CBCA Flow

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7326 Waldman Ave 21219

which is presently zoned DR 5.5

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) 1B02.3B. (BCZR)

TO APPROVE AN EXISTING DWELLING ON A LOT WITH A WIDTH OF 50-FEET IN LIEU OF THE REQUIRED 55-FEET.

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

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.

State — Zip Code

Legal Owner(s):

Mark C Szeliga
Name - Type or Print

Signature

Kathryn Y Szeliga
Name - Type or Print

Kathryn Y. Szeliga
Signature

9932 Richlyn Dr. — 410-256-9278
Address — Telephone No.

Perry Hall — MD — 21128
City — State — Zip Code

Representative to be Contacted:

Mark Szeliga
Name

W-410-256-0500
Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. **Date** 12/29/04

ORDER RECEIVED FOR FILING
Date 2/1/05
By

Case No. 05-321-A

REV 9/15/98

ZONING DESCRIPTION FOR 7326 Waldman Avenue

Beginning at a point on North side of Waldman Avenue which is 30 ft. wide at the distance of 450 ft. West of the centerline of the nearest improved intersecting street Ketchum Avenue which is 30 ft. wide. Being Lot #40, Section #B in the subdivision of Chesapeake Terrace as recorded in Baltimore County Plat Book #5, Folio #36 containing 11,150 square feet. Also known as 7326 Waldman Avenue and located in the 15th Election District, 7th Councilmanic District.

05-321-A

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: #05-321-A
7326 Waldman Avenue
N/side of Waldman Avenue, 450 ft. west of centerline of Ketchum Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Mark C. and Kathryn Y. Szeliga
Variance: to approve an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.
Hearing: Wednesday, February 9, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
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.

JT/1/748 Jan. 25 36936

CERTIFICATE OF PUBLICATION

1/26/, 2005

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 1/25/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441267

DATE 12/30/04 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: MARK SEFLICH

FOR: ITEM # 301 05-321-A

13.26 WALDMAN AVE OF D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

ESTIMATED	ACTUAL	TIME	CHK
12/29/2004	12/29/2004	11:04:34	3

CO W003 WALKIN (PET LHP

RECEIPT # 201179 12/29/2004 DPLR

rpt 5 SIGN/BOND VERIFICATION

K NO. 441267

Recpt Tot $65.00

$100.00 CK $0.00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-321-A

Petitioner/Developer: MARK C AND KATHRYN Y. SZELIGA

Date of Hearing/Closing: 2/9/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

7326 WALDMAN AVE

The sign(s) were posted on 1/25/05
(Month, Day, Year)

Sincerely,

Robert Black 1/26/05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 25, 2005 Issue - Jeffersonian

Please forward billing to:
Mr. & Mrs. Mark Szeliga 410-256-9278
9932 Richlyn Drive
Perry Hall, MD 21128

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: 05-321-A
7326 Waldman Avenue
N/side of Waldman Avenue, 450 ft. west of centerline of Ketchum Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Mark C. and Kathryn Y. Szeliga

Variance to approve an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, February 9, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel· 410-887-3353 • Fax: 410-887-5708

Baltimore County

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

January 7, 2005

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: 05-321-A
7326 Waldman Avenue
N/side of Waldman Avenue, 450 ft. west of centerline of Ketchum Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Mark C. and Kathryn Y. Szeliga

Variance to approve an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, February 9, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mark & Kathryn Szeliga, 9932 Richlyn Dr., Perry Hall 21128

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 25, 2005.**
(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.

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: 05-321-A

Petitioner: SZELIGA

Address or Location: 7326 WALDMAN AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR + MRS. MARK SZELIGA

Address: 9932 RICHLYN DR.
PERRY HALL, MD 21128

Telephone Number: 410-256-9278

Revised 2/20/98 - SCJ

Department of Permits and 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

February 2, 2005

Mark C. Szeliga
Katherine Y. Szeliga
9932 Richlyn Drive
Perry Hall, Maryland 21128

Dear Mr. and Mrs. Szeliga:

RE: Case Number: 05-321-A, 7326 Waldman Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 29, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Fire Department

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

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

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

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: ~~319-333~~ 321

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.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 17, 2005
Item No. 321

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

The flood protection elevation for this site is 10.4 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.

The minimum right-of-way for all public roads in Baltimore County is 40 feet. Variances shall be modified accordingly.

RWB:CEN:jrb

cc: File

ZAC-01-17-2005-ITEM NO 321-01242005

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: February 14, 2005

RECEIVED
FEB 14 2005
ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-321
Address 7326 Waldman Ave.

Zoning Advisory Committee Meeting of January 10, 2005

_____ 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:

Note that Critical Area Regulations limit the over-all Impervious Surfaces, require that a setback from the waterway is honored, and that minimum tree-cover limits will be enforced.

Reviewer: Michael Kulis Date: February 14, 2005

L:\SHARED\DESHARED\Devcoord\ZACSHEL-1-11-05.doc

BW 2/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2005

RECEIVED

JAN 2 2005

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-321 and 5-322**

The Office of Planning has reviewed the subject request and has determined that the petitioner owns *sufficient adjoining land to conform to the minimum width and area requirements and therefore does not* meet the standards stated in Section 304.1.C of the BCZR. However, the existing lot pattern of the neighborhood appears to 50-foot wide lots. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

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

Division Chief: Pat Keller

MAC/LL

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 1 · 10 · 05

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

RE: Baltimore County
Item No. 321 DT

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

RE:	PETITION FOR VARIANCE 7326 Waldman Avenue; N/side Waldman Avenue, 450' W c/line Ketchum Avenue 15th Election & 7th Councilmanic Districts Legal Owner(s): Mark & Kathryn Szeliga Petitioner(s)	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
		*	BALTIMORE COUNTY
		*	05-321-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 any 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 13th day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to, Mark Szeliga, 9932 Richlyn Drive, Perry Hall, MD 21128, Petitioner(s).

RECEIVED
JAN 13 2005
Per CLR

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

219 BW

RECEIVED

JAN 14 2005

ZONING COMMISSIONER

CORRECTION

CASE NO. 05-321-A ---LOCATION SHOULD READ: N/side Waldman Avenue, 450 feet west of centerline **Ketchum** Avenue

05-321-A

and

05-322-A

PLEASE SCHEDULE BOTH OF THESE CASES TOGETHER

Case No.: 05-321 A 05-322 A

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	05-321 A - Exhibit 1A 05-322 A - Exhibit 1B	
No. 2	Photo - 50' Lot Setback And Existing & Proposed Lots	
No. 3	SUBDIVISION PLAT CHESAPEAKE TERRACE - SECT 13 RECORDED 9/27/1917	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

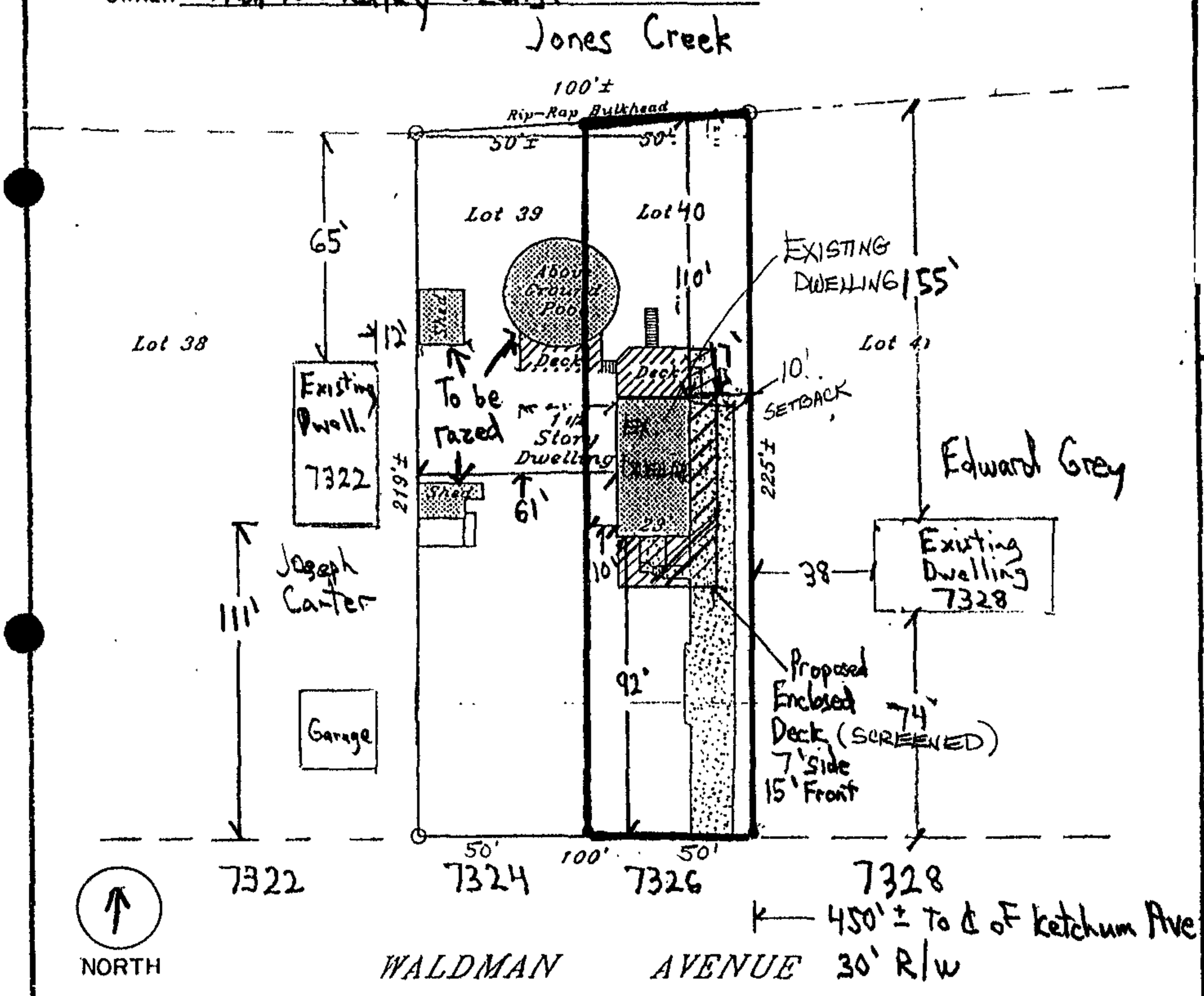
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

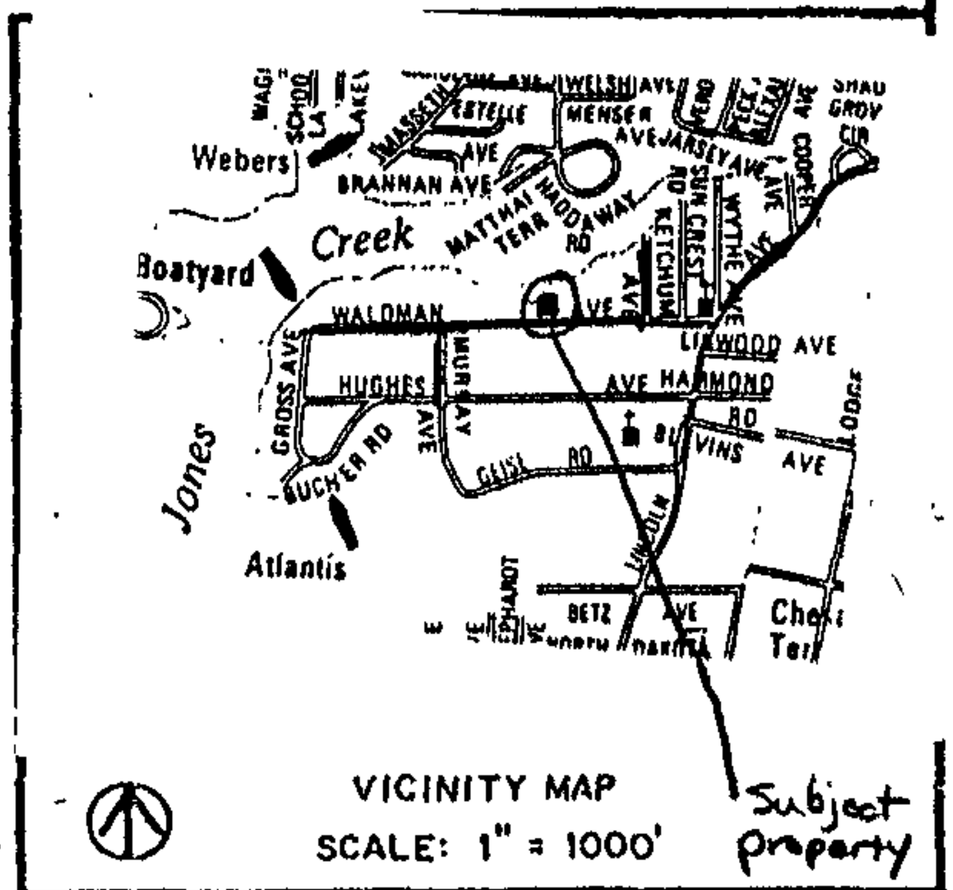
PROPERTY ADDRESS 7326 Waldman Ave. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chesapeake Terrace

PLAT BOOK # 5 FOLIO # 36 LOT # 40 SECTION # B

OWNER Mark + Kathy Szeliga





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 7th

1"=200' SCALE MAP # SE 7-H

ZONING D.R.-5.5

LOT SIZE ACREAGE / 11,15 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	321	05-321-A

PREPARED BY M.S.

SCALE OF DRAWING: 1" = 50'

-15-

EXHIBIT 1A

BEFORE THE COMMISSIONERS

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

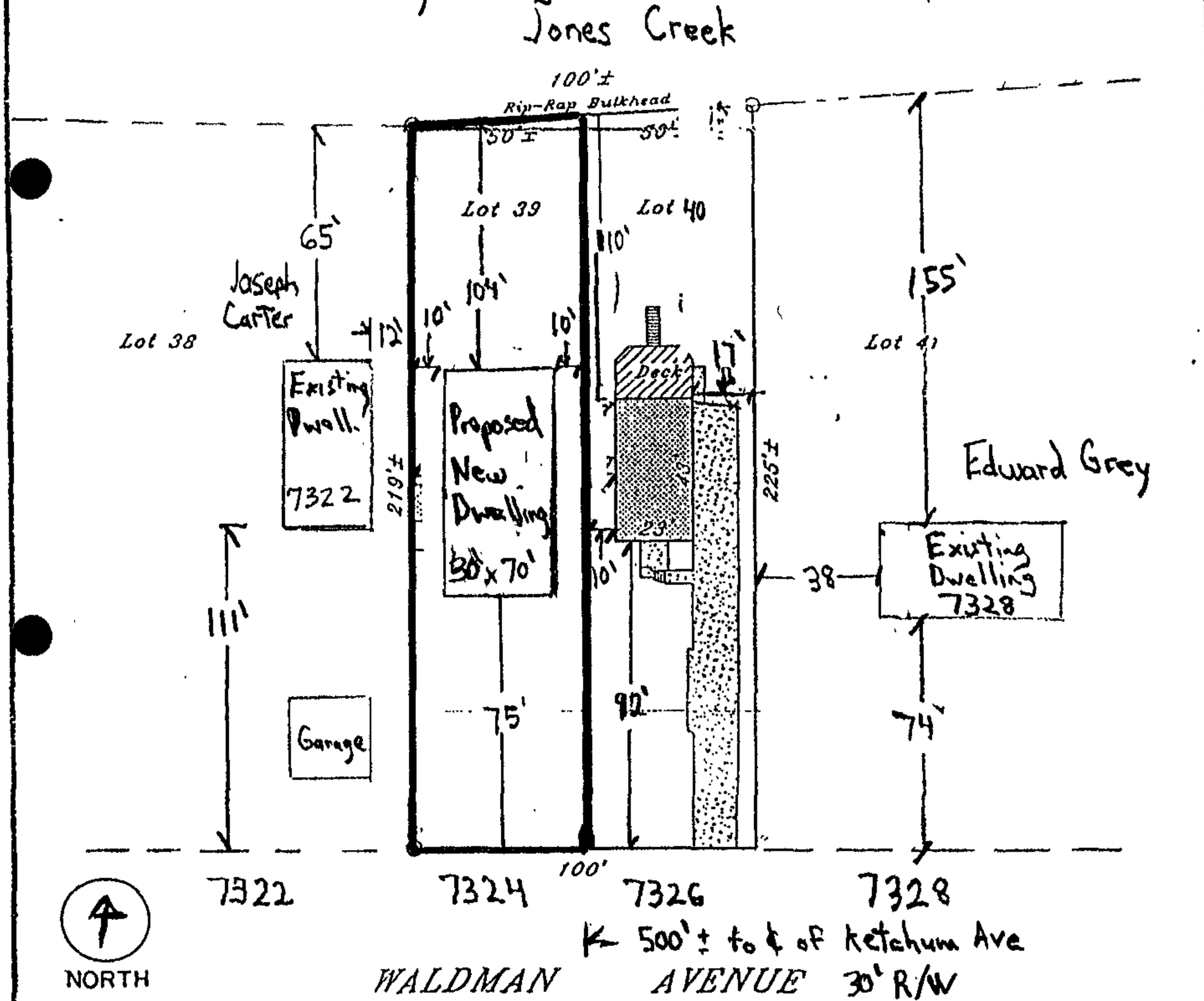
PROPERTY ADDRESS 7324 Waldman Ave

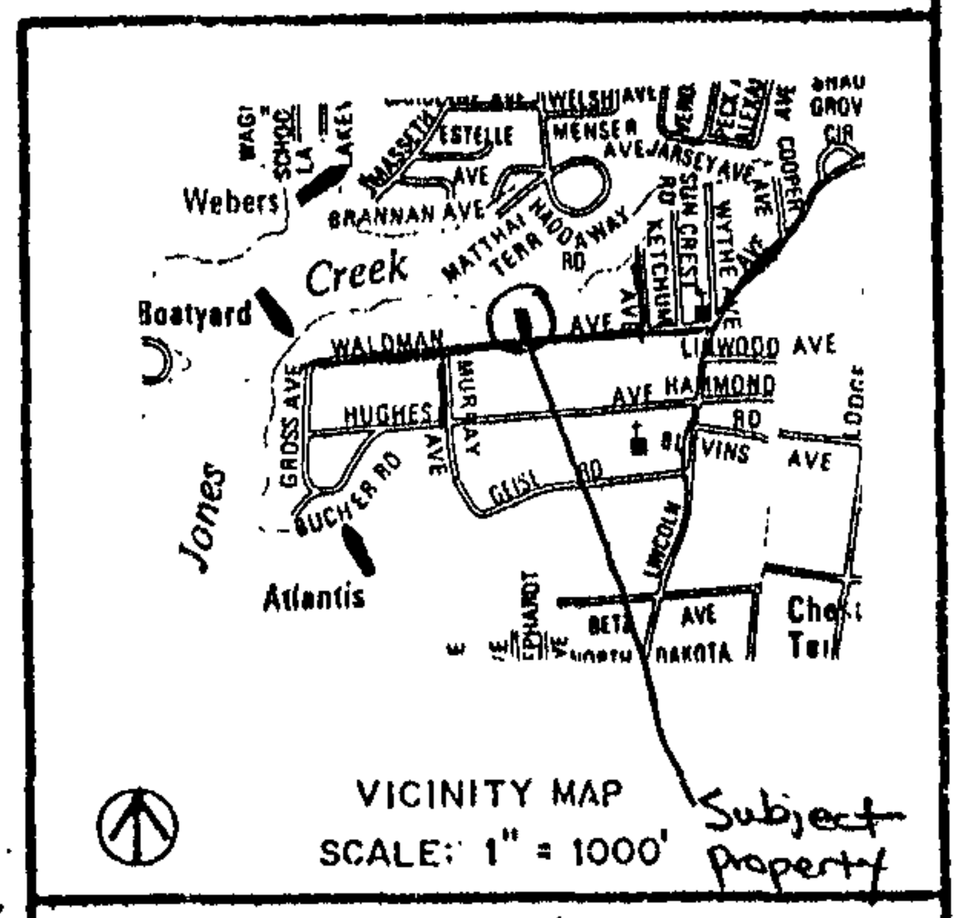
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chesapeake Terrace

PLAT BOOK # 5 FOLIO # 36 LOT # 39 SECTION # B

OWNER Mark + Kathy Szeliga





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 7th

1"=200' SCALE MAP # SE 7-H

ZONING D.R.-5.5

LOT SIZE ACREAGE / 11,050 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	322	05-332-A

PREPARED BY MCS

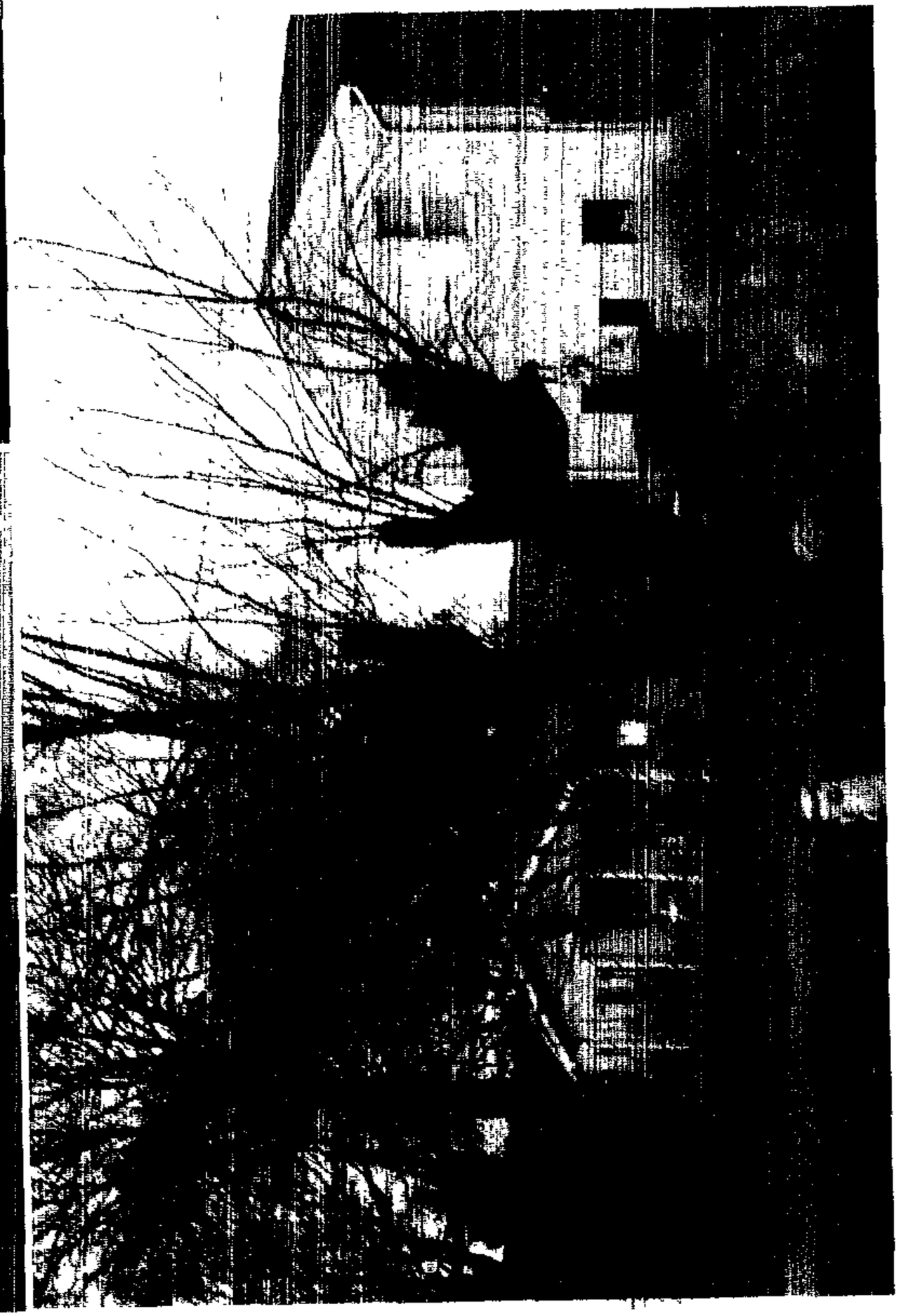
SCALE OF DRAWING: 1" = 50'

-15-

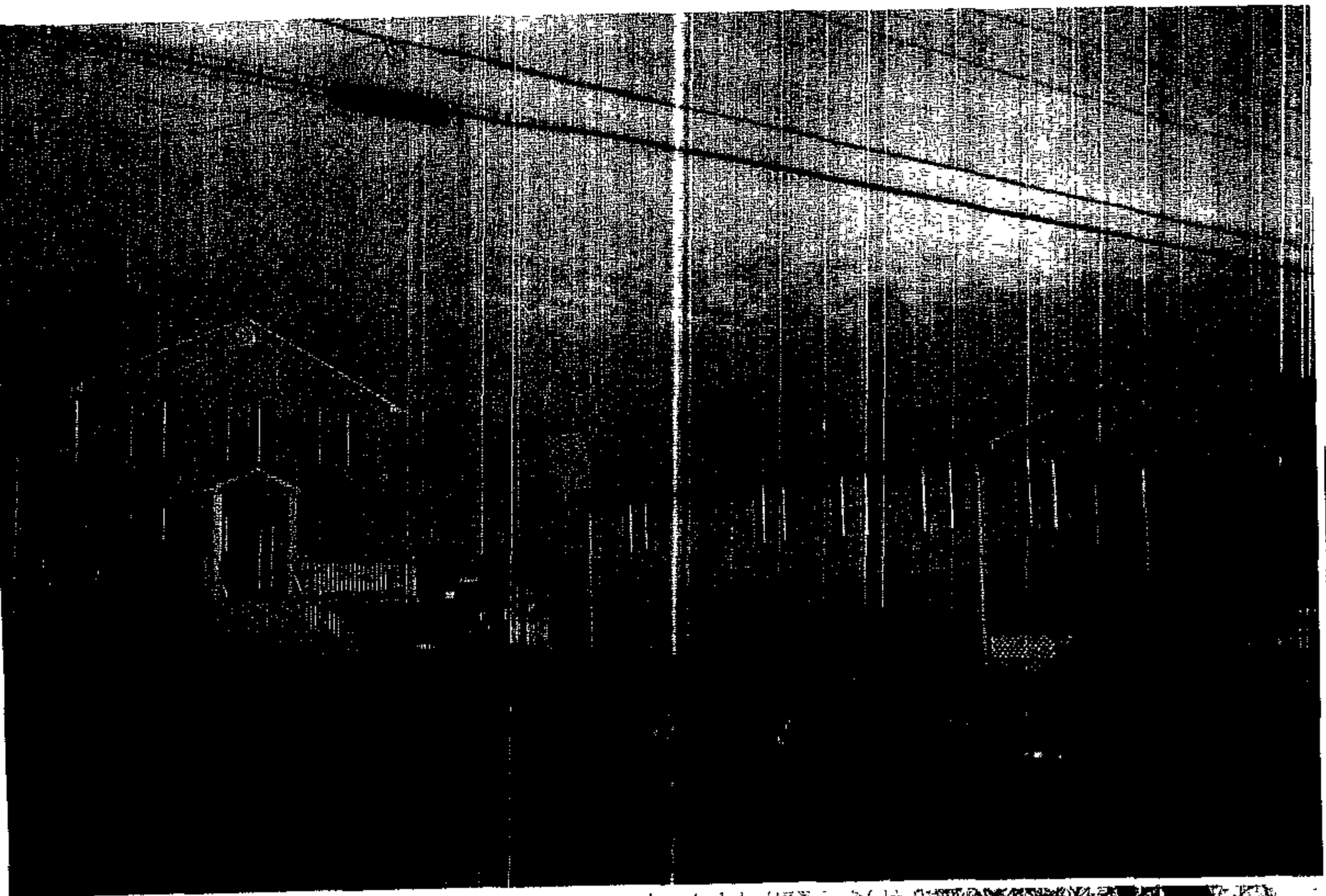
EXHIBIT 1B

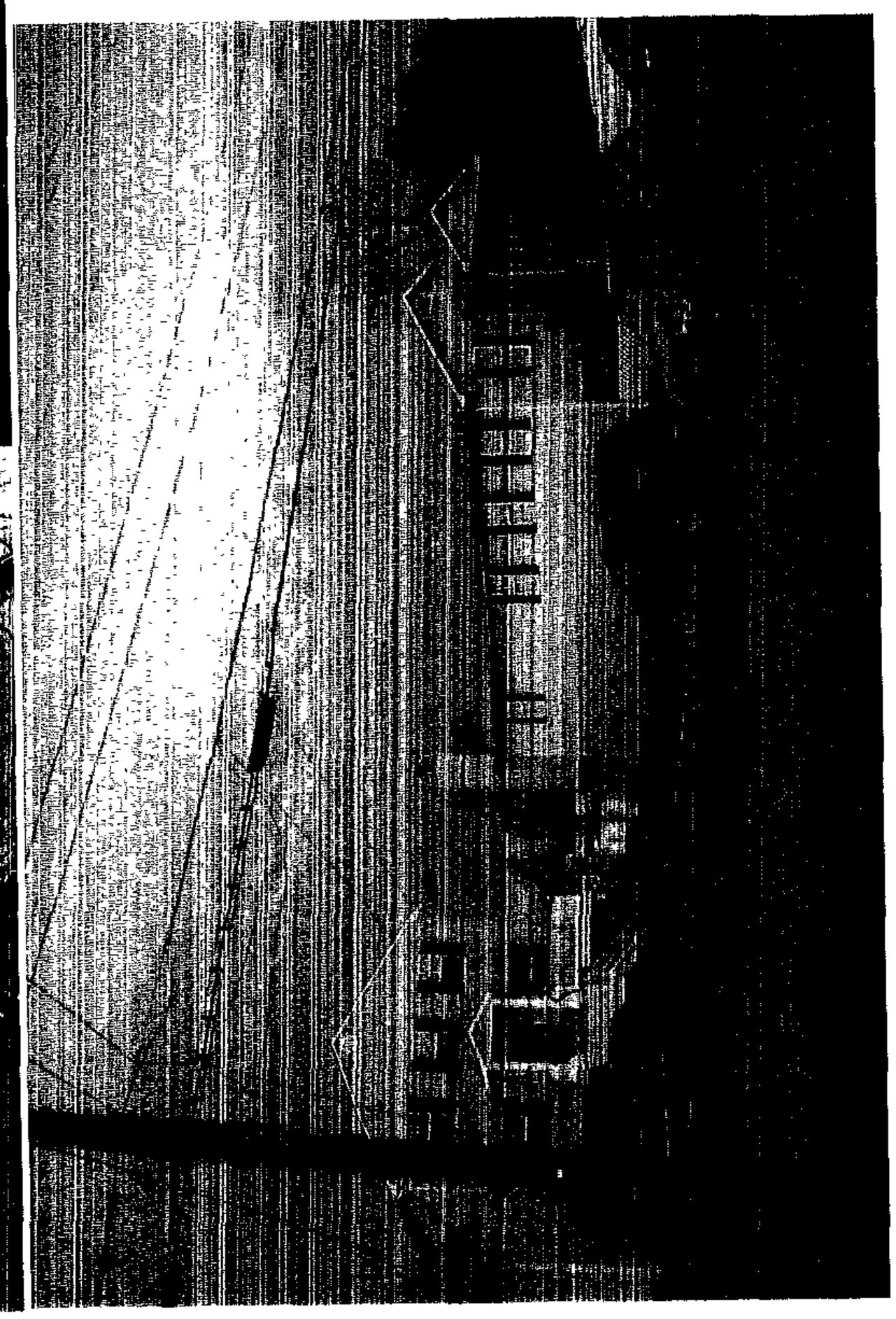
PETITIONER'S

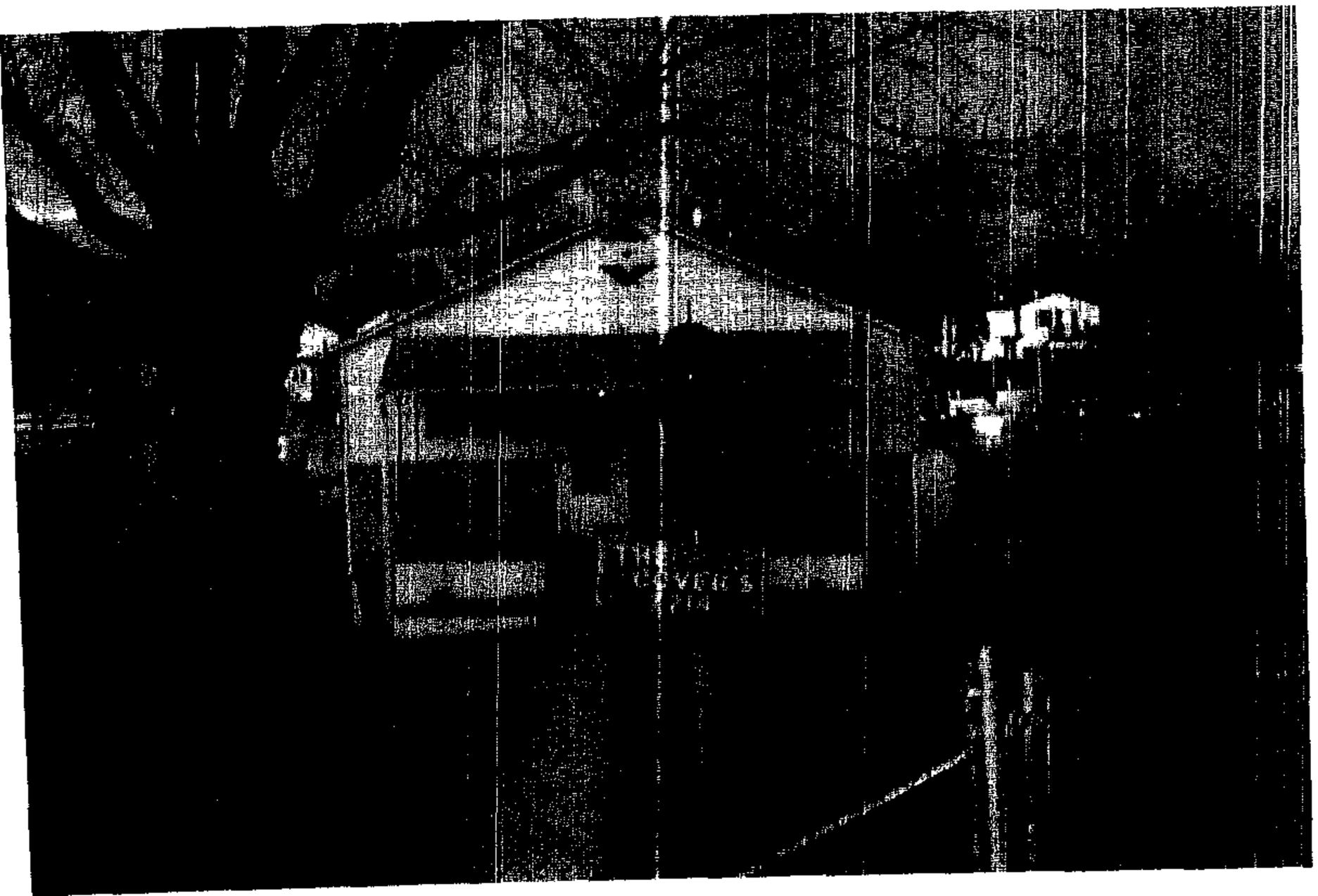
05-321-A



05-321-A







05-321-A

HOUSE ON

7326 WALDMAN AVE.

05-321-A

HOUSE ON 7326 WALDMAN

+ ADJOINING LOT

05-321-A

PETITIONER'S

EXHIBIT 2A

PETITIONER'S
EXHIBIT 2C

PETITIONER'S
EXHIBIT 2B

9/27/1917

DEED

File No. 047308
Tax Account No. 15/15-08-652500

THIS DEED, Made this 17 day of November, 2004, by and between Henry J. Scott, Jr. and Dawn M. Scott, parties of the first part, and Mark C. Szeliga and Kathryn Szeliga, parties of the second part,

WITNESSETH, that in consideration of the sum of Three Hundred Ninety-Six Thousand and 00/100 ($396,000.00) DOLLARS; and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part, do grant and convey unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that property situate in Baltimore County, State of Maryland, described as follows, that is to say:

BEGINNING FOR THE SAME on the northernmost side of an avenue 30 feet wide laid out on the Plat of Chesapeake Terrace, Section B, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5, folio 36, said Avenue being the first Avenue south of Jones Creek and now known as Waldman Avenue at the distance of 625 feet, more or less, easterly from the corner formed by the intersection of said Waldman Avenue with the easternmost side of another Avenue laid out on said Plat 25 feet wide and now known as Murray Avenue and running thence easterly binding on the northernmost side of said Waldman Avenue 100 feet to the westernmost line of lot No. 41 as laid out on said Plat, thence northerly at right angles or nearly so to said Waldman Avenue and binding along the westernmost line of said Lot No. 41, 225 feet, more or less, to the waters of Jones Creek, thence westerly along the waters of Jones Creek to meet a line drawn northerly from the place of beginning at right angles or nearly so to said Waldman Avenue and thence southerly reversing the line so drawn and binding thereon said Plat 219 feet, more or less, to the place of beginning. The improvements thereon being known as No. 7326 Waldman Avenue. Being Lots Nos. 39 and 40 as laid out on said Plat of Chesapeake Terraces, Section B.

Being the same lot of ground which by Deed dated October 14, 1998 and recorded among the Land Records of Baltimore County in Liber 13373, folio 1, was granted and conveyed by Sandra Carol Lenhart unto Henry J. Scott, Jr. and Dawn M. Scott, the Grantors herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Sparrows Point

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Account Identifier: **District** - 15 **Account Number** - 1508652500

Owner Information

Owner Name:	SCOTT HENRY J,JR SCOTT DAWN M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7326 WALDMAN AVE BALTIMORE MD 21219-2031	**Deed Reference:**	1) /13373/ 1 2)

Location & Structure Information

Premises Address
7326 WALDMAN AVE

Legal Description
LT 39,40
7326 WALDMAN AVE
CHESAPEAKE TERRACE

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
111	16	128			B		39	82	Plat Ref: 5/ 36

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,386 SF	22,200.00 SF	34

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	75,300	75,300		
Improvements:	31,540	50,970		
Total:	106,840	126,270	119,792	126,270
Preferential Land:	0	0	0	0

Transfer Information

Seller:	LENHART SANDRA CAROL	**Date:**	12/14/1998	**Price:**	$117,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/13373/ 1	**Deed2:**	
Seller:	HORSTMAN ROY M	**Date:**	06/28/1996	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/11679/ 455	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

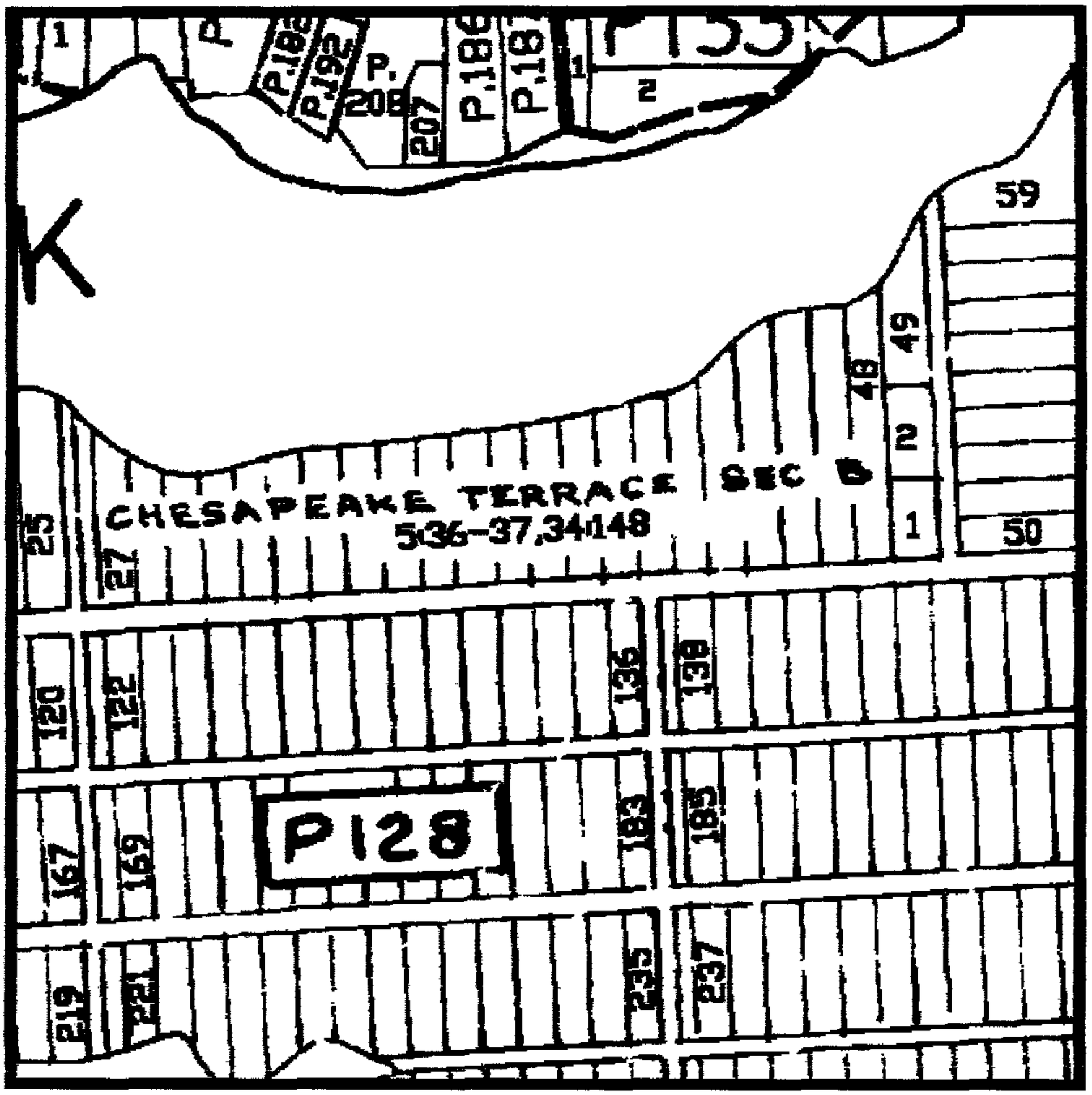
Special Tax Recapture:

* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

View Map

District - 15**Account Number** - 1508652500



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at

1B02.3.C.1 vs 1B02.3B

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

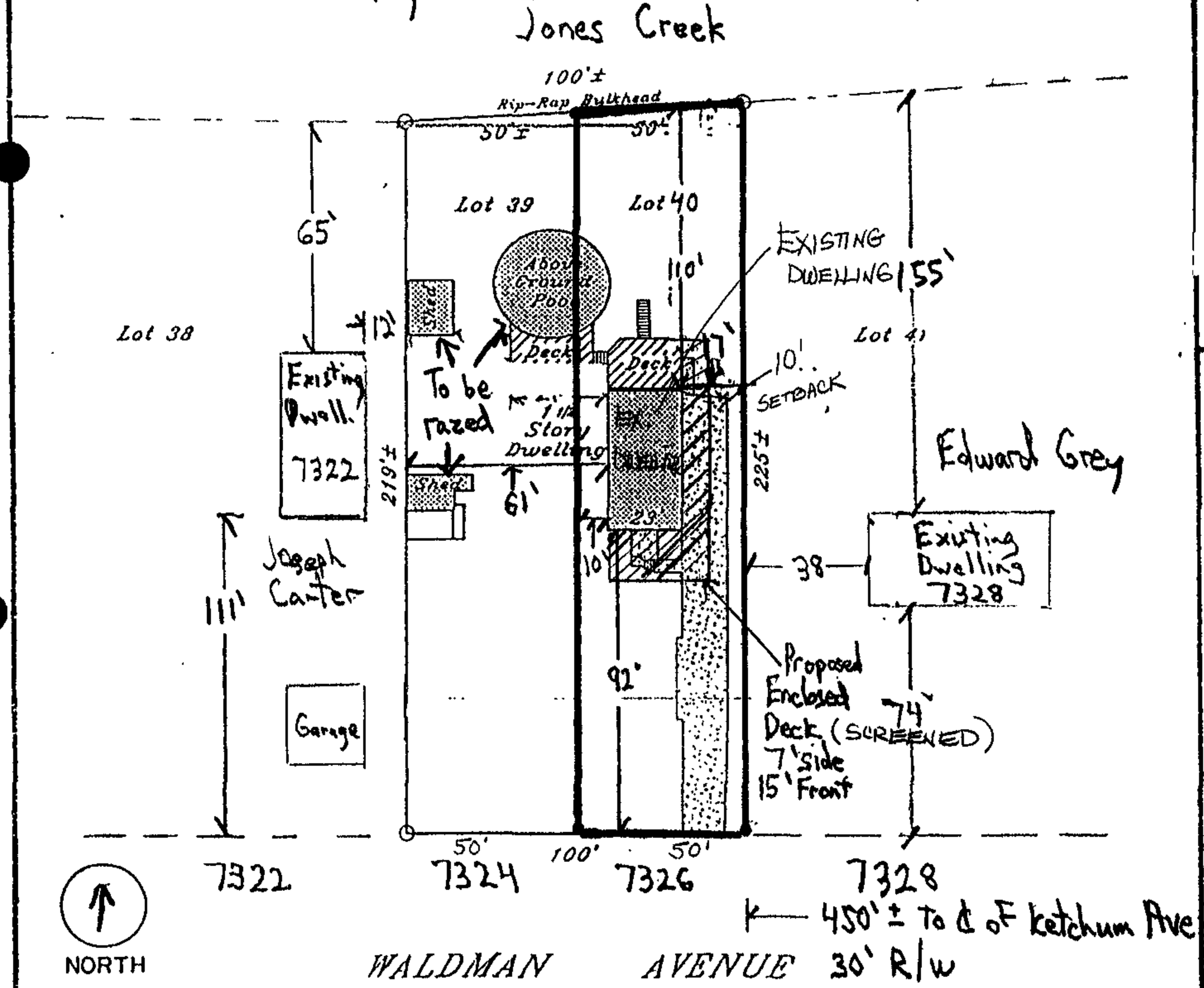
PROPERTY ADDRESS 7326 Waldman Ave.

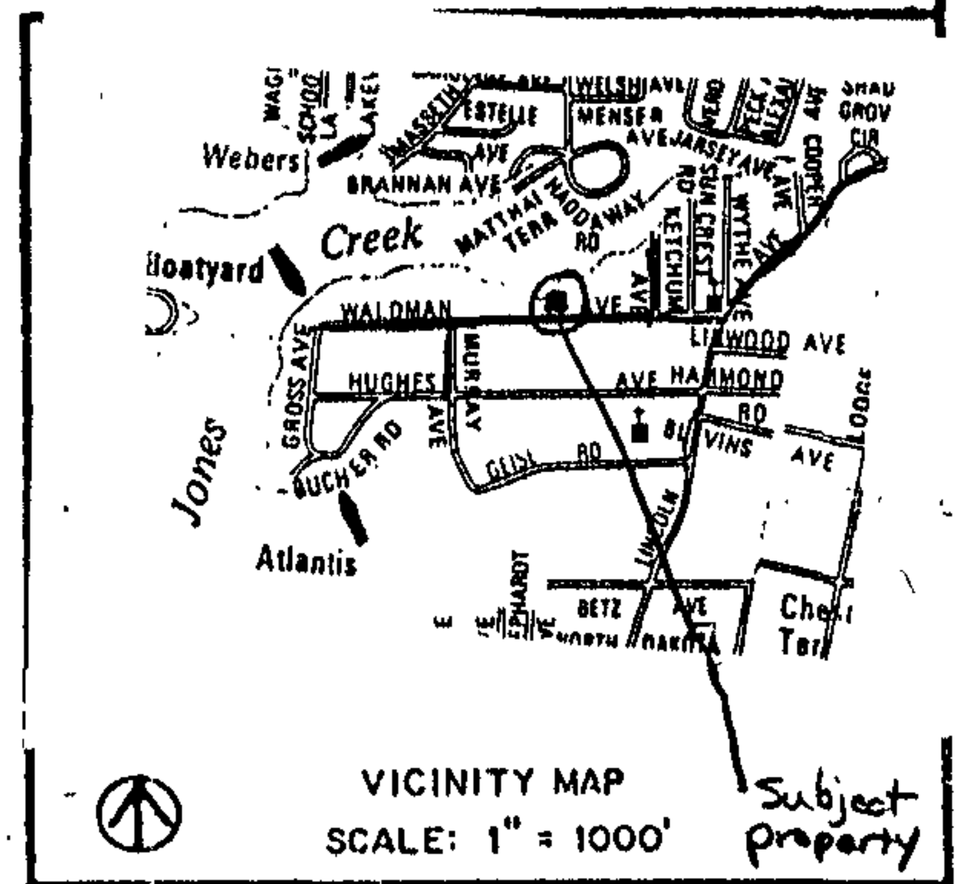
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chesapeake Terrace

PLAT BOOK # 5 FOLIO # 36 LOT # 40 SECTION # B

OWNER Mark & Kathy Szeliga





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 7th

1" = 200' SCALE MAP # SE 7-H

ZONING D.R.-5.5

LOT SIZE ACREAGE / 11,150 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☐	☒

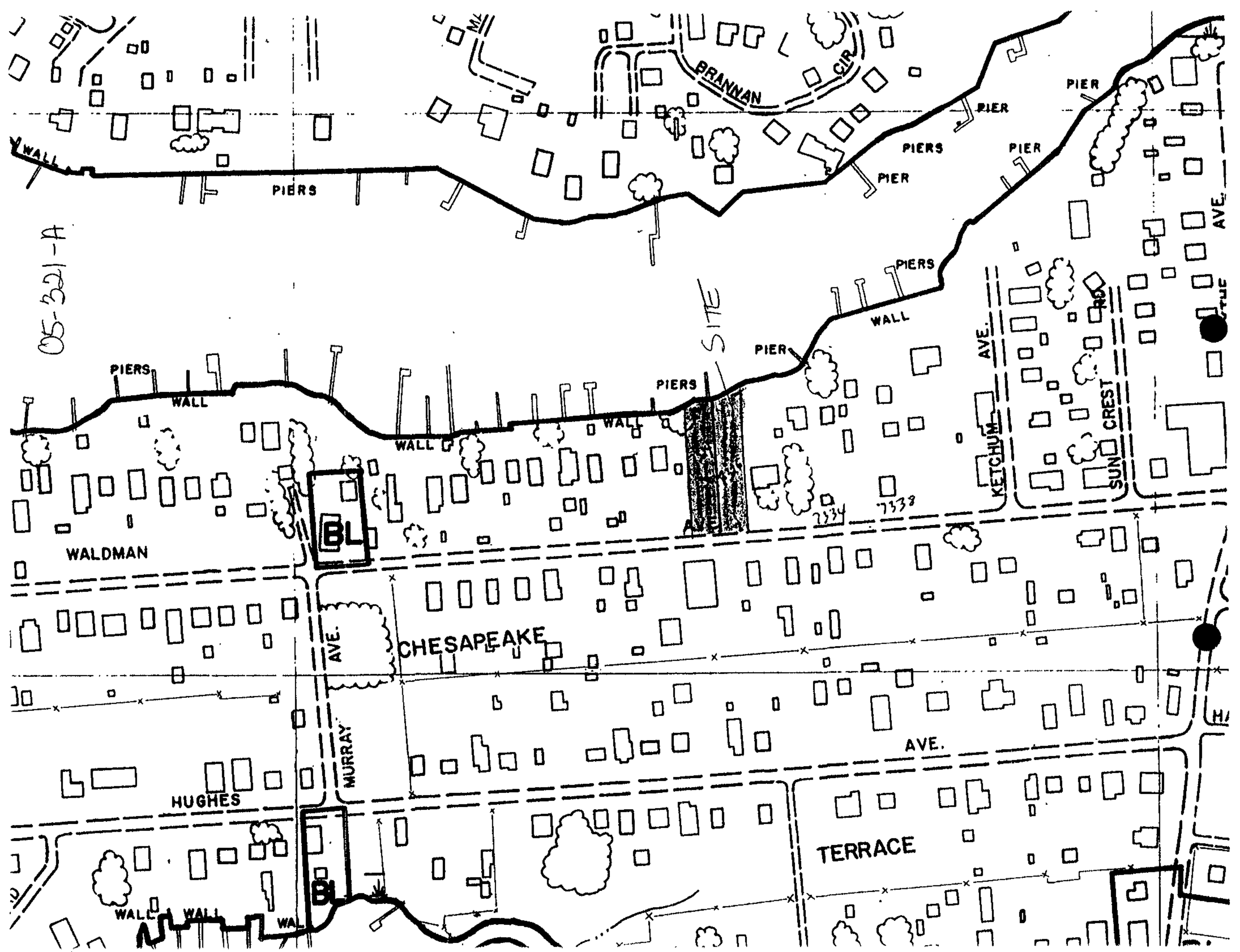
PRIOR ZONING HEARING NONE

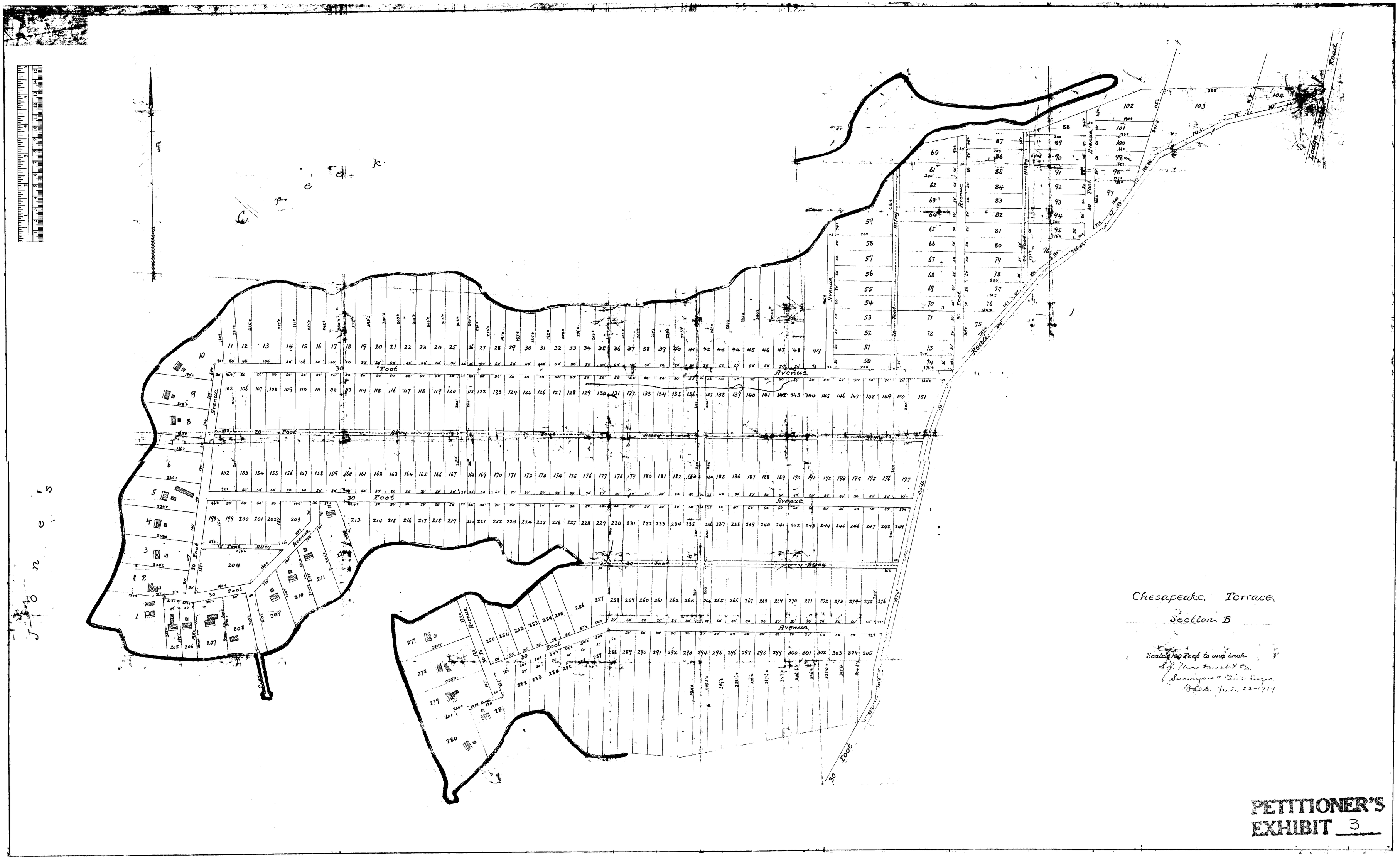
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	321	05-321-A

PREPARED BY M.S.

SCALE OF DRAWING: 1" = 50'


05-321-A
BRANNAN
CIR
WALL
PIERS
PIER
PIERS
PIER
PIER
PIER
PIERS
WALL
SITE
PIERS
WALL
PIERS
WALL
WALL
PIER
AVE.
KETCHUM
SUNCREST
7334
7338
BL
WALDMAN
AVE.
CHESAPEAKE
MURRAY
AVE.
HUGHES
TERRACE
BL
WALL
WALL
WAL



PETITIONER'S EXHIBIT 3