

IN RE: PETITION FOR VARIANCE
SE/S S. Seneca Road, 250' NE of the c/l
Seneca Road
(1335 S. Seneca Road)
15th Election District
6th Council District

Delmarva Development Corporation
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-230-A
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Delmarva Development Corporation, through Richard Benson, President. The Petitioner requests variance relief from Sections 1A04.3.B.1 and B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of .289 acres in lieu of the minimum required 1.0 acre, to permit side yard setbacks of 11 feet each in lieu of the required 50 feet for both sides, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed single family dwelling. 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 were Richard Benson, President of Delmarva Development Corporation, property owner, Robert M. Hurd, Builder, John Schmansky, and Leslie M. Pittler, Esquire, attorney for the Petitioner. Appearing as an interested person was Greg Sowers, adjacent property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped waterfront parcel located on the south side of S. Seneca Road with frontage on Seneca Creek in Bowleys Quarters. The property contains a gross area of .289 acres, more or less, zoned R.C.5 and is presently unimproved; however, is proposed for development with a single-family

ORDER RECEIVED FOR FILING

Date

By

1/30/14
[Signature]

