

IN RE: PETITION FOR VARIANCE
S/S Seneca Road, 1,030' SE of the c/l
Turkey Point Road
(2235 Seneca Road)
15th Election District
6th Council District

Thomas Carl, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-210-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Thomas Carl and his wife, Kimberly Carl. The Petitioners seek relief from Section 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 15 feet in lieu of the minimum required 50 feet, and a side yard setback of 2 feet in lieu of the required 30 feet for a proposed dwelling on a corner lot adjacent to a paper street. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Thomas Carl, co-owner of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Seneca Road, adjacent to a paper street identified as Beach Avenue in the Rockaway Beach community in eastern Baltimore County. The property contains a gross area of 28,362 sq.ft., more or less, zoned D.R.3.5, and is presently unimproved. The Petitioners have owned the property for the past year and are desirous of developing same with a single-family dwelling. The property is one of the last lots on Seneca Road before that road ends at the Eastern Yacht Club and public water and sewer was recently extended so that the property can be developed. The proposed dwelling will be approximately 89' wide and 26' deep, and feature a bump out to the rear of the dwelling that will contain a great room.

ORDER RECEIVED FOR FILING

Date

By

1/14/04
[Signature]

Variance relief is necessitated by the unusual configuration of the property. As shown on the plan, the property is not rectangular, but more or less pie-shaped. The front portion of the site adjacent to Seneca Road is nearly 78 feet wide; however widens to a width of 149 feet across the rear. The east side property line abuts the paper street identified as Beach Avenue. Due to the irregular shape of the lot and the existence of this paper street, variance relief is required in that the corner of the proposed building will be 2 feet from the east side property line and 15 feet from the front property line. Both of these measurements are determined by extending a straight line from the front and side building walls of the proposed structure.

Mr. Carl testified that in addition to the irregular shape of the property, variance relief was justified based upon other conditions peculiar to this site. Specifically, there are mature trees to the rear of the property and both the Petitioners and the County's Department of Environmental Protection and Resource Management (DEPRM) desire that these trees be maintained. Thus, the building envelope is shown where proposed in view of these conditions.

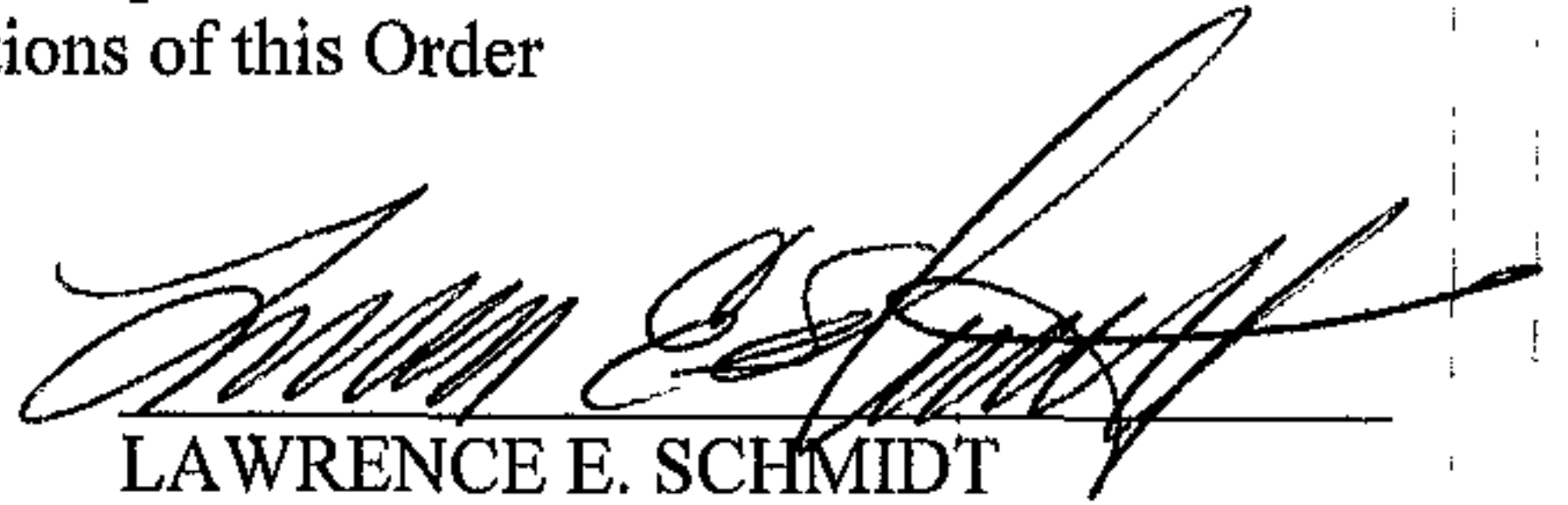
Based upon the testimony and evidence presented, I am persuaded to grant the requested variance. In my judgment, the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. However, given the property's proximity to Middle River, a tributary of the Chesapeake Bay, the Petitioners will be required to comply with the Zoning Advisory Committee (ZAC) comment offered by DEPRM relative to Chesapeake Bay Critical Areas regulations.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of January 2004 that the Petition for Variance seeking relief from Section 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 15 feet in lieu of the minimum required 50 feet, and a side yard setback of 2 feet in lieu of the required 30 feet for a proposed dwelling on a corner lot adjacent to a paper street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 1/14/04
By [Signature]

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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) The proposed improvements shall be in compliance with the Chesapeake Bay Critical Areas Regulations, pursuant to the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in their ZAC comment dated November 13, 2003, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, 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

11/14/04

By



Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

January 14, 2004

Mr. & Mrs. Thomas H. Carl
1724-A Hilltop Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Seneca Road, 1,030' SE of the c/l Turkey Point Road
(2235 Seneca Road)
15th Election District – 6th Council District
Thomas Carl, et ux - Petitioners
Case No. 04-210-A

Dear Mr. & Mrs. Carl:

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", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case/File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2235 Seneca Rd.

which is presently zoned DR-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 front setback of 15 ft and a side yard setback of 2 ft. on a currently existing (paper street) corner lot for a proposed dwelling in lieu of the minimum required 50 ft and 30 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)

BECAUSE OF PAPER ROAD ON LEFT SIDE OF PROPERTY
THIS BUILD WILL NOT MEET REQUIRED SETBACKS.

FINANCIAL HARDSHIP TO BUY ANOTHER PROPERTY.

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):

KIMBERLY JONES CARL

Name - Type or Print

Kimberly Jones Carl

Signature

THOMAS H. CARL

Name - Type or Print

THOMAS H. CARL

Signature

1724 A HILLTOP RD 410 952-706

Address

Telephone No.

BALTO

City

MD

State

21221

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING

Reviewed By

Date 10-28-03

UNDER RECEPTION
Date 11/14/04
By [Signature]

Case No. 04-210-A

RECEIVED 9/15/98

ZONING DESCRIPTION FOR 2235 Seneca Road

Beginning at a point on the ^{South} side of
Seneca Road which is 30 feet
wide at the distance of ^{South East} ~~1000~~ feet ~~west~~ of the
centerline of the nearest improved intersecting street Turkey Point Road
which is 40 feet wide. *Being Lot#117, 118,119,120,121,122,123,124,
in the subdivision of Rockaway Beach
as recorded in Baltimore County Plat Book# 6, Folio#173,
containing .78 acres(28,476.00 square feet). Also known as 2235 Seneca Road
and located in the 15th Election District, 6th Councilmanic District.

#210

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 27497

DATE 10-28-03 ACCOUNT R-vehicle-6128

AMOUNT \$ 65.00

RECEIVED FROM Thomas Cook

FOR Residential Payment

47109 Rd. B-43335 Service Rd

DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

PAID RECEIPT

DATE 10/28/2003 TIME 10:43:00 AM

RECEIPT # 204310

528 ZONING VERIFICATION

Amount \$65.00

4.00 BK \$60.00

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #04-210-A

2235 Seneca Road

S/side of Seneca Road, 1,030 feet southeast of center-line of Turkey Point Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Kimberly and Thomas Carl

Variance: to allow a front setback of 15 feet and a side yard setback of 2 feet on a currently existing (Paper street) corner lot for a proposed dwelling in lieu of the minimum required 50 feet and 30 feet respectively.

Hearing: Tuesday, December 23, 2003 at 9:00 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.

12/007 Dec. 4

C639745

CERTIFICATE OF PUBLICATION

12/4/2003

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 12/4/2003.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Attention: Becky Hart

Date. 12/10/03

RE: Case Number 04-210-A
Petitioner/Developer: TOM CARL
Date of Hearing/Closing: DECEMBER 23, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2235 SENECA ROAD

The sign(s) were posted on 12/7/03
(Month, Day, Year)

Linda O'Keefe
(Signature of Sign Poster)

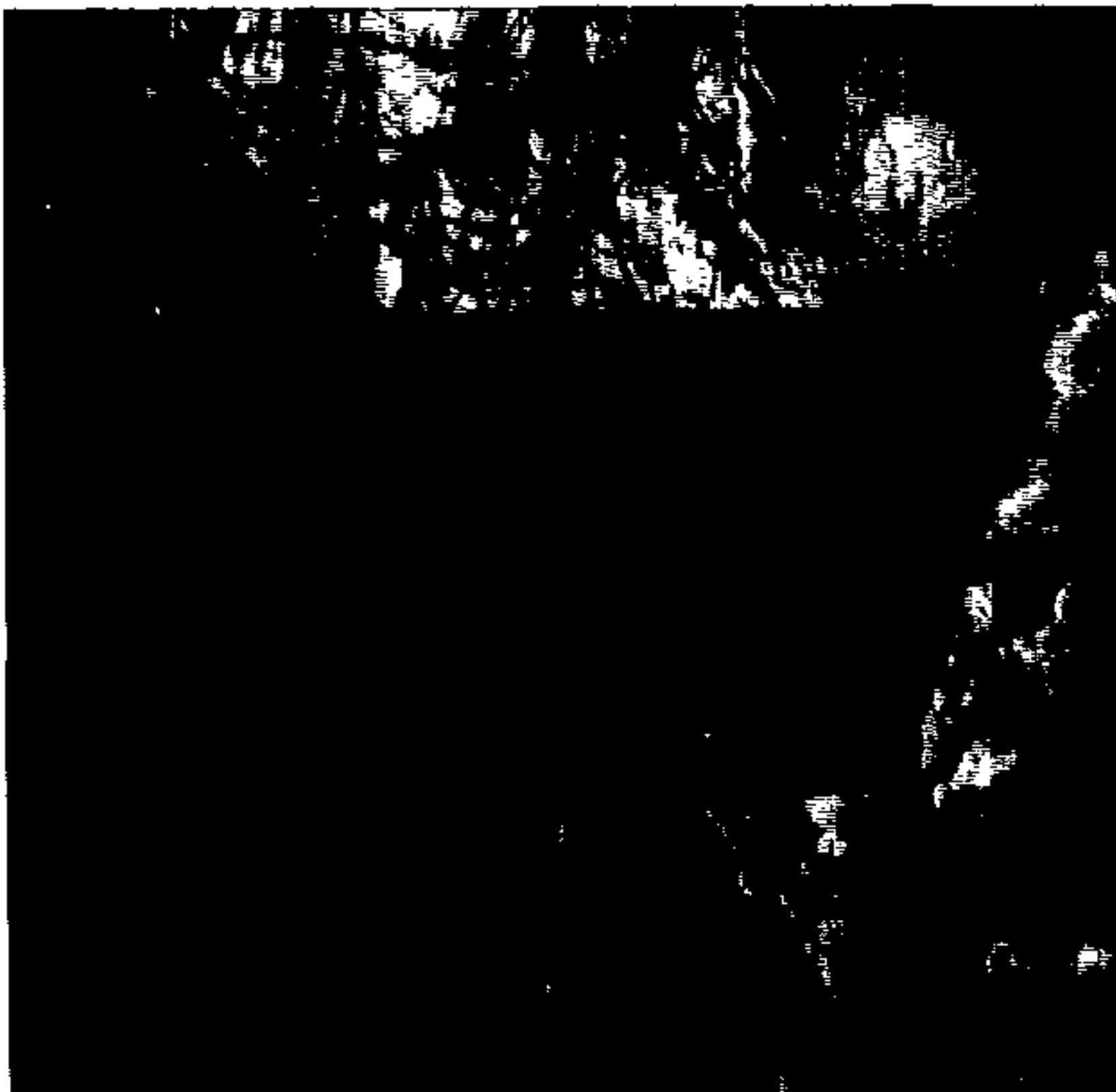
LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

2235 SENECA RD.





November 13, 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: 04-210-A

2235 Seneca Road

S/side of Seneca Road, 1, 030 feet southeast of centerline of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owners: Kimberly and Thomas Carl

Variance to allow a front setback of 15 feet and a side yard setback of 2 feet on a currently existing (paper street) corner lot for a proposed dwelling in lieu of the minimum required 50 feet and 30 feet respectively

Hearings: Tuesday, December 23, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Kimberly and Thomas Carl, 1724 A Hilltop Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 8, 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, December 4, 2003 Issue - Jeffersonian

Please forward billing to:

Thomas Carl
1724-A Hilltop Road
Baltimore, MD 21221

410-952-7066

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: 04-210-A

2235 Seneca Road

S/side of Seneca Road, 1, 030 feet southeast of centerline of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owners: Kimberly and Thomas Carl

Variance to allow a front setback of 15 feet and a side yard setback of 2 feet on a currently existing (paper street) corner lot for a proposed dwelling in lieu of the minimum required 50 feet and 30 feet respectively

Hearings: Tuesday, December 23, 2003, at 9:00 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/neighbors 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: 04-210-A

Petitioner: Thomas CARL

Address or ^{site} Location: 2235 Seneca Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: 1724-A Hill Top Rd.

Baltimore, Md. 21221

Telephone Number: 410-952-7066

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

December 19, 2003

Kimberly Jones Carl
Mr. Thomas Carl
1724-A Hilltop Road
Baltimore, MD 21221

Dear Mr. and Mrs. Carl:

RE: Case Number: 04-210-A, 2235 Seneca Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Kimberly and Thomas Carl, 1724 A. Hilltop Road, Baltimore 21221

Visit the County's Website at www.baltimorecountyonline.info





**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

November 12, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 10, 2003

Item No.: 207-~~210~~, 213-219

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.

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

cc: File





**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

November 5, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 3, 2003

Item No.: 195, 197-211

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.

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

cc: File



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway
Administration

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.10.03

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

RE: Baltimore County
Item No. 217 JJS

Dear Ms. Hart:

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/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS*

DATE: November 13, 2003

SUBJECT: Zoning Item # 04-210
Address 2235 Seneca Road
Carl Property (Kimberly)

Zoning Advisory Committee Meeting of November 10, 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).

Additional Comments:

Reviewer: Keith Kelley

Date: November 13, 2003

ORDER RECEIVED FOR FILING
Date 11/14/03
By [Signature]

12/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 22, 2003

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

RECEIVED

DEC 24 2003

SUBJECT: Zoning Advisory Petition(s): Case 04-210

ZONING COMMISSIONER

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:

John J. Furbush

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 21, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For November 17, 2003
Item Nos. 207, 208, 209, 210, 212,
213, 214, 216, 217, 218, and 219

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE
2235 Seneca Road; S/side Seneca Road,
1,030' SE c/line of Turkey Point Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Kimberly Jones Carl &
Thomas A. Carl
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 04-210-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 and documentation filed in the case.

RECEIVED

NOV 10 2003

Per...*YLM*....

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 10th day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to, Kimberly & Thomas Jones, 1724 A Hilltop Road, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

LINDA O'KEEFE

523 PENNY LANE
HUNT VALLEY MD 21030

Phone Number
410-666-5366

INVOICE

SOLD TO:

Tom Carl
1724-A Hilltop Rd.
Balto. MD 21221
Phone # 410-391-9119 Cell # 410-952-7066

INVOICE NUMBER 3083
INVOICE DATE 12/1/03
TERMS TEN DAYS

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	POSTING OF ZONING SIGN Case # 04-210-A as quoted 2235 Seneca Road	60.00	60.00
	Research County Phone Calls as Requested by Tom Carl	10.00	10.00
	Photograph for Certification	6.00	6.00
	HEARING; DECEMBER 23, 2003		
		TOTAL	76.00
			\$ 76.00 PAY THIS AMOUNT

Questions concerning this invoice?
Call: 410-666-5366

MAKE ALL CHECKS PAYABLE TO:
LINDA O'KEEFE

THANK YOU FOR YOUR BUSINESS!

CHW
578
12/3/03

N 533,000 N 533,000

ROAD

D.R.3.5

S 1,000 S 1,000

SENECA

ROAD

SE 1-5

REGINA

AVE

BEECH

ROAD

S 2,000 S 2,000

TURKEY POINT

ROAD

BL

AVE

AVE

PIERS

PIERS

D.R.3.5

PIERS

PIERS

D.R.3.5

PIERS

PIER

BEACH

ROCKAWAY

ROAD

PIER

SE 1K

PIER

#210

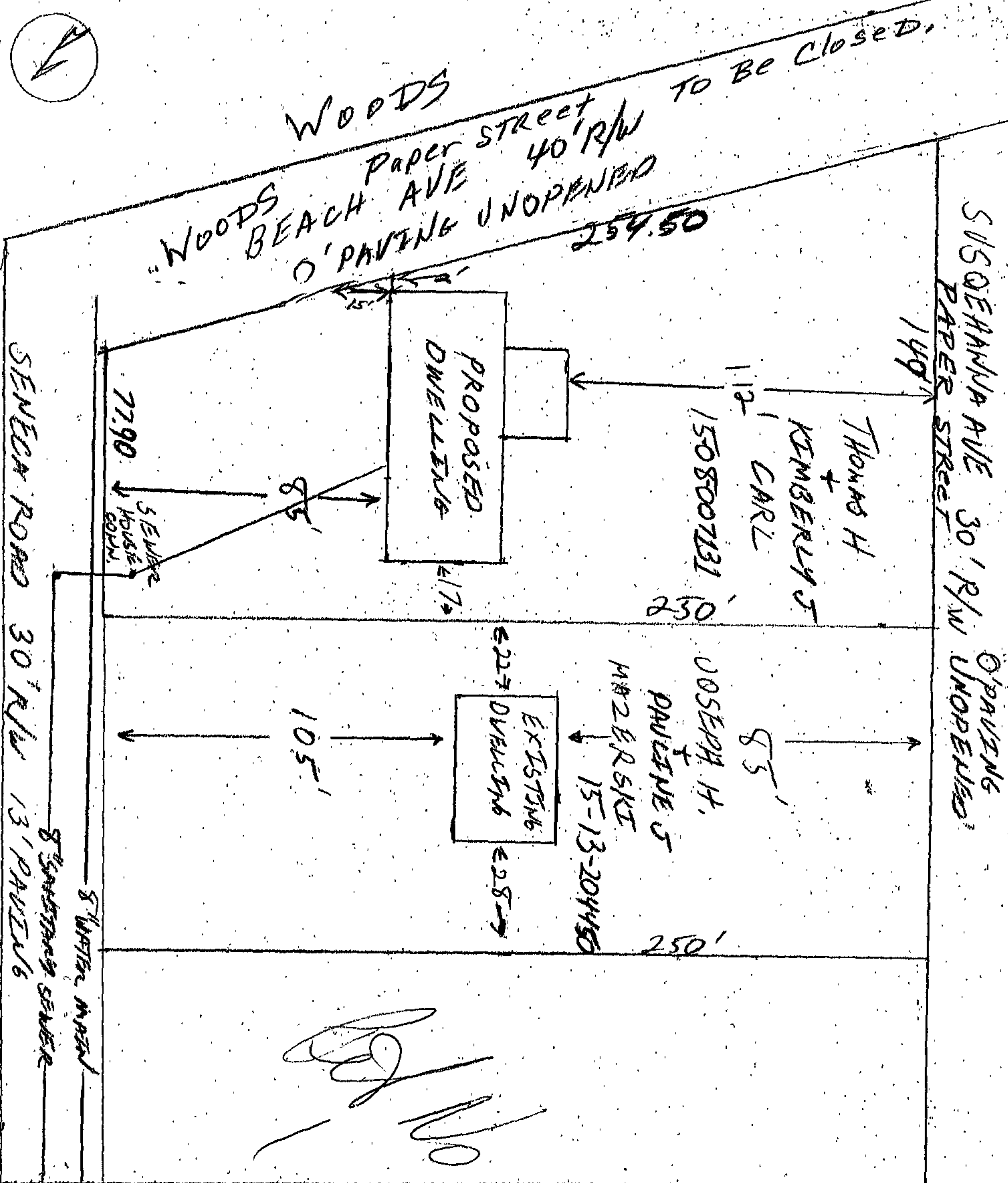
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 106 2235 SENECA ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME ROCKAWAY BEACH

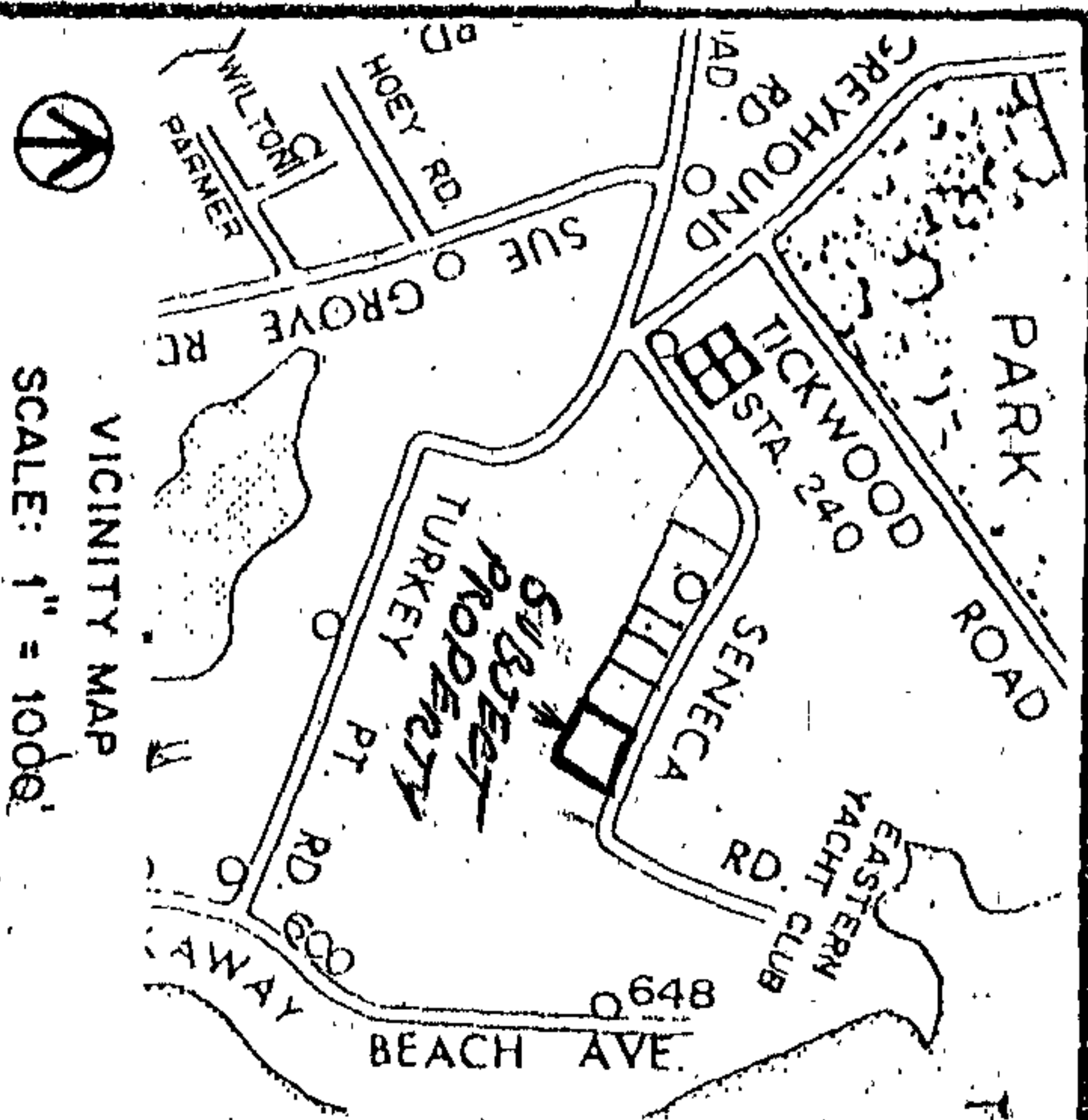
PLAT BOOK # 6 FOLIO # 173 LOT # 117, 118, 119, 120, 121, 122, 123, 124 SECTION #

OWNER THOMAS + KIMBERLY CARL



PREPARED BY

SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 15TH

COUNCILMANIC DISTRICT 6TH

1" = 200' SCALE MAP # SE-1-K

ZONING D.R. 3.5

LOT SIZE .65 ACREAGE 28,362.00 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY

REVIEWED BY 210 ITEM # 04-210-7 CASE #