

IN RE: PETITION FOR VARIANCE
S/S Seneca Road, 770' N
centerline of Turkey Point Road
15th Election District
6th Councilmanic District
(2229 Seneca Road)

Irene B. & Howard V. French, Sr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-320-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Irene B. and Howard V. French, Sr. The variance request involves property located at 2229 Seneca Road, which property is zoned D.R.3.5. The variance request is to allow a proposed replacement dwelling with a side yard setback of 13 ft. and a sum of the side yards of 23 ft. in lieu of the minimum required 15 ft. and 25 ft. respectively.

Appearing at the hearing on behalf of the variance request were Howard French, owner of the property, and his sister and brother-in-law, Milton and Karen Goles. Mr. John Humphrey, adjacent property owner, appeared as an interested citizen. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.43 acres, zoned D.R.3.5. The property is located on the south side of Seneca Road in the Rockaway Beach area of Baltimore County. At the present time, the property is improved with an old one-story frame dwelling.

Testimony offered by Mr. French indicated that he purchased the subject property approximately three months ago. It had been used by its previous owner as a rental house and occupied by three adult males. Mr. French has purchased the property in hopes of providing a dwelling for his sister and brother-in-law. The dwelling that exists on the property today is beyond rehabilitation and due to its deteriorated state must be torn down. Mr. French is desirous

2/24/03
J. C. Goulet

of replacing the old home with a new dwelling as shown on the site plan submitted into evidence. In order to proceed with the construction of a new dwelling in place of the old, the variance request is necessary.

As stated previously, Mr. John Humphrey, the adjacent property owner, appeared as an interested citizen. Mr. Humphrey is not opposed to the construction of a new home on the property as is indicated on the site plan. Mr. Humphrey had a concern regarding drainage that exists in the County right-of-way along Seneca Road. However, this issue did not relate to the need for the variance, but rather involved an issue with the Baltimore County Bureau of Public Works. Mr. Humphrey stated that he was not opposed to the construction of this new home.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

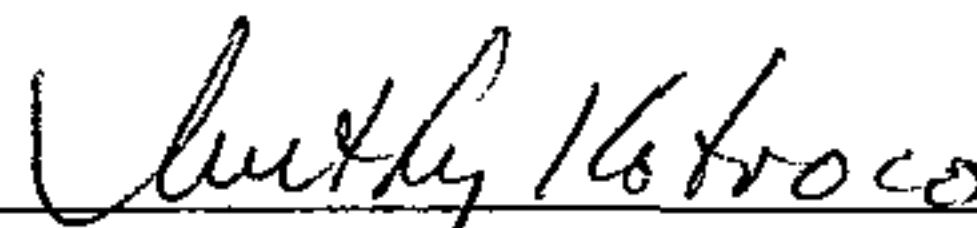
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 24th day of February, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to allow a proposed replacement dwelling with a side yard setback of 13 ft. and a sum of the side yards of 23 ft. in lieu of the minimum required 15 ft. and 25 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/24/03

R. Jamison



Baltimore County
Zoning Commissioner

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

February 24, 2003

Mr. & Mrs. Howard V. French, Sr.
320 Greyhound Road
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 03-320-A
Property: 2229 Seneca Road

Dear Mr. & Mrs. French:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 M. 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



CRITICAL

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2229 SENECA RD
which is presently zoned D.R. 3.5

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) 1802.3(c)(1) To allow a proposed

(replacement) dwelling with a side yard setback of 13 ft. & a sum of side yard setbacks of 23 ft. in lieu of the minimum required 15 ft. & 25 ft. respectively

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

I AM TRYING TO BUILD A STATE APPROVED MODULAR HOME THAT IS 52' LONG. PRIOR ZONING WAS D.R. 5.5 WHICH REQUIRED SIDE SET BACKS OF 10' & 10'

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

Case No. 03-320-A

REV 9/15/98

Legal Owner(s):

HOWARD V. FRENCH SR

Name - Type or Print

Howard V. French Sr.

Signature

IRENE B. FRENCH

Name - Type or Print

Irene B. French

Signature

320 GREYHOUND RD 410-686-5752

Address

Telephone No.

BALTIMORE MD

City

State

21221

Zip Code

Representative to be Contacted:

HOWARD V. FRENCH SR.

Name

320 GREYHOUND RD 410-686-5752

Address

Telephone No.

BALTIMORE MD

City

State

21221

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 1-13-03

ZONING DESCRIPTION FOR 2229 SENECA ROAD

Beginning at a point on the south side of Seneca Road which is 30 feet wide at the distance of 770 feet, north of the centerline of Turkey Point Road which is 40 feet wide. Being lots # 107, 108, 109, 132, 133, and 134 in the subdivision of Rockaway Beach as recorded in Baltimore County Plat Book #WPC 6, Folio # 173, containing 18750 square feet. Also known as 2229 Seneca Road and located in the 15th Election District, 6th Councilmanic District.

320

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:
Case: #03-320-A

2229 Seneca Road
S/side Seneca Road, 770 feet north of centerline of Turkey Point Road
15th Election District
6th Councilmanic District
Legal Owner(s) Howard and Irene French

Variance: to permit a proposed dwelling with a side yard setback of 13 feet and a sum of side yard setbacks of 23 feet in lieu of the minimum required 15 feet and 25 feet.

Hearing: Friday, February 21, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/018 Feb. 6

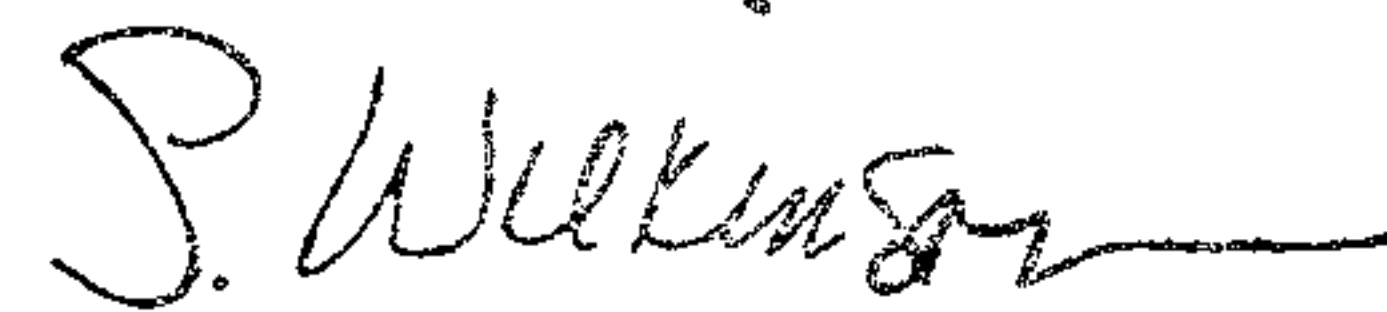
C586232

CERTIFICATE OF PUBLICATION

2/6/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/6/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16392

DATE 1-13-03 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Mr. French

FOR: Residential Variance Filing Fee
2229 Seneca Rd.
03320

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
1/14/2003 1/13/2003 15:21:34

REG NO. 001 WALKIN JWC MR BROOKER

RECEIPT # 16392 1/13/2003 0611

Dept 5 SUB ZONING VERIFICATION

ON BJ. 016392

Permit fee \$65.00

00.00 15

15.00-00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-320-A

Petitioner/Developer: HOWARD

AND IRENE FRENCH

Date of Hearing/Closing: 2/21/03

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 2229 SENECA Rd

The sign(s) were posted on 2/2/03
(Month, Day, Year)

Sincerely,

[Signature] 2/2/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

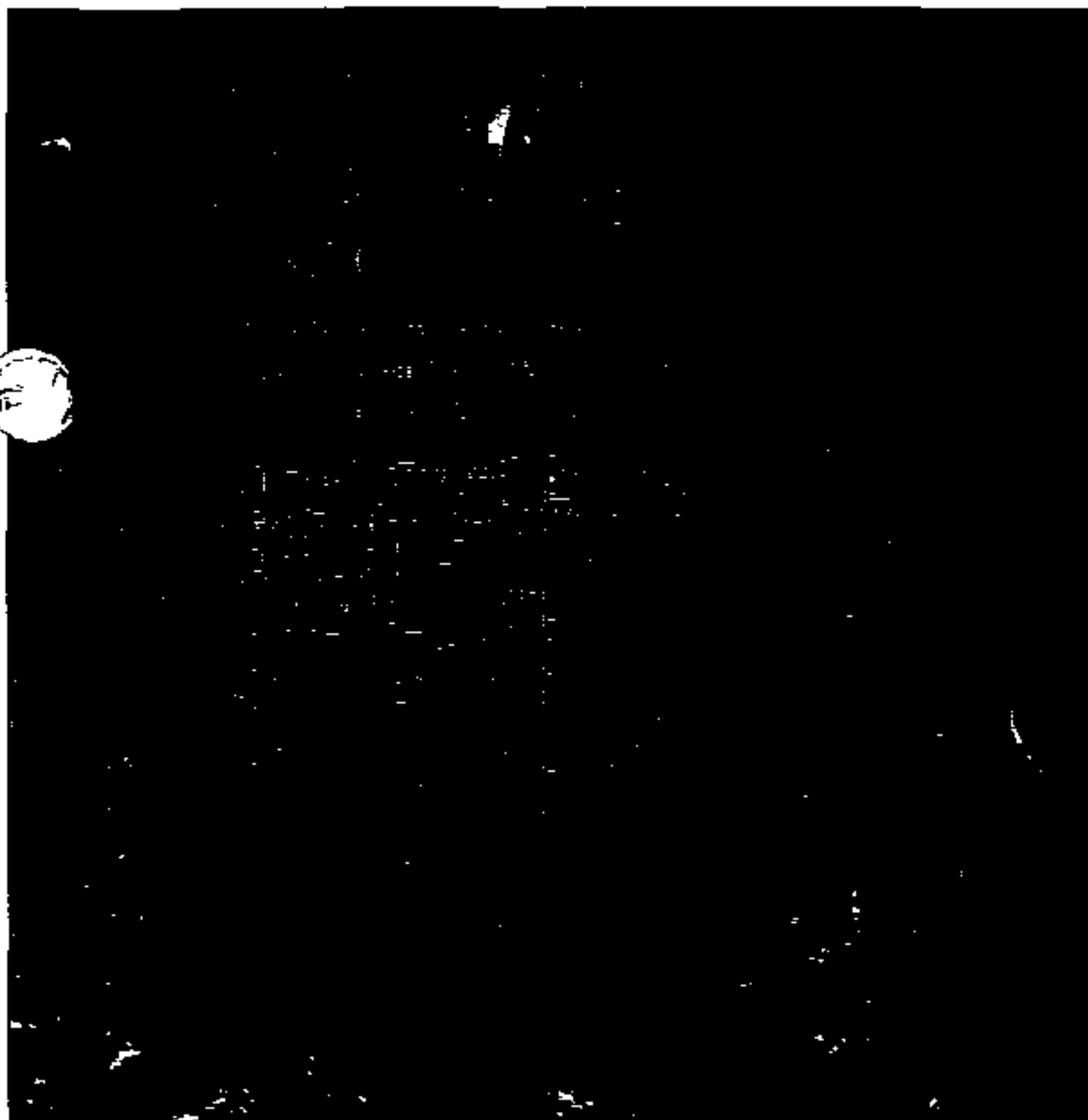
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 22, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-320-A

2229 Seneca Road

S/side Seneca Road, 770 feet north of centerline of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owner: Howard and Irene French

Variance to permit a proposed dwelling with a side yard setback of 13 feet and a sum of side yard setbacks of 23 feet in lieu of the minimum required 15 feet and 25 feet.

Hearings: Friday, February 21, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Mr. and Mrs. Howard French, 320 Greyhound Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 6, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, February 6, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. and Mrs. Howard French
320 Greyhound Road
Baltimore, MD 21221

410-686-5752

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-320-A

2229 Seneca Road

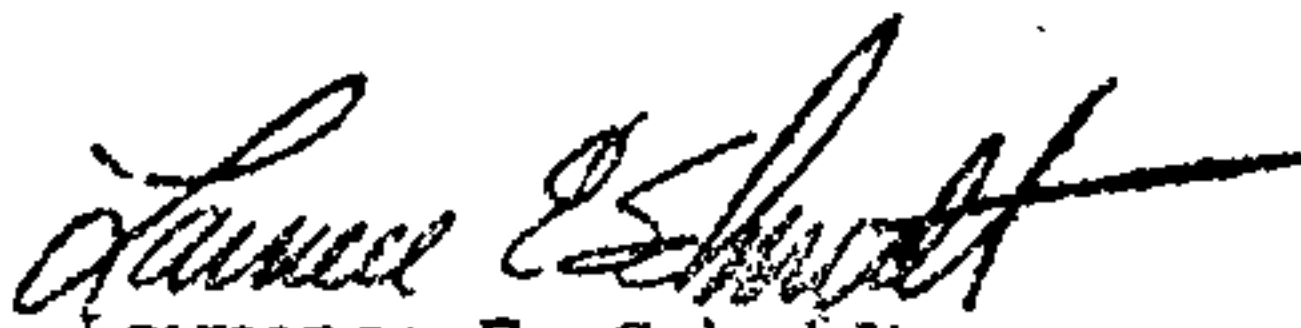
S/side Seneca Road, 770 feet north of centerline of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owner: Howard and Irene French

Variance to permit a proposed dwelling with a side yard setback of 13 feet and a sum of side yard setbacks of 23 feet in lieu of the minimum required 15 feet and 25 feet.

Hearings: Friday, February 21, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 03-320-A

Petitioner: Mr. & Mrs. Howard V. French

Address or Location: 2229 Seneca Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: 320 Greyhound Rd.

Balto, Md, 21221

Telephone Number: 410-686-5752

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 14, 2003

Howard V. French, Sr.
320 Greyhound Road
Baltimore, MD 21221

Dear Mr. French:

RE: Case Number:03-320-A, 2229 Senaca Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 13, 2003.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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



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on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.17.03

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 320 JJS

Dear Mr. Zahner:

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



Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No.: 305, 307-311, 316-322, 324 & 325

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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 *RBS/jt*

DATE: February 20, 2003

SUBJECT: Zoning Item 320
Address 2229 Seneca Road (French Property)

Zoning Advisory Committee Meeting of January 21, 2003

_____ 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:

_____ Development of the property must 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).

X Additional Comments:

See attached comments.

Reviewer: Keith Kelley

Date: February 12, 2003

CBCA Zoning Comments (zoning item # 320)

☒ The property is located within the Limited Development Area (LDA), or Resource Conservation Area (RCA), or Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA).

☐ This proposal must use best management practices, which reduce pollutant loadings by 10%.

☐ Man-made impervious surfaces are limited to 15% for lots greater than 1/2 acre in size.

☒ Man-made impervious surfaces are limited to 25% for lots less than 1/2 acre in size.

☒ Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25% of the lot & 500 square feet~~ or 31 25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

☐ If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

☒ 5% forest must be established or maintained. This equates to 6 trees for a lot of this size.

☐ Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

☒ All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

☐ The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

☐ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

☐ If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

☐ A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

☐ A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Jim
2/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-319 & 03-320

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC

AFK 2/10/03

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 28, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2003
Item Nos. 305, 306, 307, 308, 310,
311, 312, 313, 314, 315, 316, 320,
321, 322, 323, 324, and 325

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

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
2229 Seneca Rd; Sside Seneca Rd, 770ft N *
Ctrline of Turkey Pt Rd * ZONING COMMISSIONER
15th Election District *
6th Councilmanic District * FOR
Legal Owner(s): Howard V. & Irene B French *
Petitioner(s) * BALTIMORE COUNTY
* 02-320-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Howard V. French, Sr. 320 Greyhound Road, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Maryland Department of Planning

Robert L. Ehrlich Jr.
Governor

Michael S. Steele
Lt. Governor

Andrey E. Scott
Secretary

January 21, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

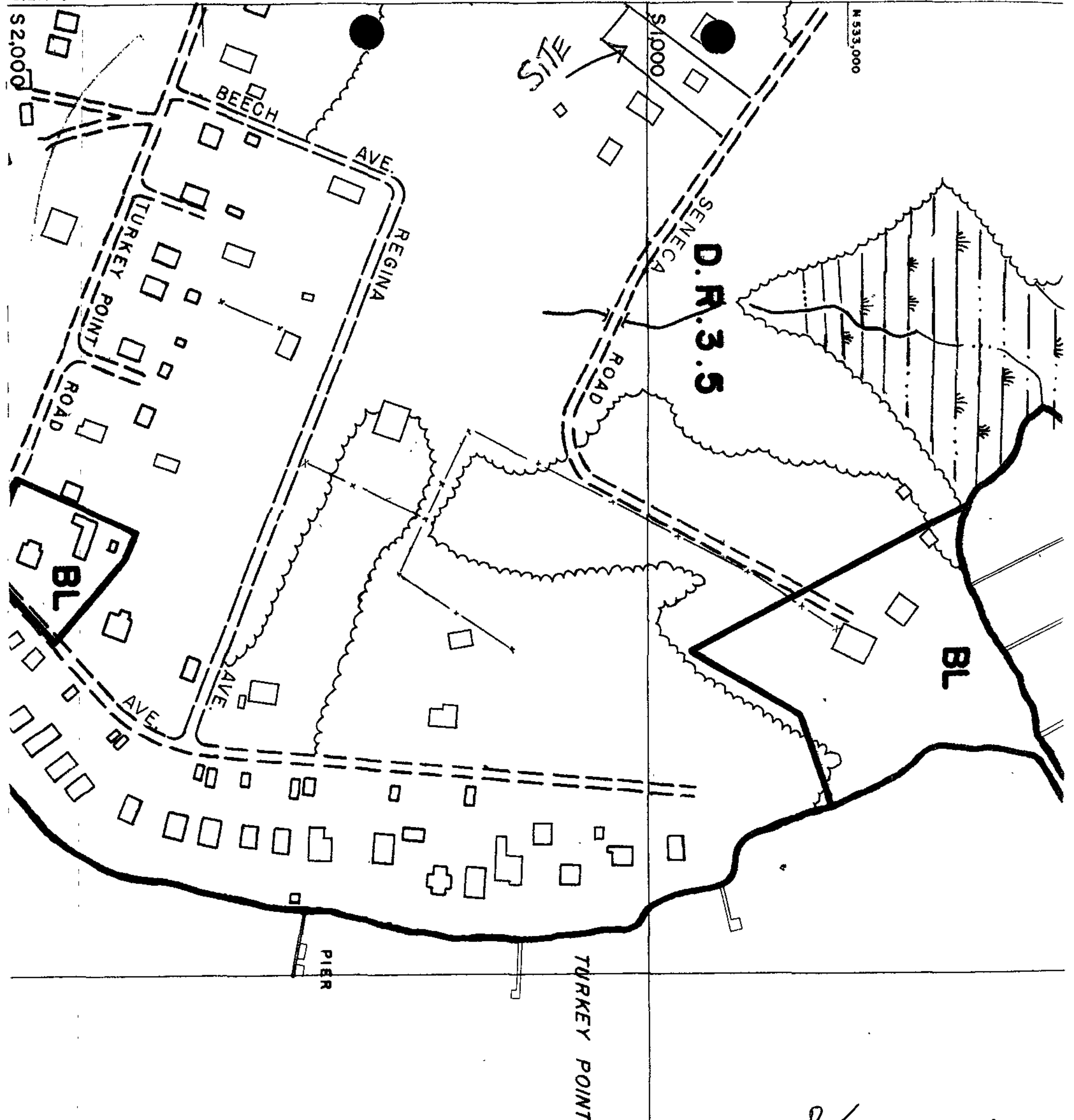
The Maryland Department of Planning has received the above-referenced information on 01/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



N 533,000

S 1000

S 2,000

#320

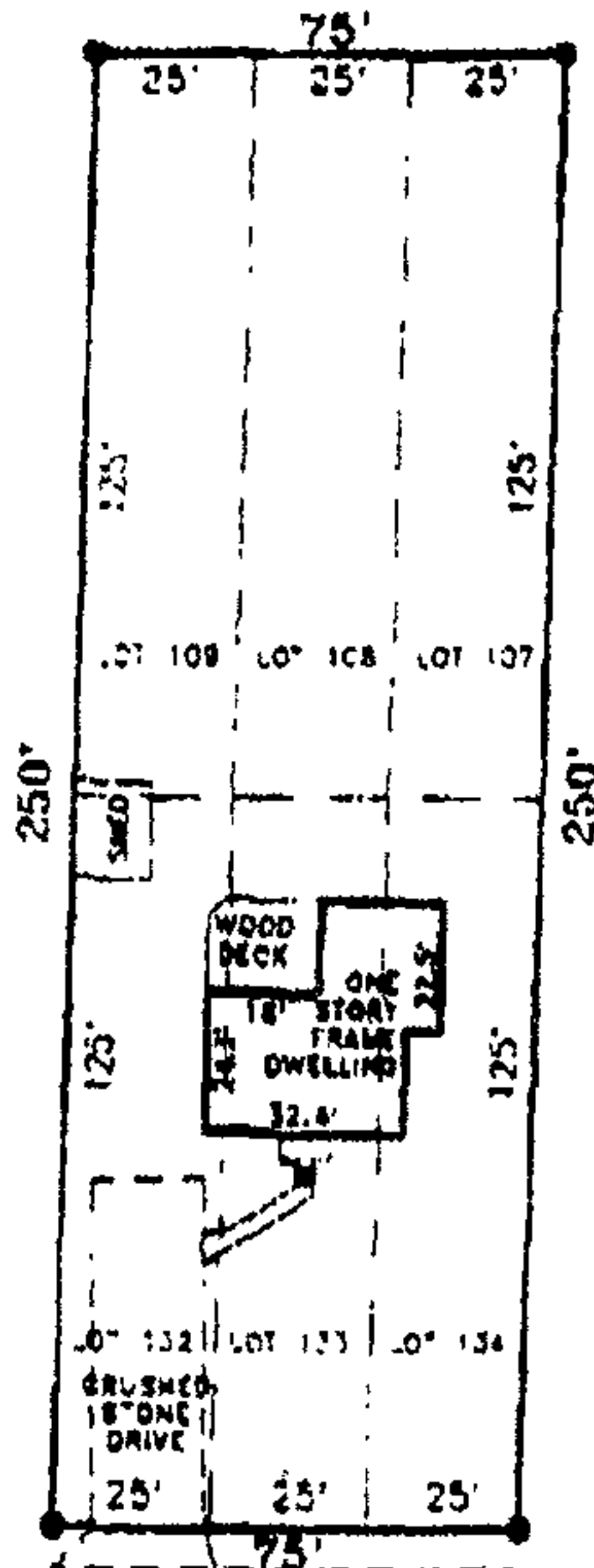
SE 1R

HOWARD V FRENCH

HOWARD V. &
IRENE B.
FRENCH

15-23-503890

SUSQUEHANNA AVENUE (UNIMPROVED)



SENECA ROAD (SHOWN ON PLAT AS PATAPSCO AVENUE)



320

LOCATION DRAWING

ADDRESS: 2229 SENECA ROAD
COUNTY/CITY: BALTIMORE COUNTY
PLATBOOK: WPC 6, FOLIO 173
DEED REF.: LIBER 8687, PAGE 384
SUBDIV NAME: Subdivision of Partlan of ROCKAWAY BEACH CO.
LOT No., BLOCK No.: LOTs Nos. 107, 108, 109 132, 133 AND 134
FLOOD ZONE:
SCALE: 1" = 40'

- 1) THIS DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH TRANSFER OR FINANCING OF PROPERTY AND HAS BEEN PREPARED FOR TITLE PURPOSES ONLY, WITHOUT THE BENEFIT OF A TITLE REPORT
- 2) THIS DRAWING IS NOT THE PRODUCT OF A BOUNDARY SURVEY AND THEREFORE IS NOT TO BE RELIED UPON FOR THE LOCATION OF FENCES, GARAGES, DRIVES, SIDE WALKS, BUILDING OR OTHER EXISTING OR FUTURE IMPROVEMENTS, RELATIVE TO PROPERTY BOUNDARIES.
- 3) THE DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING
- 4) ALL BUILDING STRUCTURES AND OTHER IMPROVEMENTS SHOWN HEREON ARE IN APPROXIMATE RELATION TO THE APPARENT BOUNDARY LINES
- 5) THE OFFSET DIMENSIONS TO THE APPARENT PROPERTY LINES SHOWN HEREON REFLECT AN ACCURACY OF ±2'

#2229

2229 SENECA ROAD

House to be razed & rebuilt
with proposed SFD.

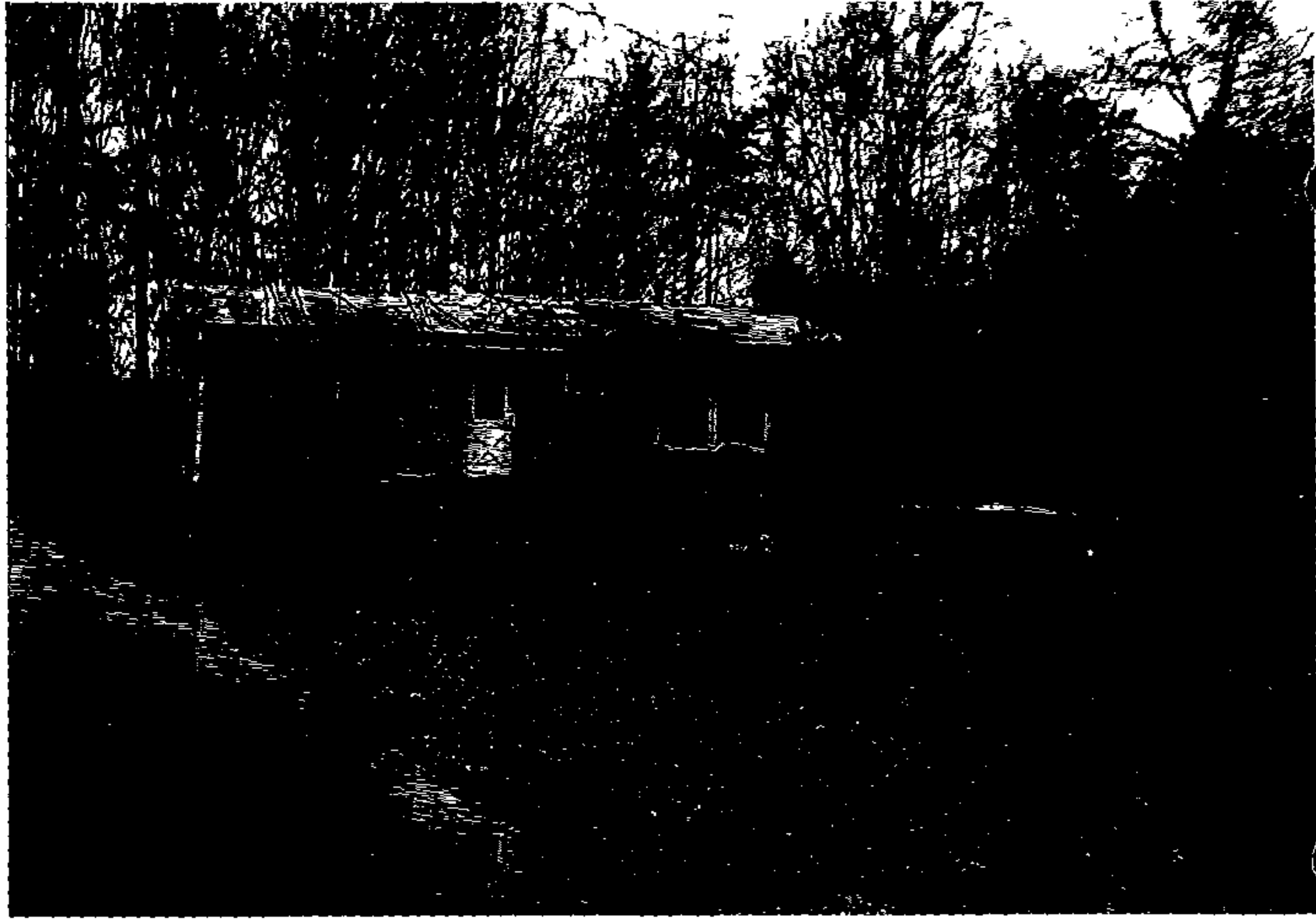
320



2031 SENECA ROAD



2033 SENECA RD.



225 SENECA RD

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS **2229 SENECA ROAD**

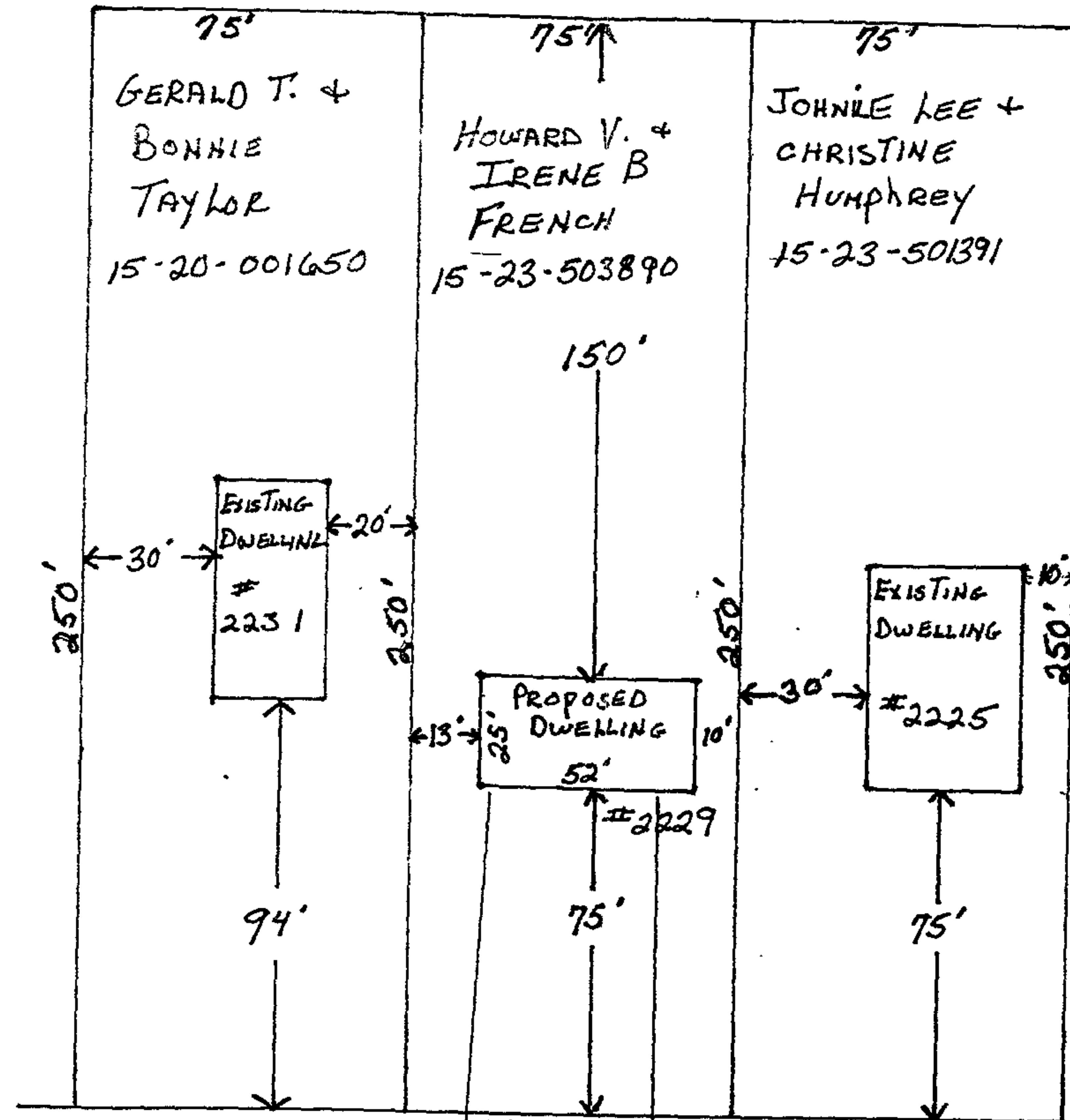
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME **Rockaway Beach**

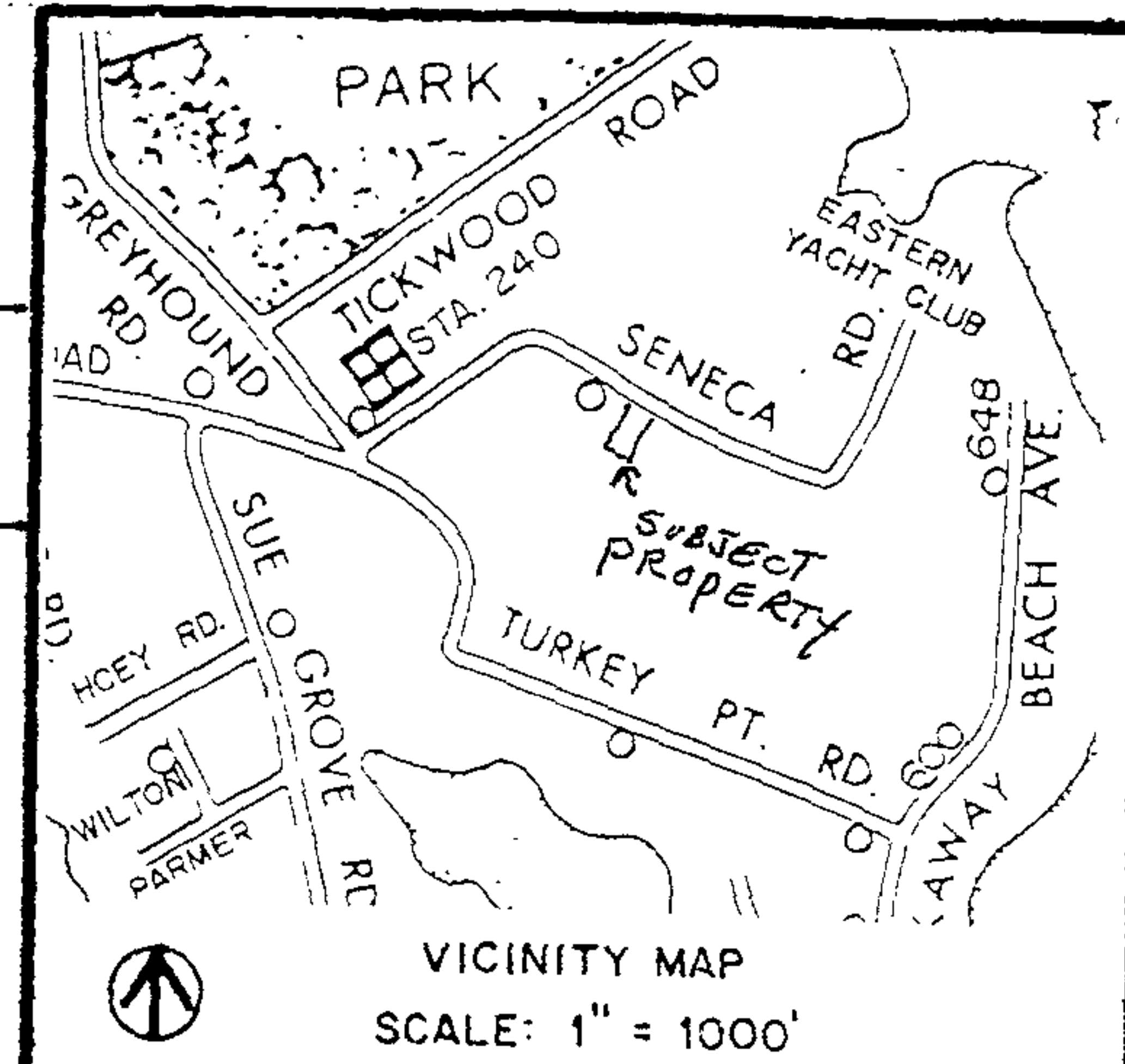
PLAT BOOK # **6** FOLIO # **173** LOT # **107, 108, 109, 132, 133, 134** SECTION #

OWNER **Howard V + Irene B. French**

SUSQUEHANNA AVE.
30' R/W 0' PAVING



CHESAPEAKE AVE 30' R/W 0' PAVING



LOCATION INFORMATION

ELECTION DISTRICT **15TH**
COUNCILMANIC DISTRICT **6TH**
1" = 200' SCALE MAP # **SE 1-K**

ZONING **D.R. 3.5**
LOT SIZE **.43** ACREAGE **18750** SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐	☒	☐
WATER	☒	☐	☐	☒
CHESAPEAKE BAY CRITICAL AREA			☒	☐
100 YEAR FLOOD PLAIN			☐	☒
HISTORIC PROPERTY/BUILDING			☐	☒
PRIOR ZONING HEARING				

ZONING OFFICE USE ONLY
REVIEWED BY **[Signature]** ITEM # **320** CASE #



NORTH

PREPARED BY _____ SCALE OF DRAWING: 1" = 40'

8" WATER MAIN
8" SANITARY SEWER
SENECA ROAD 30' R/W 13' PAVING

Ret. Ex. #1