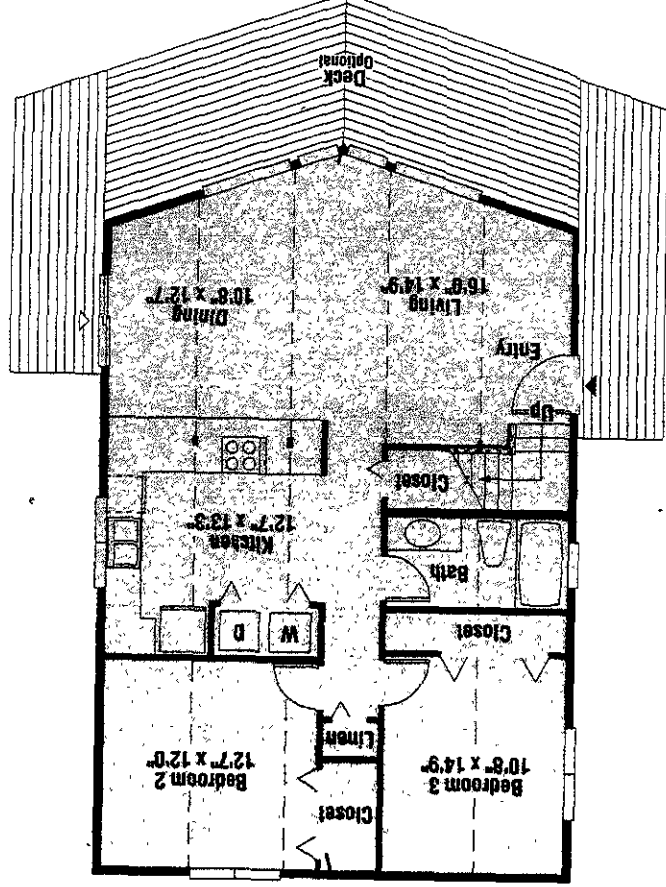
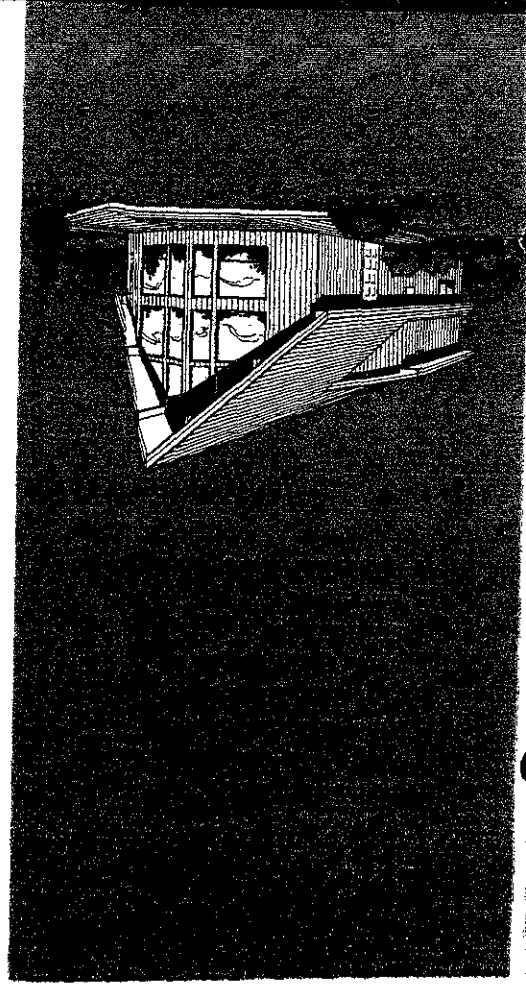
CERTIFICATE OF POSTING

District: _____

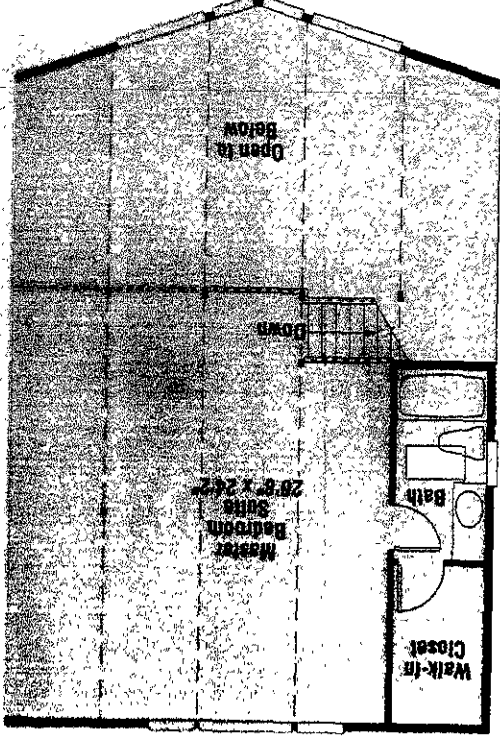
Location of Property: _____

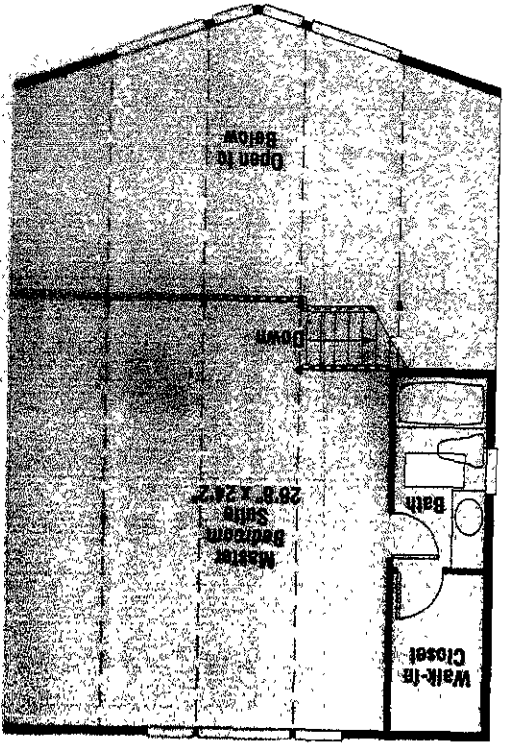
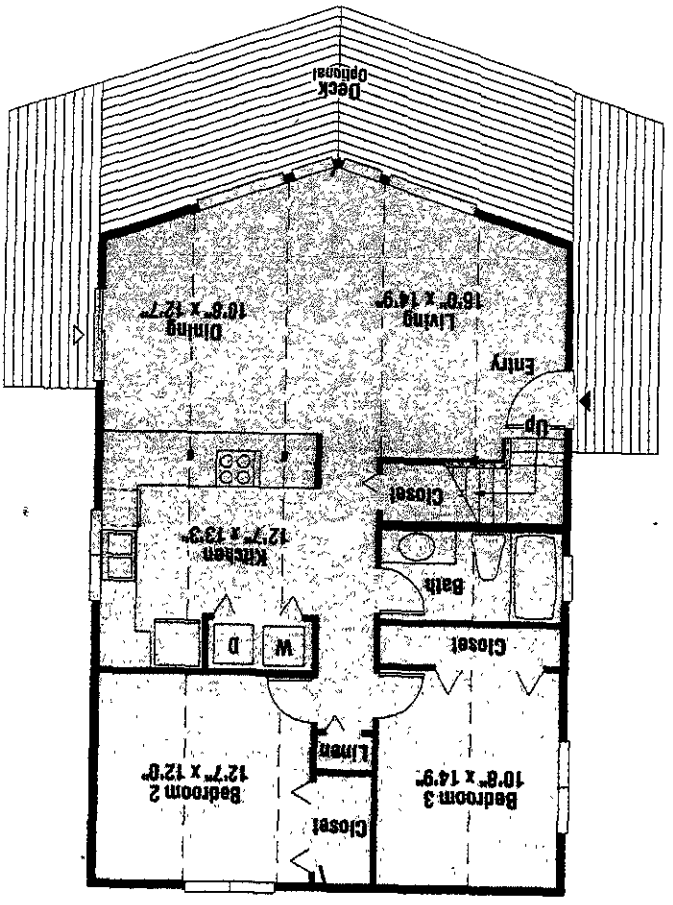
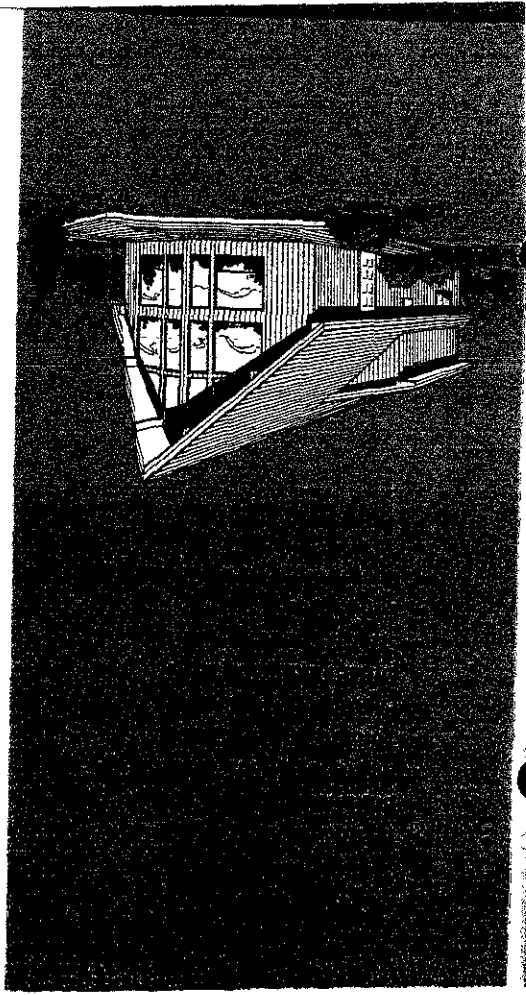
Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



Second Floor





Second Floor

NE 3L

R.C. 5

SITE

LANE

PIER

PIER

PIER

PIER

PIER

PIER

PIER

PIERS

PIER

PIERS

BMB

BEACH RD.

RD.

WALL

PIERS

PIERS

PIERS

WALL

350
600
330
275
1325

01-518A

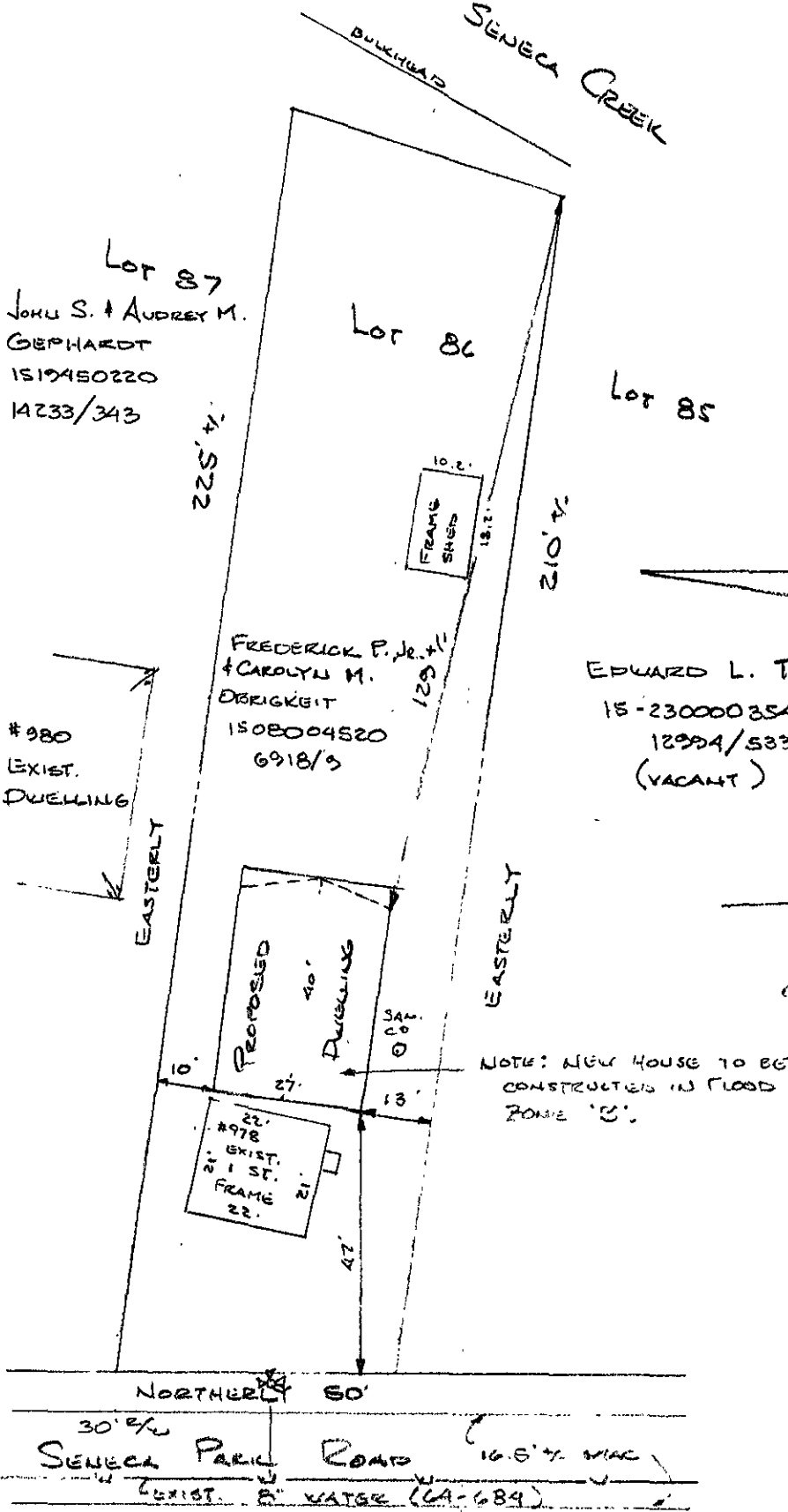
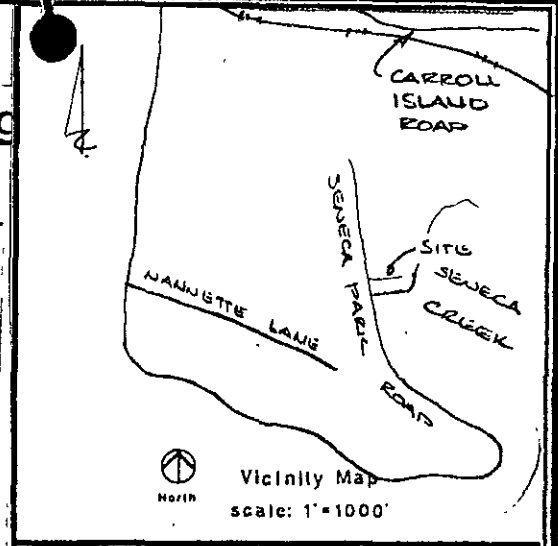
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 978 SENECA PARK ROAD

Subdivision name: SENECA PARK BEACH

plat book# 8, folio# 45, lot# 86, section#

OWNER: FREDERICK P OBRIGKEIT, JR. & CAROLYN M.



LOCATION INFORMATION

Election District: 15TH

Councillmanic District: 5TH

1"=200' scale map#: NE 3L

Zoning: RC S

Lot size: 0.250% 10,875%
acreage square feet

SEWER: ☐ public ☒ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

LARRY RAY ALLIO &
ELLEN CELESTE ALLIO
1519322340
7131/145

SUSAN R. ALLIO &
THOMAS L. COMES
1504202121
14038/389

J.S.T. Engineering Co., Inc.
6912 North River Drive
Baltimore, MD. 21220
410-335-9142 Fax 410-335-9144

Scale: 1" = 30' Date: 5-9-01

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

8007

01-518 A

P-815-10



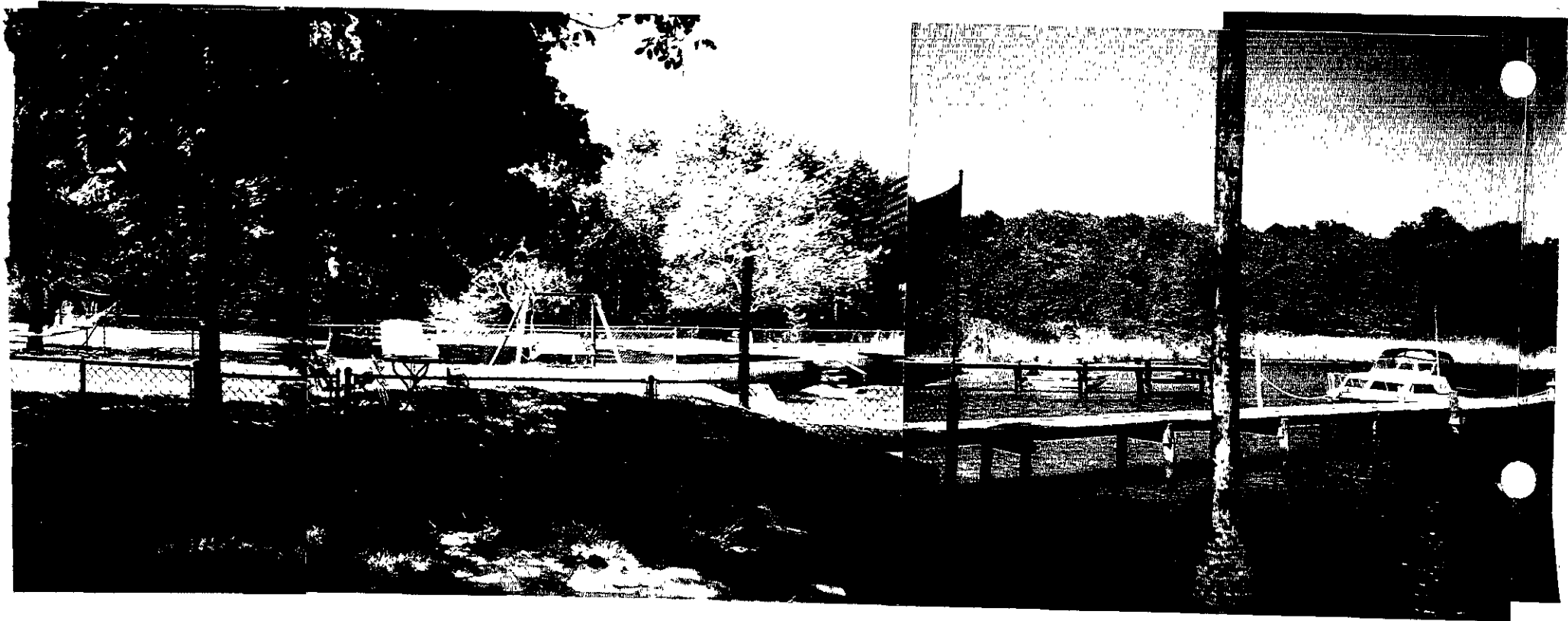
PANORAMIC VIEW TAKEN FROM WATER
SIDE OF EXISTING HOUSE

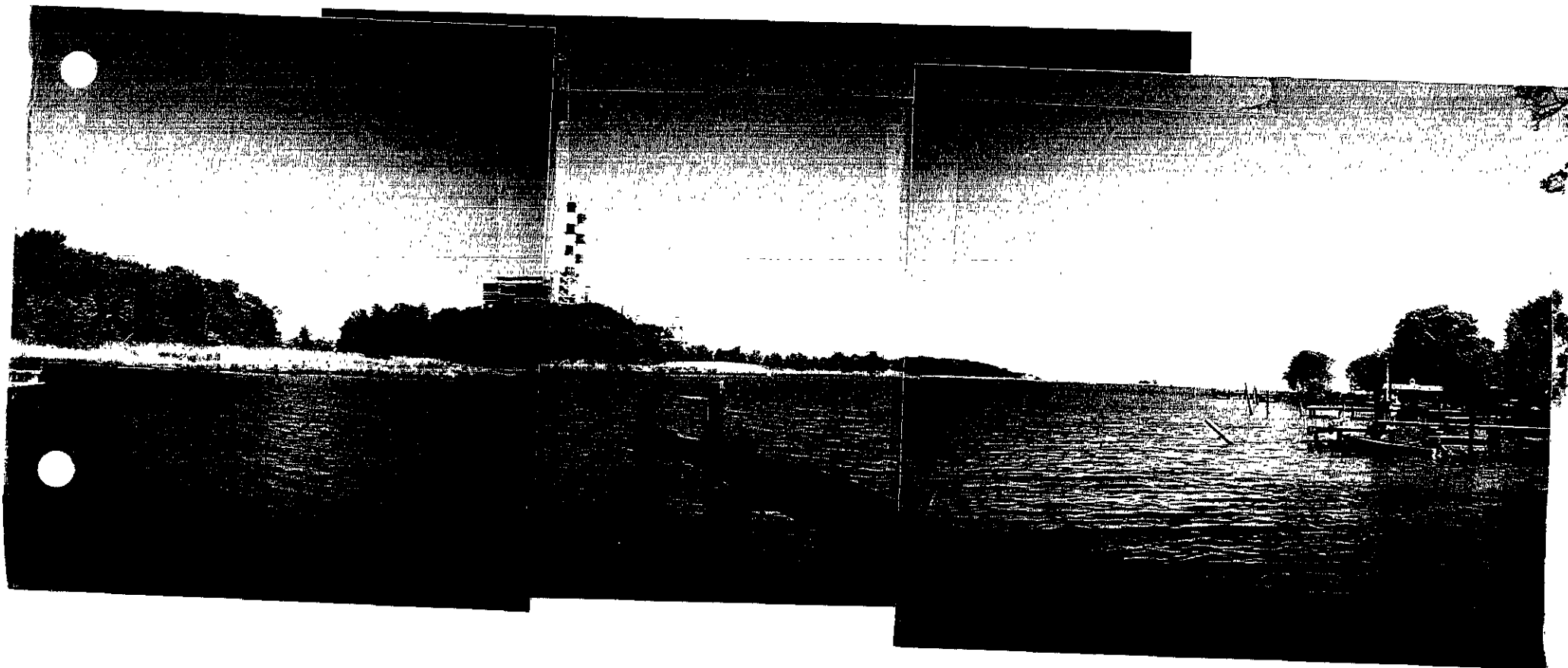


E-815-10



PANORAMIC VIEW TAKEN FROM E OF
LOT AT WATER'S EDGE







CP-515-10



PANORAMIC VIEW TAKEN FROM
E OF LOT AT STREET'S EDGE





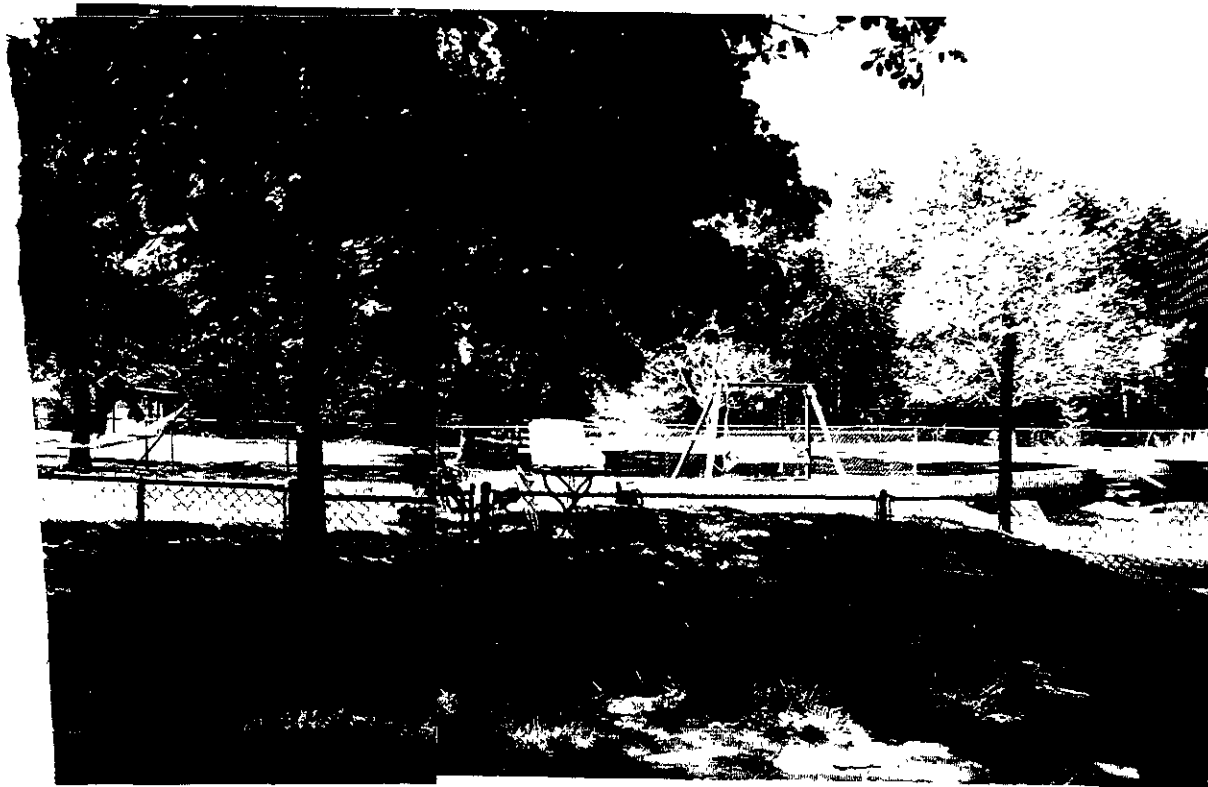


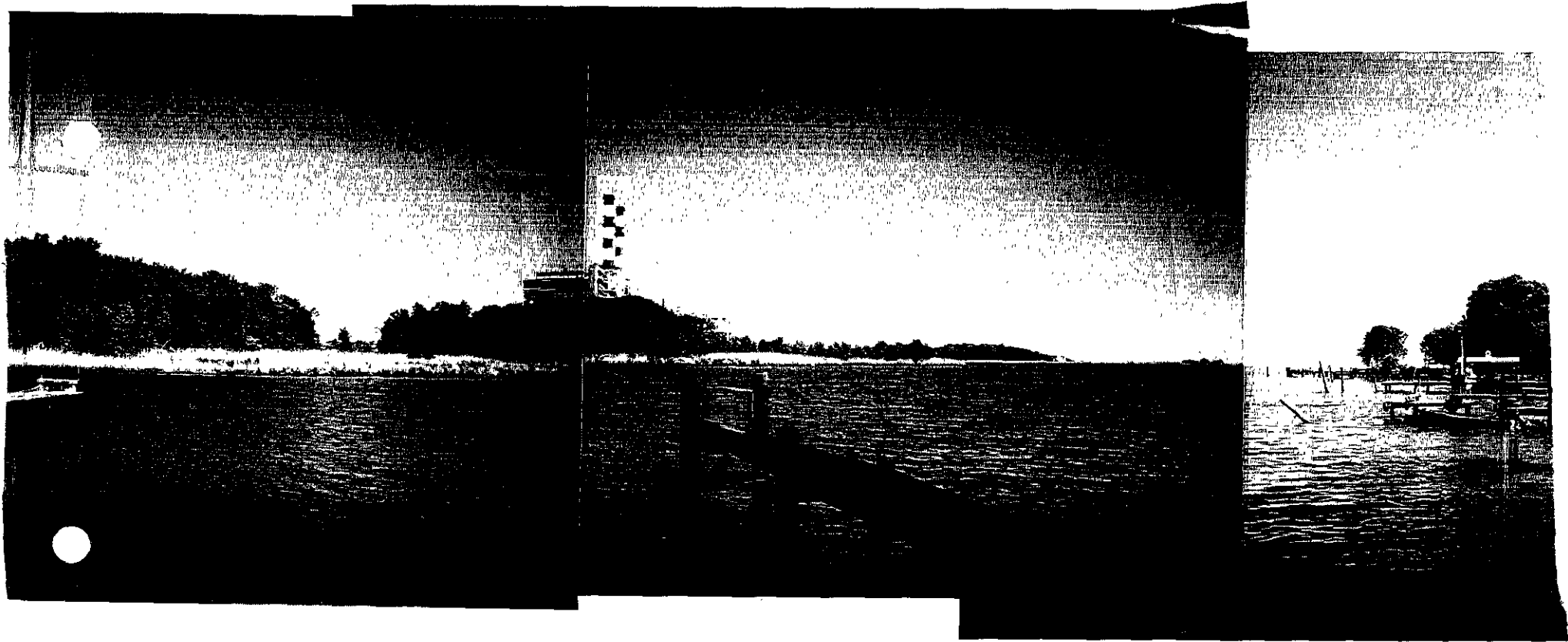
E.S.15-10



PANORAMIC VIEW TAKEN FROM E OF
LOT AT WATER'S EDGE









PANORAMIC VIEW TAKEN FROM
E. OF LOT AT STREET'S EDGE







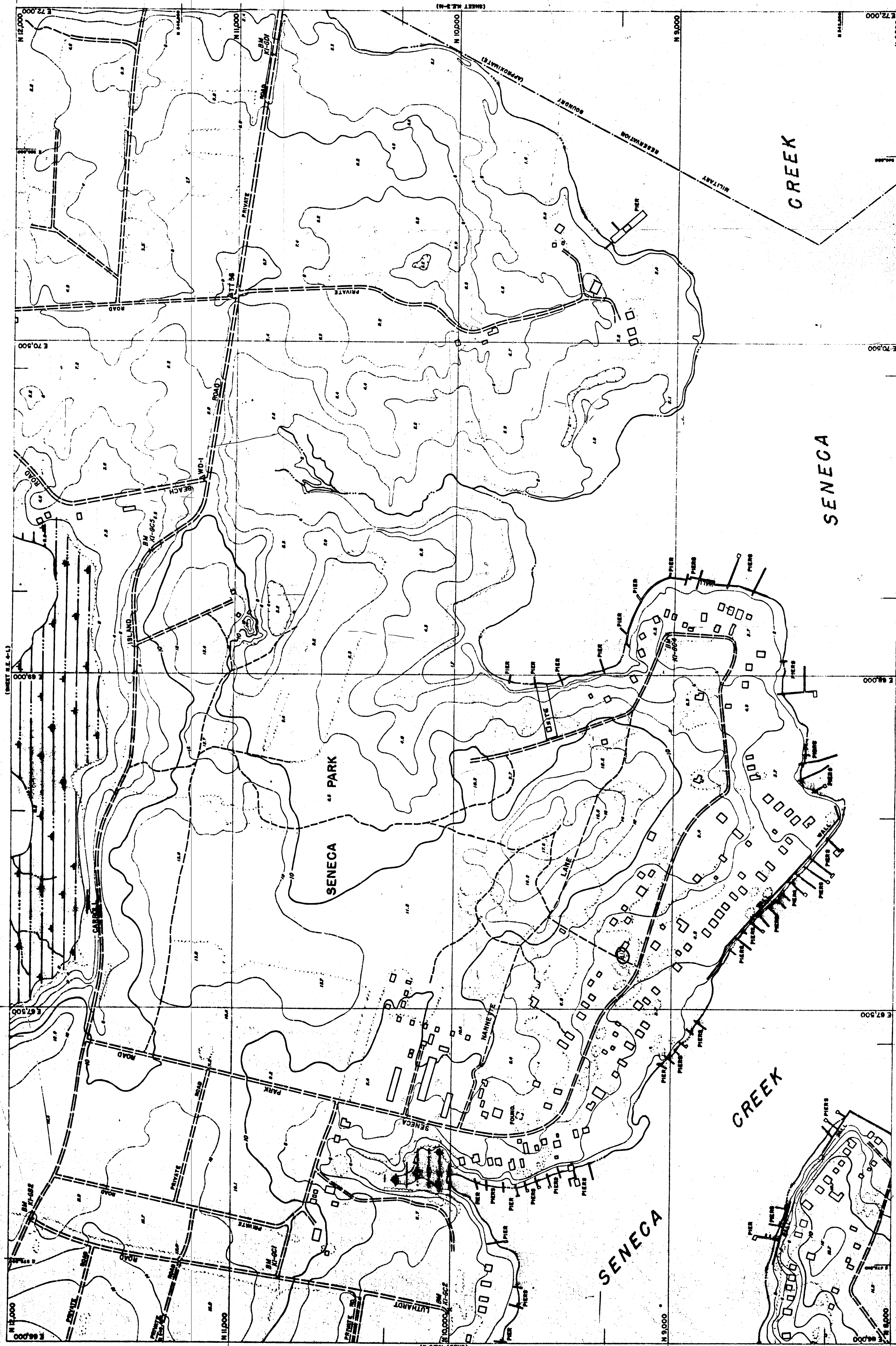
E-815-10



PANORAMIC VIEW TAKEN FROM
WATER SIDE OF EXISTING HOUSE





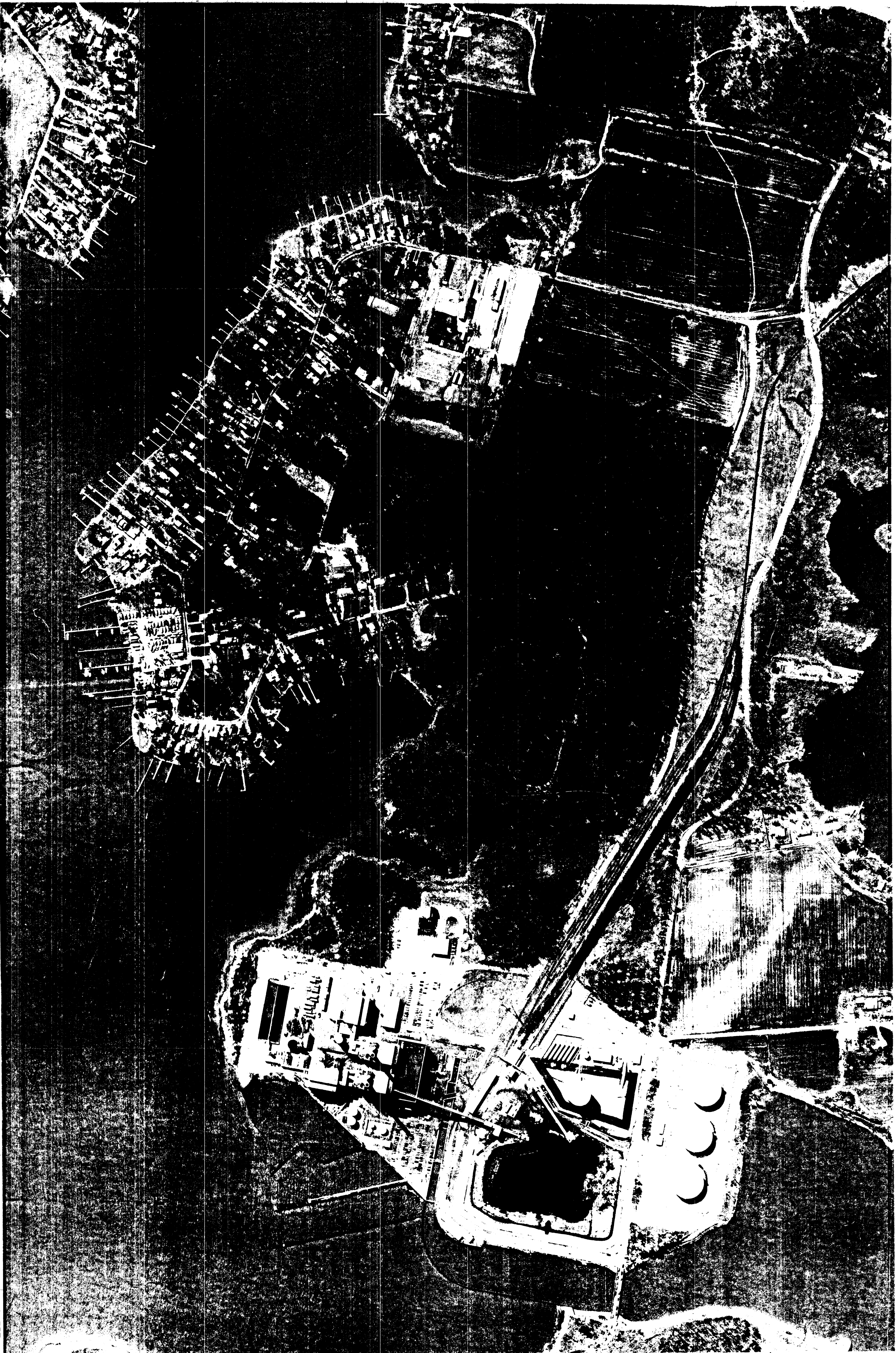


REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
	7-30-32	1" = 200'	SENECA PARK	NE 3-1
DATE OF PHOTOGRAPHY DEC. 1954				

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

01518.9

Topography Contours by Photogrammetric Methods
AERIAL SURVEY CORP. LANSING, MICH.



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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