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

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

dwelling. As is often the case with lots in older communities, the subject property was laid out and recorded many years ago, prior to the adoption of any zoning regulations. All of the lots in the area are 50 feet wide and do not meet current setback and/or area requirements. Thus, the requested variance relief is necessary in order to proceed.

As noted above, the Petitioner is desirous of developing the property with a single-family dwelling. In this regard, testimony indicated that two different building elevation designs of the proposed dwelling were submitted to the Office of Planning for review and approval. The Petitioner testified that one proposed a 30-foot wide house with 10-foot side yards on each side and the other proposed a 28-foot wide house with 11-foot side yards on both sides. It was indicated that the first proposal was preferable and that the Office of Planning had, in fact, reviewed and approved same.

Mr. Sowers as the immediate neighbor is the most impacted by the proposal. He did not raise any objections; however, did express concern that mature trees on the property be saved and was concerned about the potential storm water runoff onto his lot from the subject property. It is also to be noted that given the property's waterfront location, it is appropriate that the proposed house be setback a distance from the water consistent with the Sowers' dwelling to prevent disruption of their view. In this regard, the Petitioner indicated that the proposed 30-foot wide dwelling would actually be situated 7 feet further back on the property than the edge of an existing deck on the Sowers dwelling, and thus, would not disrupt their view.

Based upon the testimony and evidence presented, I am persuaded to grant amended relief to allow a 30-foot wide house with 10-foot side yard setbacks on each side. Moreover, the proposed dwelling shall be located a minimum distance of 125 feet from the water; however, consistent with the Sowers' dwelling as noted above. Additionally, given the property's waterfront location, the proposed construction must be in compliance with all applicable floodplain and environmental regulations, including Chesapeake Bay Critical Areas requirements.

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

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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) The proposed dwelling shall be constructed in accordance with the building elevation drawings, which were reviewed and approved by the Office of Planning. Moreover, the dwelling shall be setback from the water a distance consistent with the dwelling on the Sower property to prevent disruption of their view.
- 3) Prior to the issuance of any permits, the Petitioner shall submit a revised site plan incorporating the modified relief granted herein to the Department of Permits and Development Management for inclusion in the case file.
- 4) The proposed construction shall be in compliance with all Chesapeake Bay Critical Areas regulations, pursuant to the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated December 5, 2003, a copy of which is attached hereto and made a part hereof.

5) 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

OHOER RECE

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 30, 2004

Leslie M. Pittler, Esquire 29 W. Susquehanna Avenue, Suite 610 Towson, Maryland 21204

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

Case No. 04-230-A

Dear Mr. Pittler:

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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Richard Benson, Delmarva Development Corp.

8101 Shore Road, Baltimore, Md. 21222

Mr. John Schmansky, 7461 E. Furnace Branch Road, Glen Burnie, Md. 21060

Mr. Robert M. Hurd, 520 Overbrook Road, Baltimore, Md. 21212

Mr. Greg Sowers, 1333 S. Seneca Road, Baltimore, Md. 21220

Chesapeake Bay Critical Areas Commission

1804 West Street, Suite 100, Annapolis, Md. 21401

DEPRM; Office of Planning; 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 13355.5 energy Rd which is presently zoned RC-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) |AO4,3,B.I, IAO4,3,B.Z, BCZR, to permit a Committee proposed single family dwelling with a lot area of 289 acres in lieu of the minimum required I acre, to permit side yard set backs of II feet each (for both sides) in lieu of the Minimum required 50 feet, for both sides, and to permit an undersized lot.

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

To be determined at hearing

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 Purcl	haser/Lessee:		Legal Owner(s):		Richard
Name - Type or Print		·····	Delmarva Devel Name - Type or Print	opmer	+ Corp. Pres
Signature	· <u>····································</u>		Signature		
Address		Telephone No.	Name - Type or Print	··· · ·	
City	State	Zip Code	Signature		(410) 282-1666
Attorney For P	etitioner:		8101 Shore Rd. Address		(410)9100 -8677 Telephone No.
			Baltimore.	MD	21222
Name - Type or Print			City	State	Zip Code
Sanatura -	······································		Representative to be Co	ntacted:	i
gnature			Richard Benson		1
Company			Name	······································	2410) 282-1666 (410) 960-8677
Address	······································	Telephone No.	Address Shore KO.		<u>(410)960~867</u> 7 Telephone No.
			Baltimore.	MD	7/277
	State	Zip Code	City	State	Zip Code
	•		OFFICE US	E ONLY	i
Case No	04-230-A		ESTIMATED LENGTH OF H	IEARING _	;
RE109/15/98		Reviewed By	UNAVAILABLE FOR HEARI NP Date 11/6	NG	

Zoning Description

ZONING DESCRIPTION FOR 1355 Seneca Road.

Beginning at a point on the southeast side of S. Seneca Rd. which is 30 feet wide at the distance of 250 feet northeast of the centerline of the nearest improved intersecting street Seneca Road which is 30 feet wide. Being lot 226 in the subdivision of Bowleys Quarters [Plat 2] as recorded in Baltimore County Plat Book 9, Folio 12, containing 12,600 square feet. Also known as 1335 S. Seneca Road and located in the 15 Election District, 6 Council manic District.

OFFICE OF BUDGET & FINANCE BALIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYEAND
OFFICE OF BUDGET & FINANCE
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ACCOUNT AC

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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: #04-230-A

1335 S. Seneca Road

Senetalida of S. Seneca Boad 250 feet notificant - Casa Boad

1335 S. Seneca Road
S/east side of S. Seneca Road, 250 feet northeast of Seneca Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Delmarva Development Corp.,
Richard Benson, Pres.
Variance: to permit a proposed single family dwelling with
a lot area of 289 acres in lieu of the minimum required (1)
one acre, to permit side yard setback of 11 feet each (for
both sides) in lieu of the minimum required 50 feet each
(for both sides), and to permit an undersized lot.
Hearing: Friday, January 2, 2004 at 9:00 a.m. in Room
407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baitimore 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.

12/166 Dec. 18

CERTIFICATE OF PUBLICATION

LEGAL ADVERTISING

ATT	ENT10	U: BECKY	HART	Date: <u>December 18,2003</u>
RE:	Petitione	mber <u>04-2</u> r/Developer: <u>R1</u> learing/Closing: J	CHARD B	3ENSON 2, 2004
were	This is to posted co	certify under the ponspicuously on the	enalties of perjur property located	that the necessary sign(s) required by law at 1335 S. Seveca Road
	The sign	(s) were posted on		(Month, Day, Year)
	-			Signature of Sign Poster)
			Sema l	LINDA O'KEFF (Printed Name of Sign Poster)
- · · · · · · · · · · · · · · · · · · ·			South	523 PENNY LANE (Street Address of Sign Poster)
			335	HUNT VALLEY MD 21030 (City, State, Zlp Code of Sign Poster)
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				410-666-5366 (Telephone Number of Sign Poster)

Department of Permits and Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 20, 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: 04-230-A

1335 S. Seneca Road

S/east side of S. Seneca Road, 250 feet northeast of Seneca Road

15th Election District – 6th Councilmanic District

Legal Owner: Delmarva Development Corp., Richard Benson, Pres.

Variance to permit a proposed single family dwelling with a lot area of .289 acres in lieu of the minimum required (1) one acre, to permit side yard setback of 11 feet each (for both sides) in lieu of the minimum required 50 feet each (for both sides), and to permit an undersized lot.

Hearings:

Friday, January 2, 2004, at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Richard Benson, Delmarva Corp., 8101 Shore Road, Baltimore 21222

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 18, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Thursday, December 18, 2003 Issue - Jeffersonian

Please forward billing to:

Richard Benson

410-282-1666

Delmarva Development Corp.

8101 Shore Road Baltimore, MD 21222

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: 04-230-A

1335 S. Seneca Road

S/east side of S. Seneca Road, 250 feet northeast of Seneca Road

15th Election District – 6th Councilmanic District

Legal Owner: Delmarva Development Corp., Richard Benson, Pres.

<u>Variance</u> to permit a proposed single family dwelling with a lot area of .289 acres in lieu of the minimum required (1) one acre, to permit side yard setback of 11 feet each (for both sides) in lieu of the minimum required 50 feet each (for both sides), and to permit an undersized lot.

Hearings:

Friday, January 2, 2004, 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 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 <u>Baltimore County Zoning Regulations</u> (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 04-230-A Petitioner: Delmanua Development Corp Address or Location: 1335 S. Seneca Road.	
PLEASE FORWARD ADVERTISING BILL TO Name - Richard Benjon, President Delmarum Development	51/0.
Address 8101 Shore Road Baltinore, MD 21222	
Telephone Number: 410-282-1666 410-960-8677	

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley M

DATE: December 5, 2003

SUBJECT: Zoning Item # 04-230

Address 1335 South Seneca Road

Zoning Advisory Committee Meeting of November 17, 2003

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Delmana Development Corporation

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: December 1, 2003

ORDER RECEIVED FOR FILL Date

By

S:\Devcoord\ZAC SHELL 11-20-03.doc



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 19, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 17, 2003

Item No.:

220, 221, 223-228, 230, 231

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.18.03

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

RE:

Baltimore County

Item No. 2307

ノイト

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,

L. J. Meell.

Kenneth A. McDonald Jr., Chief

Engineering Access Permits Division

112

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: December 4, 2003

TE CEIVED

DEC

4 2003

SUBJECT:

Zoning Advisory Petition(s) = Case 04-230, 04-238, and 04-247

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:

Section Chief:

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 26, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For Item Nos. 222, 223, 225, 226, 227, 228, 229, 230, and 231

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

RWB:CEN:jrb

cc: File

Ö:	Director, Office of Planning & Communa, Conservation	Permit ase No. 04-230-4
	Attention: Jeffrey Long	
	County Courts Building, Room 406	
	401 Bosley Avenue Towson, MD 21204	Residential Processing Fee Paid (\$50.00)
ROM:	Arnold Jahlon, Director Department of Permits & Development Management	Accepted by JWD
E:	Undersized Lots	
ursuant e Offici	t to Section 304.2 (Baltimore County Zoning Regulations) effective June e of Planning and Community Conservation prior to this office's approva	25, 1992, this office is requesting recommendations and comments from a lof a dwelling permit.
HNIMI	IM APPLICANT SUPPLIED INFORMATION:	67226 (410) 9100-8677
	Delmarya Development Corp. 8101 Strant Name of Applicant Development Corp. 8101 Str	ore Rd. Baltimore, MD 2222 (110)282-1666. Telephone Number
	LANDSCOR 1375 S. Samora Rd. Electio	in District 5 Councilmanic District 6 Square Feet 6, 600.00
ot Loc	ation: NEG Weide corner (3) S. Sene ca Road (street)	250 fee from DES W corner (street)
and O	wher: De Imarya Deve lopment Carp.	Тах Account Number 1502202271
ddres	s. 8101 Shore Rd. Bultimore, MD 2122	Talephone Number (410) 289-1666
	LIST OF MATERIALS. (to be submitted for design review by the Office	
TO B	E FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND	DEVELOPMENT MANAGEMENT ONLY! PROVIDED?
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<u>, </u>	TO BE FILLED IN BY THE C	
		Fax# 1824
RECOM	MENDATIONS / COMMENTS:	red modifications of the application to conform with the following recommendations
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/		Date 1124/03
Signe	or the Director, Office of Planning and Community Conservation	
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		OFFICE OF PLANMINIO
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Nov-25-022:53PM;

Sent By: 0;

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RE: PETITION FOR VARIANCE
1335 S Seneca Road; SE/side of S Seneca
Road, 250' NE of Seneca Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Delmarva Development
Corporation, Richard Benson, President
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 04-230-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

People's Counsel for Baltimore County

RECEIVED

NOV 2 0 2003

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 20th day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to, Richard Benson, 8101 Shore Road, Baltimore, MD 21222, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE E/S S. Seneca Road, 330' S centerline of Seneca Road 15th Election District 6th Councilmanic District (1337 S. Seneca Road)

Kevin Koluch
Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE/NO. 03-475-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner on a Petition for Variance for the property located at 1337 S. Seneca Road in the Bowleys Quarters community of eastern Baltimore County. The petition was filed by Kevin Koluch, property owner. Variance relief is requested from Sections 1A04.3.B.1.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a buildable lot with an area of .365 acres in lieu of the minimum required one acre and side yard setbacks of 10 ft. each in lieu of the minimum required 50 ft. and to approve an undersized lot. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for variance. at 1337 S. Seneca Road.

Appearing at the requisite public hearing held for this case was Kevin Koluch, Property Owner/Petitioner. Also appearing in support of the request was Richard Benson, owner of the adjacent property at 1335 S. Seneca Road and Gregory J. Sowers who owns nearby property

Testimony and evidence presented was that the subject property is a rectangularly shaped waterfront lot adjacent to Seneca Creek in Bowleys Quarters. Vehicular access to the property is by way of Seneca Road, near New Section Road and Bowleys Quarters Road. The property is known as Lot No. 25 of the Plat of "Bowley's Quarters", which was recorded among the Land Records of Baltimore County many years ago, prior to the adoption of the first zoning

Selecte 103

DATE .	CASE NUMBER	CASE NAME
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PETITIONER'S SIGN-IN SHEET

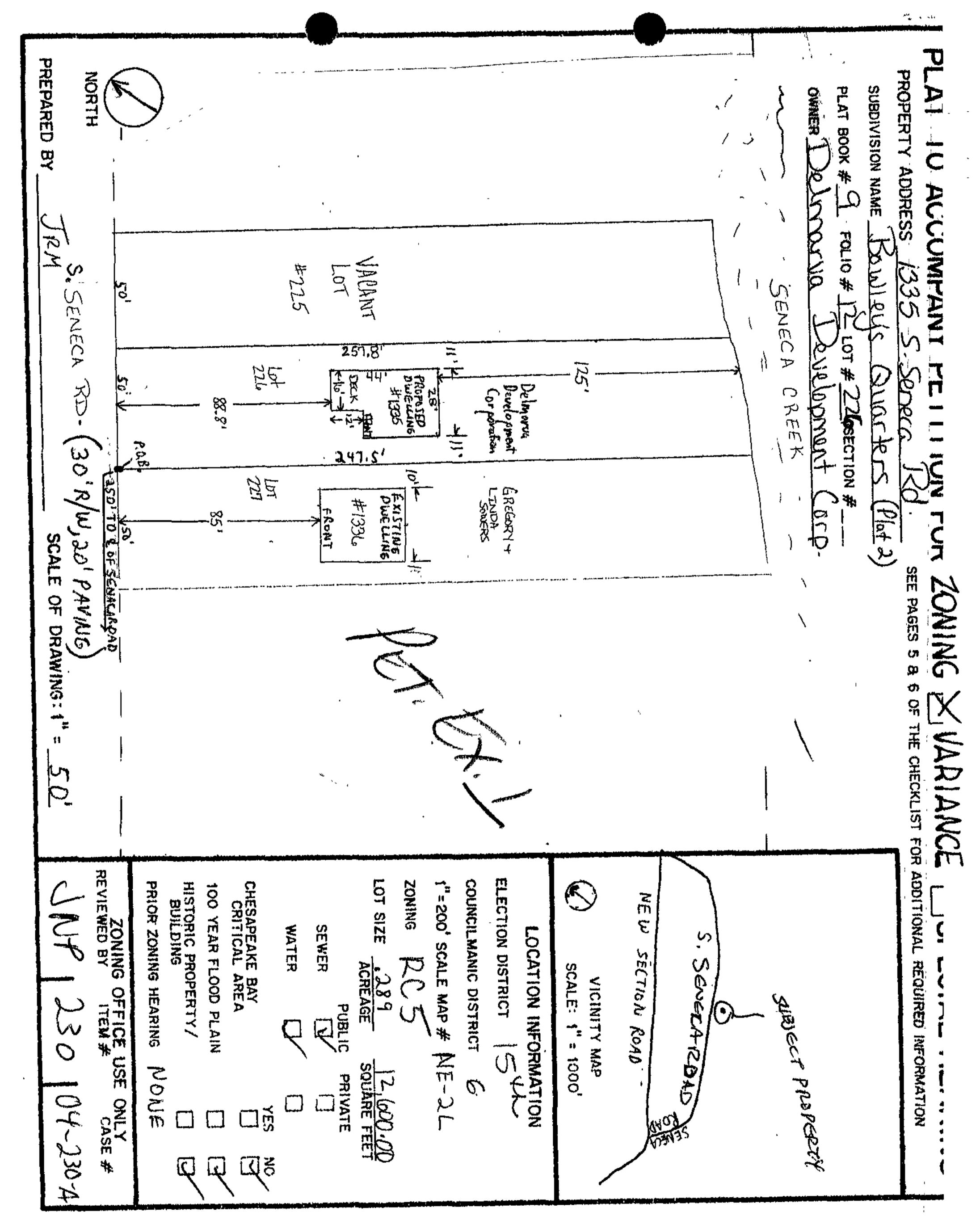
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							LPITIERETWUM [MWYER, COM		The Delmana Group as a	Romas	E- MAIL

PLEASE PRINT CLEARLY

DATE	CASE NUMBER	CASE NAME

CITIZEN'S SIGN-IN SHEET

		£				•					Greg Somers	NAME
											1333 S. Seneca Rd	ADDRESS
											Baltimore MD 21220	CITY, STATE, ZIP
												E- MAIL



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