

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Seneca Road, 1550' E		
of Chestnut Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(1153 Seneca Road)		
	*	CASE NO. 02-071-A
Jessica & William Wantland		
Petitioners	*	
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Jessica and William Wantland, the legal owners of the subject property. The variance request is for property located at 1153 Seneca Road in the Bowleys Quarters area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing accessory building (garage) with a proposed height of 25 ft. in lieu of the maximum allowed 15 ft. 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 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

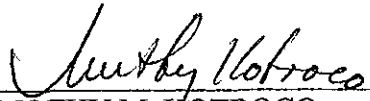
ORDER RECEIVED FOR FILING
 Date 9/25/01
 By R. Jones

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of September, 2001, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing accessory building (garage) with a proposed height of 25 ft. in lieu of the maximum allowed 15 ft., 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.
2. The Petitioner or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
3. 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

ORIGINAL PROVIDED BY THE PLANNING
DATE 9/25/01
BY R. J. JAMES



Baltimore County
Zoning Commissioner

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

September 25, 2001

Mr. & Mrs. William G. Wantland
1153 Seneca Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-071-A
Property: 1153 Seneca Road

Dear Mr. & Mrs. Wantland:

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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



CBCA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1153 Seneca Rd.
which is presently zoned RC2

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) 400.3 (BCZR) to permit an existing

accessory building (garage) with a proposed height of 25 feet in lieu of the maximum allowed 15 feet.

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):

William G. WauHaud
Name - Type or Print

William G. WauHaud
Signature

Jessica J WauHaud
Name - Type or Print

Jessica J. WauHaud
Signature

1153 Seneca rd 344-1932
Address Telephone No.

Baltimore Md 21220
City State Zip Code

Representative to be Contacted:

Jessica J WauHaud
Name

1153 Seneca rd 344-1932
Address Telephone No.

Baltimore md 21220
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 9/25/01 day of September, 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

Reviewed By JNP Date 8/16/01

Estimated Posting Date 8/26/01

CASE NO. 02-071-A

ORDER RECEIVED FOR FILING

REC-9/15/01
D.B.

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 1153 Seweca 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):

- 1) there is no space where we can add onto the house due to layout of property
- 2) we cannot put an addition on to the garage and keep it under 15 Feet
- 3) more than a dozen other properties in our neighborhood have second stories on their garages - 1161, 1143, 1144, 1225 Seweca rd, 4049, 4016, 3812, 3800, Chestnut, 3826, 3902, 3904, 3900 New Section rd.
- 4) This structure will in no way interfere with the view.

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.

William G. Wentland
Signature
William G. Wentland
Name - Type or Print

Jessica J. Wentland
Signature
Jessica J. Wentland
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William G. Wentland and Jessica J. Wentland
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

8/13/2001
Date

Ronald T. Tysinger
Notary Public
My Commission Expires 8/1/2004

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

1153 Seneca 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):

- 1) There is no space where we can add on to the house due to layout of property.
 - 2) we cannot put an addition on to the garage and keep it under 15ft.
 - 3) More than one dozen other properties in our neighborhood have 2nd stories added to their garages - 1161, 1143, 1144, 1225 Seward, 4044, 4016, 3812, 3802 Chestnut, 3820, 3902, 3904, 3950 New Section
 - 4) This structure will in no way interfere with View
- 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.

William G. Wattle
Signature

William G. Wattle
Name - Type or Print

Jessica Wattle
Signature

Jessica Wattle
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William G. Wattle or Jessica Wattle
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

8/13/2001
Date

Donald T. Tye
Notary Public
My Commission Expires 8/1/2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1153 Seneca Road
which is presently zoned RC-1A

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) 400.3 (BC2R) to permit an existing

accessory building (garage) with a proposed height of 25 feet in lieu of the maximum allowed 15 feet

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):

William G. Wantland
Name - Type or Print

William G. Wantland
Signature

Jessica J. Wantland
Name - Type or Print

Jessica J. Wantland
Signature

1153 Seneca Rd 344-1932
Address Telephone No.

Baltimore Md 21220
City State Zip Code

Representative to be Contacted:

Jessica Wantland
Name

1153 Seneca Rd 344-1932
Address Telephone No.

Baltimore Md 21220
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. 02-071-A

Reviewed By JNP Date 8/16/01

Estimated Posting Date 8/26/01

REV 9/15/98

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1153 Seweca rd
(address)

Beginning at a point on the North side of
(north, south, east or west)
Seweca Road which is 30 Feet
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 1,550 Feet East of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Chestnut rd
(name of street)
which is 30 Feet wide. *Being Lot # 159,
(number of feet of right-of-way width)
Block N/A, Section # N/A in the subdivision of Bowley's Quarters
(name of subdivision)
as recorded in Baltimore County Plat Book # 7, Folio # 13,
containing 14,150 ft. Also known as 1153 Seweca rd
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

02-071-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5618

DATE 8/16/01 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: WANTLAND

FOR: Adm. Variance 02-071-A

1153 Seneca Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/17/2001 8/16/2001 15:24:14

CEL 0001 CASHIER JRT JHR DRAWER 1
RECEIPT # 058622 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 005415

Receipt Tot 50.00

100.00 CA

50.00- CG

Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-071-A

TO PERMIT AN EXISTING ACCESSORY
BUILDING (GARAGE) WITH A PROPOSED
HEIGHT OF 25 FEET IN LIEU OF
THE MAXIMUM ALLOWED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON **SEPT. 10, 2001**

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

NO USE BEYOND 4:30 PM AND NO POST DATE, AFTER OFFICE HOURS. WHEN RESULTS OF ZONING REVIEW BOTH TO ZONING, ETC. 101

MEETING IS HANDICAP ACCESSIBLE



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #

TO PERMIT AN EXISTING ACCESSORY
BUILDING (GARAGE) WITH A PROPOSED
HEIGHT OF 25 FEET IN LIEU OF
THE MAXIMUM ALLOWED 15 FEET

PUBLIC HEARING ?

CERTIFICATE OF POSTING

RE: Case No.: 02-071-A

Petitioner/Developer: _____

WANTLAND

Date of Hearing/Closing: SEPT. 10, 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 _____

1153 SENECA ROAD

The sign(s) were posted on AUGUST 23, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

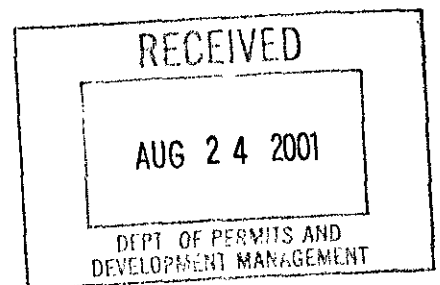
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(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: 02-071-A
Petitioner: William and Jessica Waitland
Address or Location: 1153 Seneca Rd. Baltimore Md. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jessica Waitland
Address: 1153 Seneca rd. Baltimore Md. 21220
Telephone Number: (410) 344-1932

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 071 -A Address 1153 Seneca Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/16/01 Posting Date: 8/26/01 Closing Date: 9/10/01

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

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 02- 071 -A Address 1153 Seneca Road
Petitioner's Name Wantland Telephone 410-344-1932
Posting Date: 8/26/01 Closing Date: 9/10/01
Wording for Sign: To Permit an existing accessory building (garage) with a proposed height of 25 feet in lieu of the maximum allowed 15 feet

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

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

September 13, 2001

Jessica J & William G Wantland
1153 Seneca Road
Baltimore MD 21220

Dear Mr. & Mrs. Wantland:

RE: Case Number: 02-071-A, 1153 Seneca Road

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: People's Counsel



LTIMORE COUNTY, MARYI AND
TEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2001
Item Nos. 071, 072, 073, 074, 075, 076,
077, 078, 079, 081, 082, 083, 084, and
085

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

RWB:HJO:jrl

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 19, 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 September 17, 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:

071, 072, 075, 076, 077, 079, 080, 081, 082, 083, and 084

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: October 4, 2001
SUBJECT: Zoning Item 71:
Address 1153 Seneca Road

Zoning Advisory Committee Meeting of 9/17/01

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Kieth Kelley

Date: 10/2/01

AS
9/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September , 2001

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

SUBJECT: 1153 Seneca Road

INFORMATION:

Item Number: 02-071

Petitioner: William G. Wantland

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request. It is incumbent upon the petitioner to demonstrate practical difficulty or unreasonably hardship.

Prepared by:

Martha A. Cunniff

Section Chief:

Jeff W. Long

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

SEP 26

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

AN
9/10

Date: 9.19.01

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

RE: Baltimore County
Item No. 071 JWP

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,

K.A. 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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

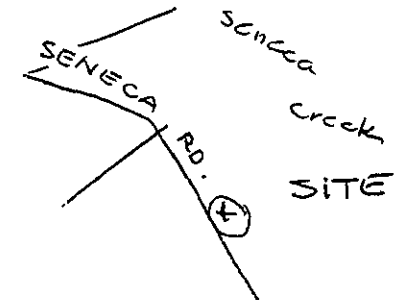
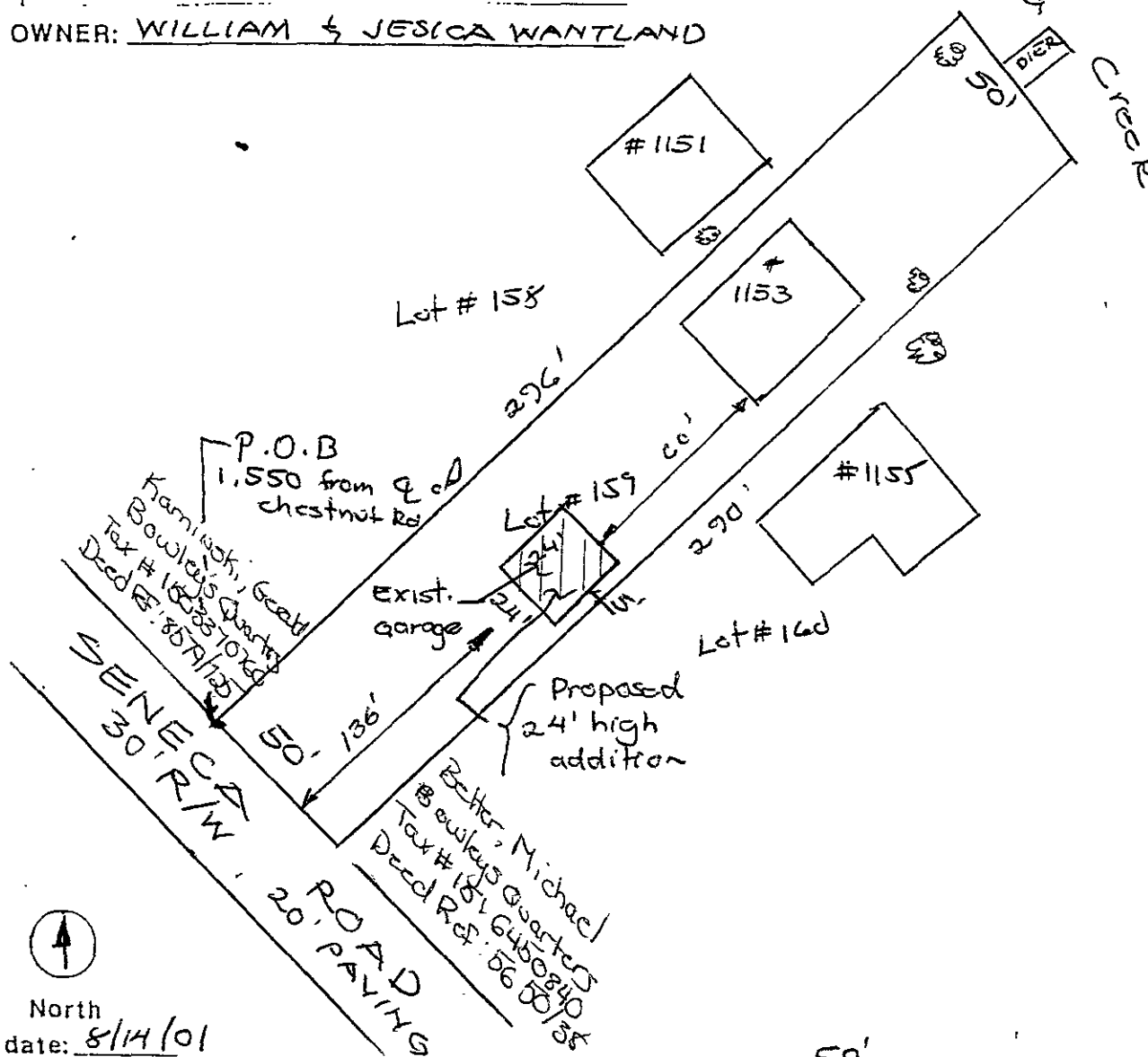
PROPERTY ADDRESS: 1153 SENECA RD.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BOWLEYS QUARTERS

plat book # 7, folio # 13, lot # 159, section #

OWNER: WILLIAM & JESSICA WANTLAND



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 5TH

1"=200' scale map#: NE 2L

Zoning: RC-5

Lot size: acreage 14,150 square feet

public private

SEWER: ☐ ☒

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: JNP ITEM #: 071 CASE#: 02-071-A



North

date: 8/14/01

prepared by: JW

Scale of Drawing: 1"= 50'

Ref. #1

E 67.500

PIER

PIER

PIERS

PIER

PIERS

WALL

PIER

PIER

PIERS

~~SECRET~~

R.C.5

ROAD

SENECA

ROAD

SENECA

NE 2 L

02-071-A



View From Lot #16

partial shot of garage

02-071-A



View from our driveway

02-071-A



View From Back yard

02-071-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE

1" = 200' ±

DATE

OF

PHOTOGRAPHY

JANUARY

1986

N.E.

2-L

BOWLEYS QUARTERS