

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Beach Road, 189' SW of the c/l

Seneca Park Road

(3507 Beach Road)

15th Election District

6th Council District

Kevin Kanders & Anne Franey

Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 05-286-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, Kevin Kanders and Anne Franey. The Petitioners request variance relief from Sections 1A04.3.B.2.6 and 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing garage addition with a side yard setback of 2 feet in lieu of the required 50 feet and a total building coverage of as much as 16% in lieu of the maximum allowed 15%. 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.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

1/13/05

[Signature]

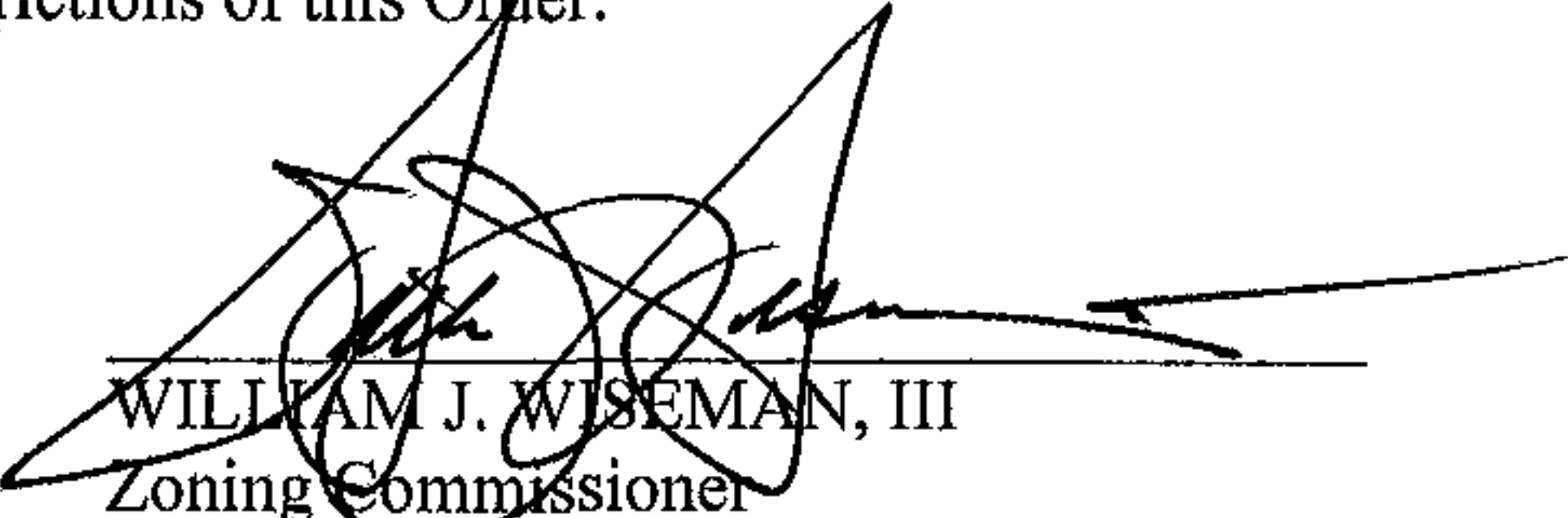
Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. It was indicated that the dwelling on the subject property suffered significant damage during Hurricane Isabel and that subsequent improvements included enclosing an existing attached carport, identified on the site plan as a 12' x 20' "garage addition." Due to the location of the existing dwelling, the garage addition is located 2 feet from the side property line. The R.C.5 zoning regulations require a minimum setback of 50 feet to any side property line. Moreover, the area of impervious surfaces on the property now equals 16% of the total square footage of the site in lieu of the maximum allowed 15%. Given the narrow width of the property (52 feet) at the front building line and the fact that the dwelling has existed on the property where located for many years, it is clear that a practical difficulty and unreasonable hardship would result if the relief requested were denied. There were no adverse comments submitted by any County reviewing agency, and documentation within the case file indicates the neighbors support the request. Thus, it appears that relief can be granted without detrimental impact to the health, safety or general welfare of the surrounding locale. However, due to the property's waterfront location and its location within a floodplain, the Petitioners shall comply to the extent possible with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Review Division of the Department of Permits and Development Management.

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 18th day of January 2005 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.2.6 and 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing garage addition with a side yard setback of 2 feet in lieu of the required 50 feet and a total building coverage of as much as 16% in lieu of the maximum allowed 15%, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are 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.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 1/19/16

By [Signature]

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
William J. Wiseman III, Zoning Commissioner

January 18, 2005

Mr. Kevin Kanders
Ms. Anne Franey
3507 Beach Road
Baltimore, Maryland 21220

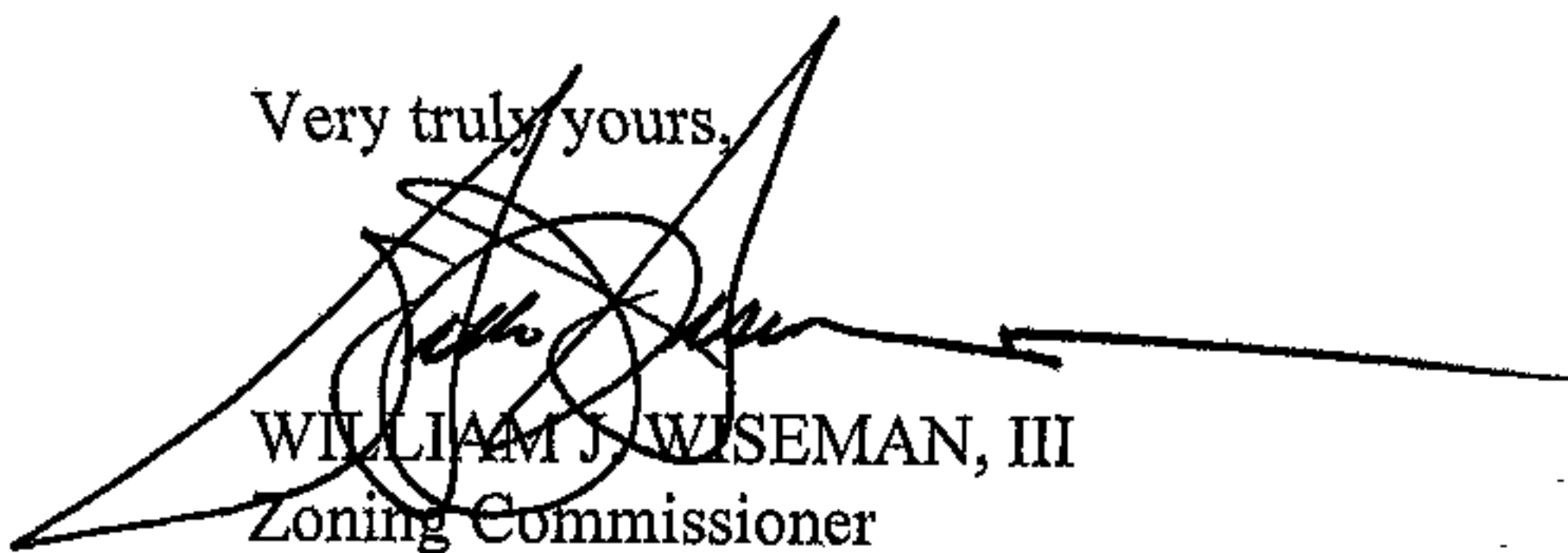
RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Beach Road, 189' SW of the c/l Seneca Park Road
(3507 Beach Road)
15th Election District – 6th Council District
Kevin Kanders & Anne Franey - Petitioners
Case No. 05-286-A

Dear Mr. Kanders & Ms. Franey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM
Office of Planning; People's Counsel; Case File

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3507 Beach Rd.
which is presently zoned R.C.S

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) 1A04.3.B2.6 AND 1A04.3.B.3

(BCZR) TO PERMIT A GARAGE ADDITION WITH A SIDE YARD SETBACK
OF 2 FT. IN LIEU OF 5 FT AND A BUILDING COVERAGE OF AS MUCH
AS 16% IN LIEU OF 15% TOTAL

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

As a public hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, that the 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. 05 286 A

Reviewed By SL

Date 12/03/04

Estimated Posting Date 12/12/04

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 x 3507 Beach Rd.
Address
x Middle River x Md. x 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);

SEE ATTACHED
STATEMENT

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.

x Kevin Kauders
Signature

x Kevin Kauders
Name - Type or Print

x Anne Franey
Signature

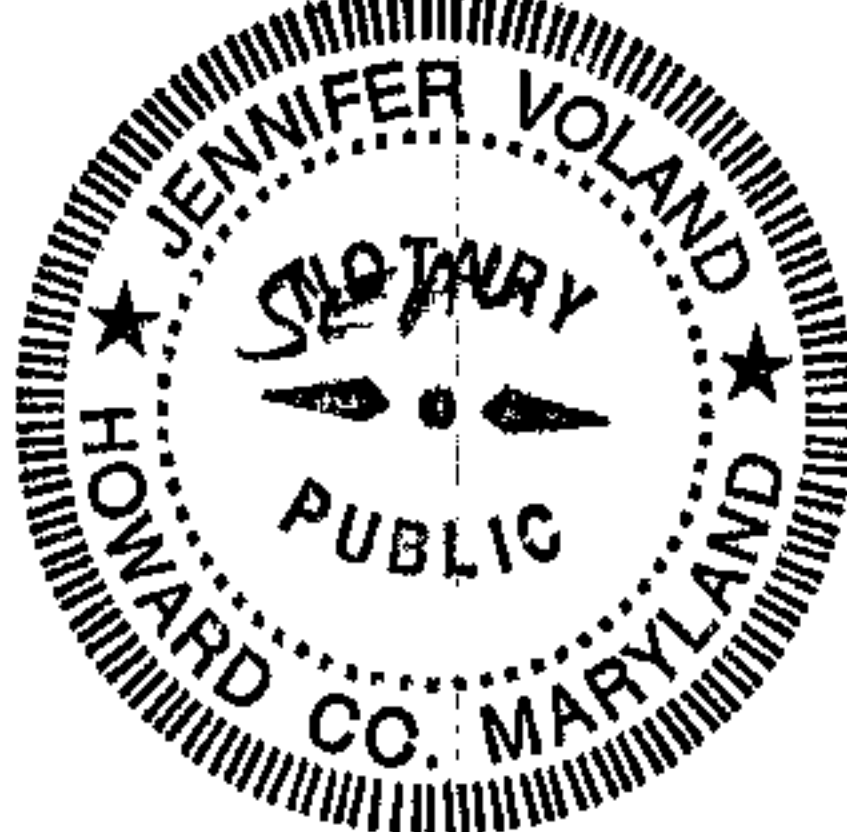
x Anne Franey
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this x 1st day of x December, x 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

x Kevin Kauders + Anne Franey
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



x Jennifer Voland
Notary Public

My Commission Expires x 12/1/06

ATTACHMENT

We live in the Seneca Park waterfront area. After the devastation of Hurricane Isabel , we had to replace everything in the entire first floor of our home and our vehicles. We had also had a carport on the side of our house that was completely gone. Trying to make things sturdier and safer for the future , and with the prompting of neighbors , we closed the carport in, thus making it a garage. We used the same space that the carport had been in. It was such a difficult and trying time, that we just wanted our lives back to some what normal. We had no idea that it would be a problem.

(3)

ZONING
DESCRIPTION

3507 BEACH RD.

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF BEACH ROAD (20' R/W) 189 FT. $\pm$ SOUTH WEST OF SENECA PARK RD. (20' R/W) THEN ALONG BEACH RD 52 FT, THEN LEAVING THE ROAD SOUTH EASTERLY FOR 203 FT $\pm$, THEN NORTH EASTERLY 55 FT $\pm$, THEN NORTH WESTERLY 203 FT $\pm$ BACK TO THE POINT OF BEGINNING BEING 10,560 SQ. FT $\pm$ IN AREA ALSO KNOWN AS LOT 48 IN THE SUBDIVISION OF ^{REVISED PLAT OF} Seneca Park ~~Block~~ BEGIN THE 15TH E.D., 6TH C.D.
(PLAT BOOK 8, FOLIO 6)

JEB

Certificate Of Posting

RE: Case NO.: 05-286-A

Petitioner/Developer: _____

KAUDERS / FLANEY

Date of Hearing/Closing: 12/27/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

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
at 3507 BEACH ROAD

This sign(s) were posted on December 11, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 12/11/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

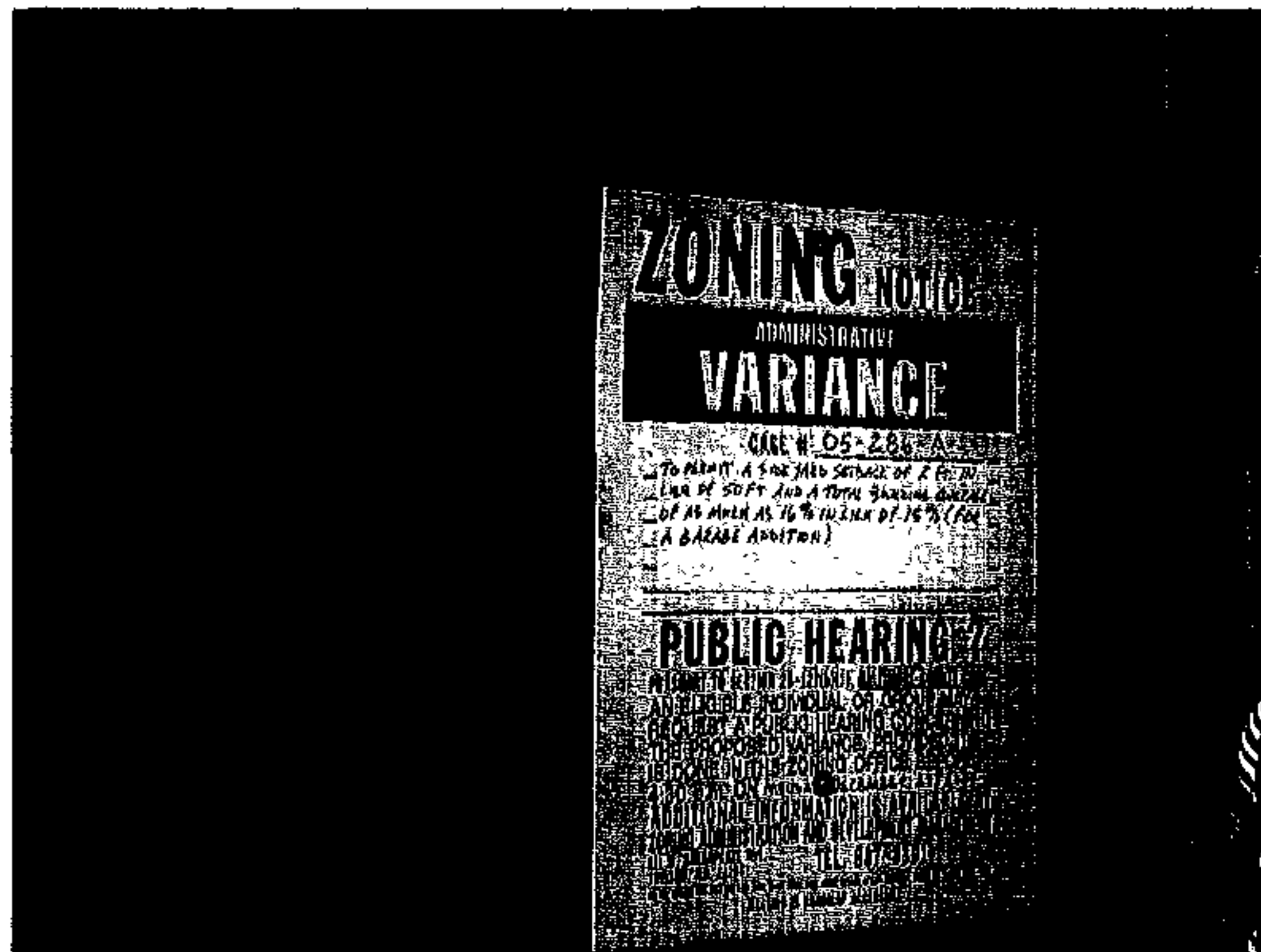
(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)



Martin G. 12/11/04

ANY HAS LIST
POST PERMIT WITHS DRLO.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 286 -A Address 3507 BEACH RD

Contact Person: JANA LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/03/04 Posting Date: 12/12/04 Closing Date: 12/27/04

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

- 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.
- 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.
- 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.
- 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 05- 286 -A Address 3507 BEACH RD

Petitioner's Name JANA LEWIS KAUDERS + FRANEY Telephone 443 256 9640

Posting Date: 12/12/04 Closing Date: 12/27/04

Wording for Sign: To Permit @ SIDE YARD SETBACK OF 2 FT. IN LIEU OF 50 FT.
AND A TOTAL BUILDING COVERAGE OF AS MUCH AS 16% IN LIEU OF 15%
(FOR A GARAGE ADDITION)

WCR - Revised 6/25/04

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: 05 286 A

Petitioner: KAUDERS

Address or Location: 3507 BEACH RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEVIN + ANNE KAUDERS ET AL.

Address: 3507 BEACH RD

BALTIMORE MD. 21220

Telephone Number: 410 - 335 - 3564

**Department of Permits
Development Management**

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



Baltimore County

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

December 27, 2004

Kevin Kanders
Anne Franey
3507 Beach Road
Middle River, Maryland 21220

Dear Mr. Kanders:

RE: Case Number: 05-286-A, 3507 Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 3, 2004.

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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 13, 2004

Item No.: 267, 277-290

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 29, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item No. 286

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The minimum width of road in Baltimore County is 40 feet. Setback shall be modified accordingly to reflect this on Beach Road (additional 10 feet of right-of-way). Front setback would be 25 feet.

The flood protection elevation for this site is 11.2 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

ZAC-12-20-2004-ITEM NO 286-12292004

File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
RECEIVED

FEB - 3 2005

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

ZONING COMMISSIONER

DATE: February 3, 2005

SUBJECT: Zoning Item # 05-286 Beach Road (Kauders Property)
Address 3507 Beach Road

Zoning Advisory Committee Meeting of December 13, 2004.

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

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:

Please note that any development/construction must comply with the limited Development Area Regulations. According to Baltimore County Tax Records, this lot is only 8500 square feet in size. The area below mean high tide can not be included in calculating areas relevant to the Critical Area regulations. This property is limited by the regulations to 25% impervious surface without mitigation or up to 31.25% impervious surface with mitigation. A critical Area Administrative Variance is required to exceed the 31.25% limit. According to Pre-Isabel aerial photography, there is not evidence of a carport in existence. The property area appears to exceed the impervious surface limits. (Aerial Photography attached).

Reviewer: Martha Stauss

Date: February 3, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 10, 2005

RECEIVED

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

JAN 19 2005

SUBJECT: 3507 Beach Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-286

Petitioner: Kevin Kauders

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request. This office has a policy of recommending that a 10-foot setback be maintained for new construction in the RC 5 zones to ensure some manner of privacy for residents of older residential lots that were plated at 50' widths. Therefore the Office of Planning that the petitioner's request be **DENIED**.

Prepared by:

Maeb A. Cunniff

Division Chief:

Lynne J. Fisher

AFK/LL:MAC:

*unfortunately this
comment received
after "Order"
signed and
mailed.* *AA*

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



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

Maryland Department of Transportation

Date: 12.10.04

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

RE: Baltimore County
Item No. 286 JLL

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

3507 Beach Road



0 12.5 25 50 Feet

2002 Aerial Photograph

VARIANCE PLAN

OWNERS NAMES;
Kevin Kaider
Anne Francy

THE UNDERSIGNED IS RESPONSIBLE FOR THE
ACCURACY OF ALL INFORMATION PROVIDED
FOR THIS ZONING HEARING

Kevin W. Kaider 11/30/04

ADDRESS: 3507 Beach Rd.

PHONE: 410-335-3564

ZONING: RC 5

COUNCIL DISTRICT 6

ELECTION DISTRICT 15

IN CRITICAL AREA YES

IN 100 YEAR FLOOD PLAIN

ADDITION CONSTRUCTED

APPLICANT ADVISED TO DISCUSS

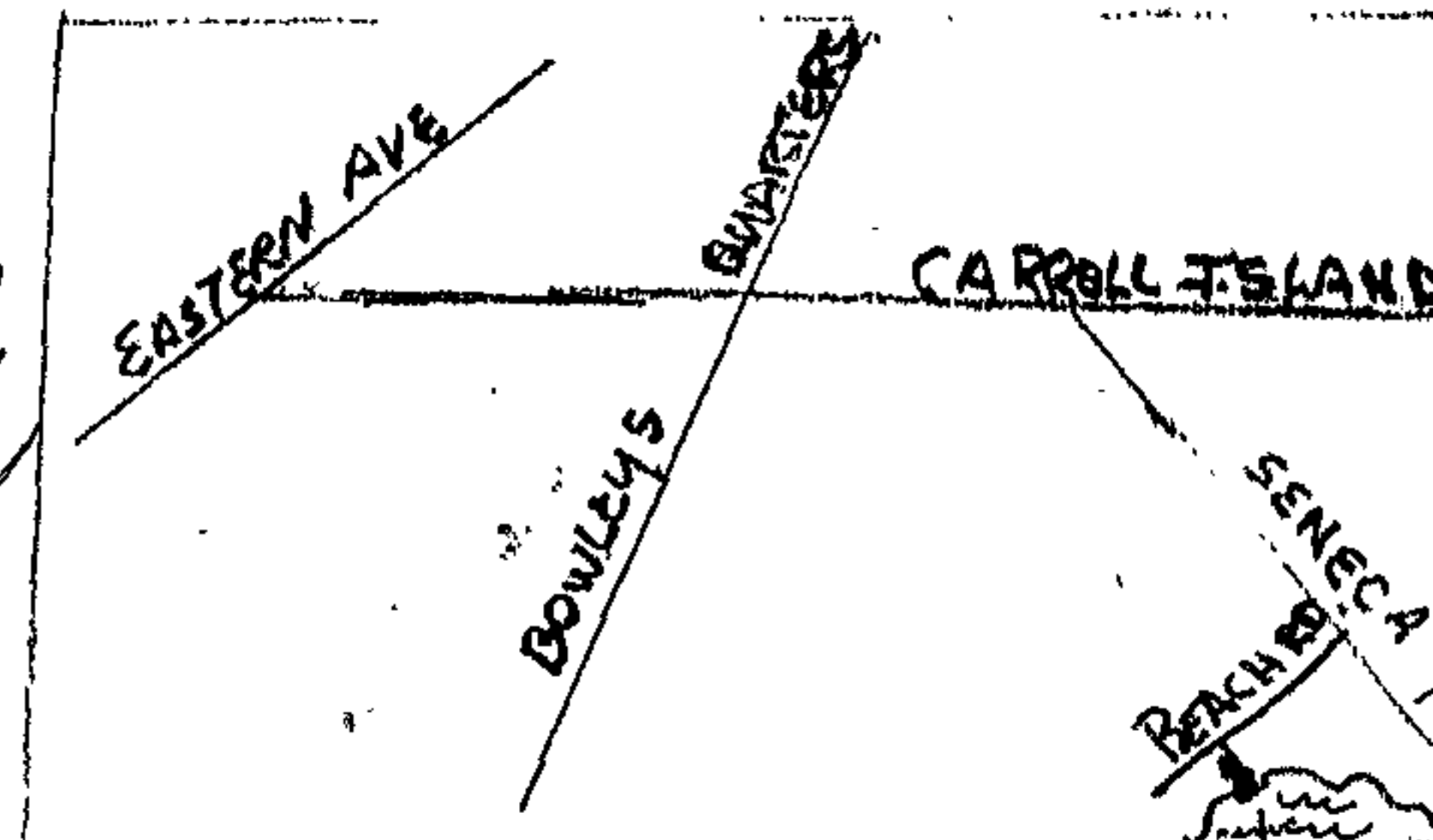
FLOOD ZONE ISSUES WITH PLANS REVIEW.

PRIVATE SEWER

PUBLIC WATER

NOT HISTORIC

150' BEACH
DAMAGE



VICINITY MAP N.T.S.

SITE

SENECA PARK RD
20' R/W.

1 STORY
12' X 20' GARAGE
ADDITION WITH A
2 FT. TROP LINE
SETBACK VARIANCE
PROPOSED.

BEACH ROAD
(12' PAVING) (20' R/W)
N 43°00'00" E
168.78' 79.43'

SHED
(ALUM.)
NAIL
SET

PIN AND
CAP SET

SHED
(WOOD)

EX.
BUILDING

LOT 50

LOT 51

S 10°53'26" E
273.05'

286

PIN AND
CAP SET

PIPE
FOUND

N 88°11'29" W
16.24'

S 16°24'19" E
9.51'

SENECA
CREEK

Rel. #1

VARIANCE
BUILDING COVERAGE
15.85% ±
OF LOT.

SCALE

1" = 40'

NAME OF SUBDIVISION

LOT # 48

AS RECORDED IN PLAT BOOK # 8 FOLIO # 6

REVISD PLAT OF
SENECA PARK BEACH



~~Fig.~~
West corner of house

Road ~~to~~ front

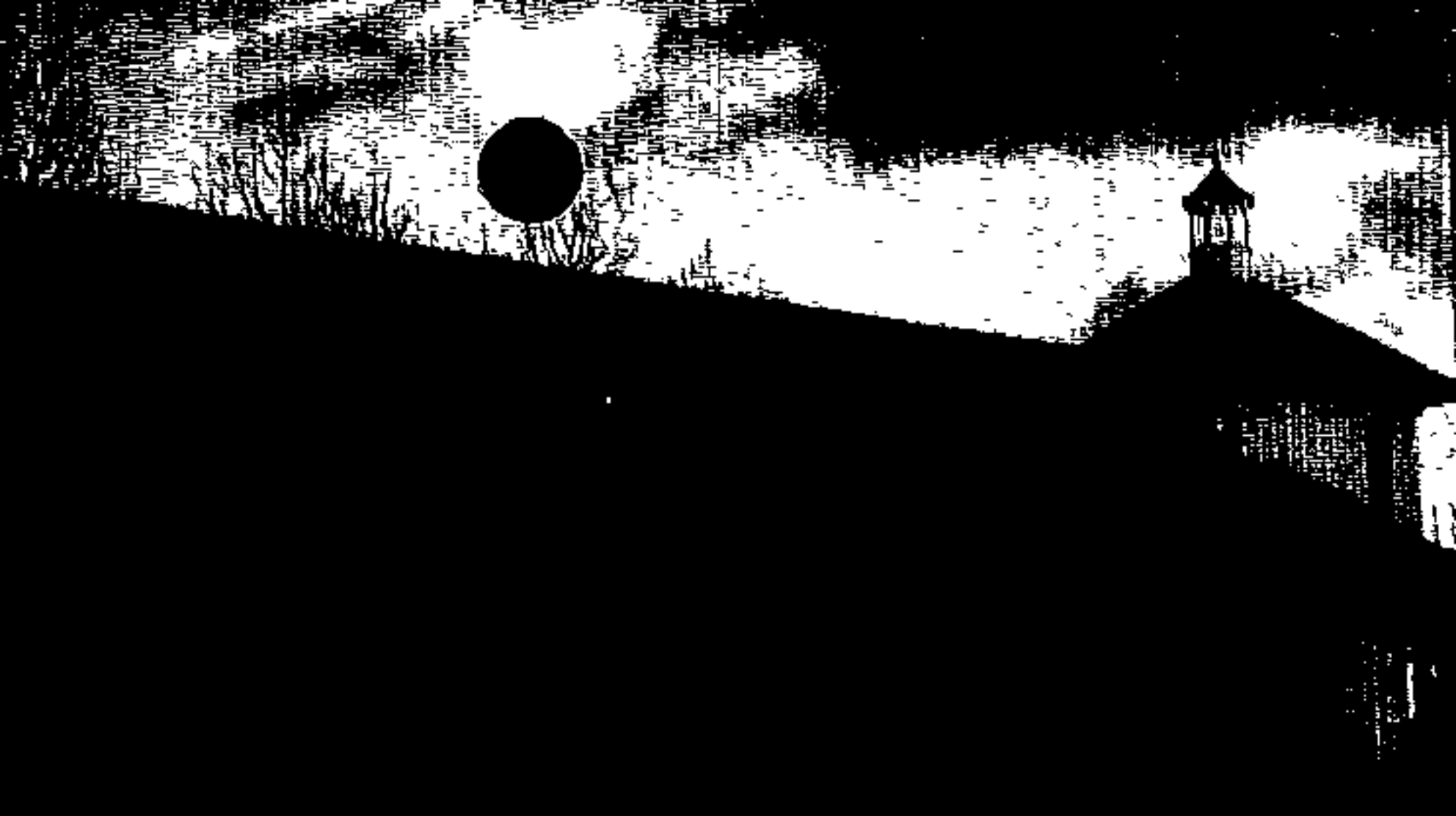
286



286

West corner of house

Roadside



286'

North Corner of house

Road side



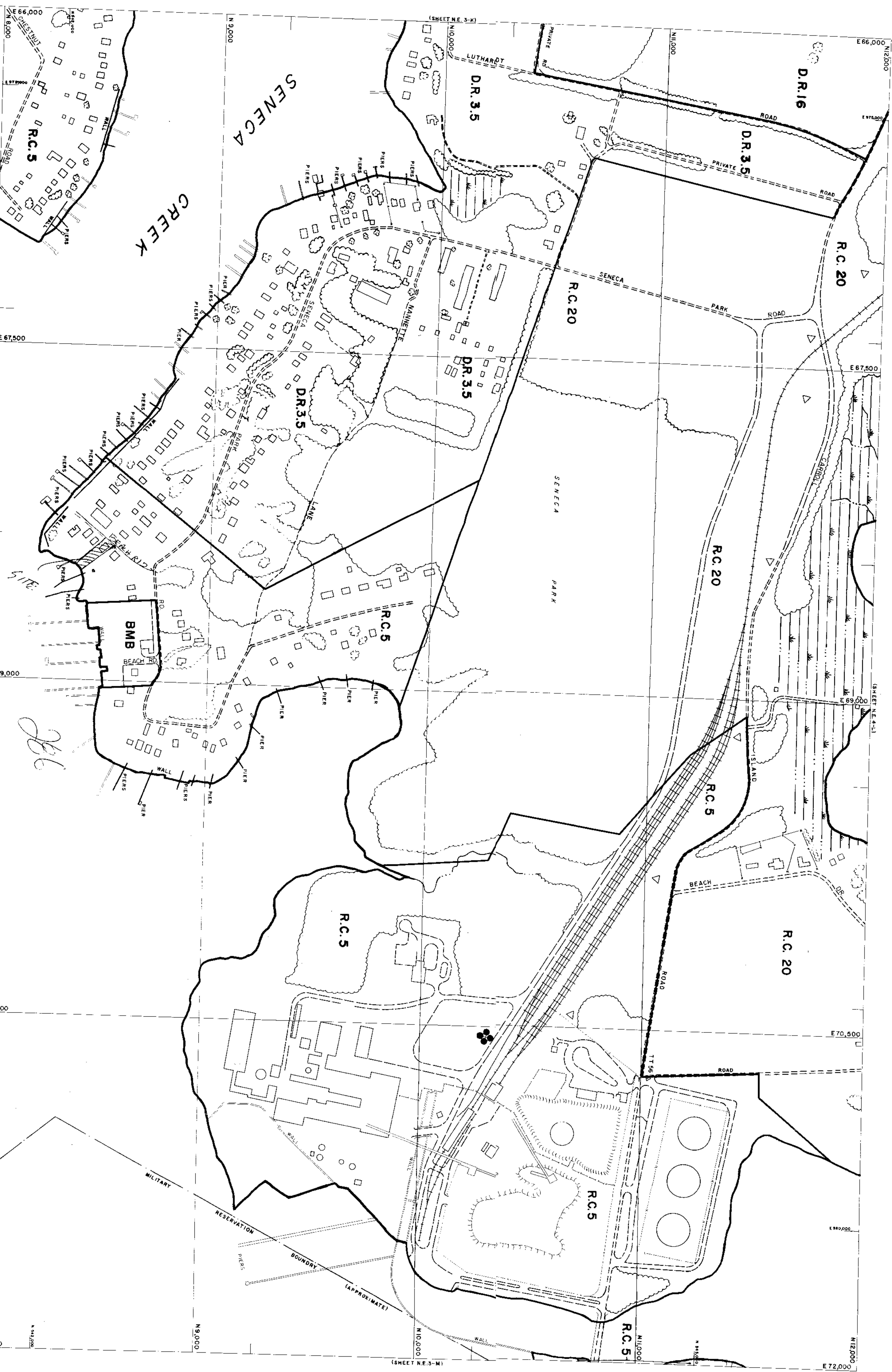
286

South corner of house
waterfront



286

Front of house
Lot 48



Z - SW
Z - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
BILLS NOS. 57-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph B. Smith
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	SENECA PARK
SHEET	N.E. 3-L

NE 3 L