

IN RE: PETITIONS FOR VARIANCE
N/S Waldman Avenue, 450' & 500'
W of the c/l Ketchum Avenue
(7324 & 7326 Waldman Avenue)
15th Election District
7th Council District

Mark C. Szeliga, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 05-321-A & 05-322-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by the owners of the subject adjacent properties, Mark C. Szeliga, and his wife, Kathryn Y. Szeliga. Since the properties are owned by the same persons and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 05-321-A, the Petitioners request a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet. In Case No. 05-322-A, the Petitioners request similar relief from Sections 1B02.3.B and 304.1 of the B.C.Z.R. to allow a proposed dwelling on a lot having a width of 50 feet in lieu of the minimum required 55 feet, and to approve the subject property as an undersized lot. The subject properties and requested relief are more particularly described on the site plans submitted in each case, which were accepted into evidence and marked respectively as Petitioners' Exhibits 1.

Appearing at the requisite public hearing in support of the request was Mark Szeliga, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject properties are waterfront lots located on the north side of Waldman Avenue, just west of Ketchum Avenue with frontage on Jones Creek in Sparrows Point. The properties are also identified as Lots 39 and 40 of Chesapeake Terrace, an older subdivision that was platted and recorded in the Land Records at WPC No. 5, Folio 36, in 1917, well prior to the adoption of the first set of zoning regulations in Baltimore

ORDER RECEIVED
9/18/15
By

County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements for development. In this regard, each lot is 50 feet wide and ranges in depth along the water's edge to approximately 220 feet. As shown on the site plan, Lot 40 contains a gross area of 11,150 sq.ft. and is improved with a 1½-story dwelling, known as 7326 Waldman Avenue. Lot 39, known as 7324 Waldman Avenue, contains a gross area of 11,050 sq.ft. and has been traditionally used as the side yard to Lot 40. In this regard, there exists an aboveground swimming pool, which straddles the internal lot line between Lots 39 and 40, and two accessory sheds, which will be removed. Both lots are zoned D.R.5.5 and are served by public water and sewer.

The instant Petitions were filed seeking recognition that the subject properties are two separate building lots so as to permit development of the unimproved lot (Lot 39) with a single family dwelling and to legitimize the existing dwelling on Lot 40. In this regard, both lots are only 50 feet wide; however, contain more than 11,000 sq.ft. in area. The D.R.5.5 zoning regulations require a minimum lot width of 50 feet, and minimum lot area of 6,000 sq.ft. Thus, the only deficiency in both instances is the lot width, which is 5 feet shy of the required 55 feet. It was also indicated that the swimming pool and two sheds will be removed to make way for the new construction and that the new house will meet all front, side and rear yard setback requirements. Additionally, it will be located a consistent distance from the road as other houses in the vicinity. In that both lots contain well above the minimum required area, that portion of the request seeking approval of the unimproved lot as undersized shall be dismissed as moot.

Turning first to the relief requested in Case No. 05-322-A, I am persuaded that relief should be granted to allow construction of the proposed single-family dwelling on Lot 39. The fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B C Z R is a persuasive factor. Moreover, the proposed dwelling will meet all front, side and rear yard setback requirements and will be situated on the lot consistent with other homes along Waldman Avenue. The only deficiency in this instance is the lot width, which is 5 feet shy of the required 55 feet. Relief will likewise be granted in Case No. 05-321-A to legitimize existing

RECEIVED FOR FILING

Date

By

conditions on the improved lot (Lot 40). As noted above, the lot was created in 1919 and the dwelling was constructed in 1929. Thus, it is clear that strict compliance with the zoning regulations would be impractical and result in an unreasonable hardship for the Petitioners. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and meets the spirit and intent of Section 307 for relief to be granted.

Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions 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 February 2005 that the Petition for Variance filed in Case No. 05-321-A seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, for the existing dwelling on Lot 40, known as 7326 Waldman Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-322-A, seeking relief from Section 1B02.3.B of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet, for a proposed dwelling on Lot 39, to be known as 7324 Waldman Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED. subject to the following restrictions:

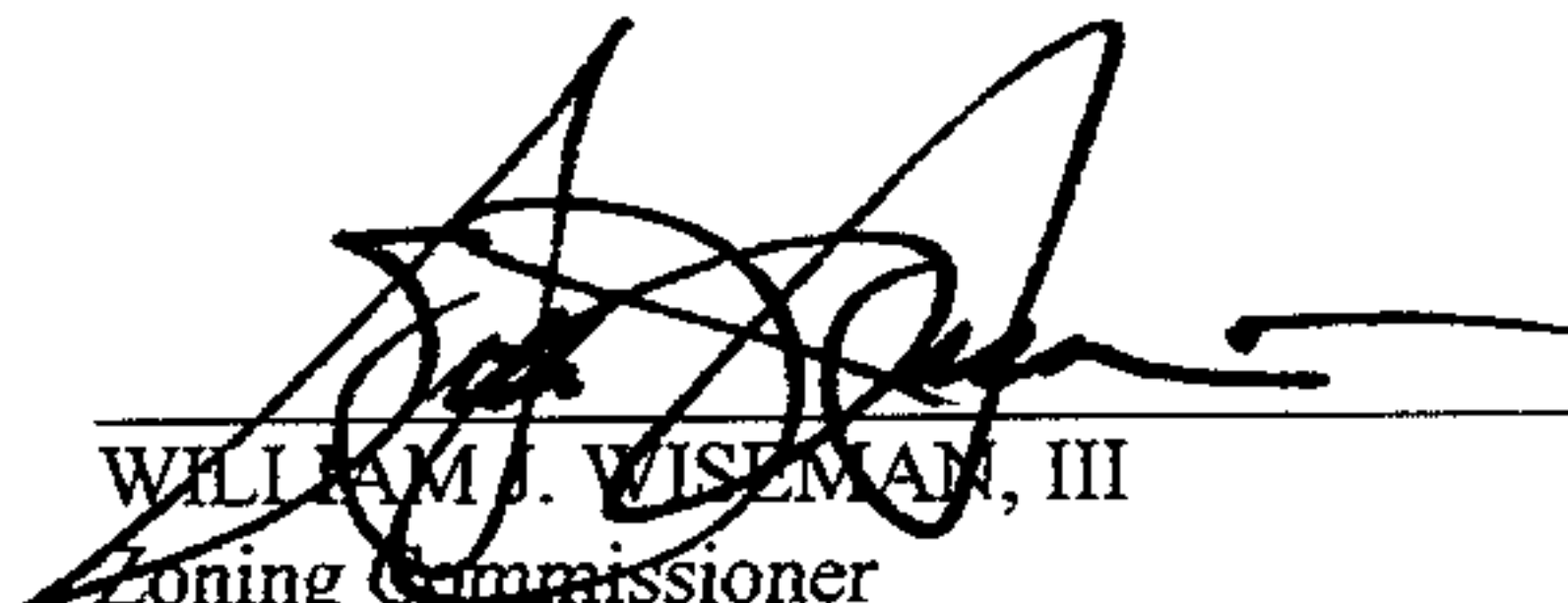
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) 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, dated February 14, 2005 and January 24, 2005, respectively, have been attached hereto and made a part hereof

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2/18/05
10:30
By

- 3) The Petitioners shall provide landscaping along the public road for both properties, and submit building elevation drawings of the proposed dwelling to the Office of Planning prior to the issuance of any permits to insure that the proposed house is compatible in terms of size, exterior, building materials, color and architectural details with existing dwellings in the area.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

IT IS FURTHER ORDERED that the relief requested in Case No. 05-322-A seeking approval of the unimproved lot (Lot 39) as undersized, pursuant to Section 304 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

OFF-RECEIVED FOR FILING
2/15/15
bjs

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

February 18, 2005

Mr. & Mrs. Mark C. Szeliga
9932 Richlyn Drive
Perry Hall, Maryland 21128

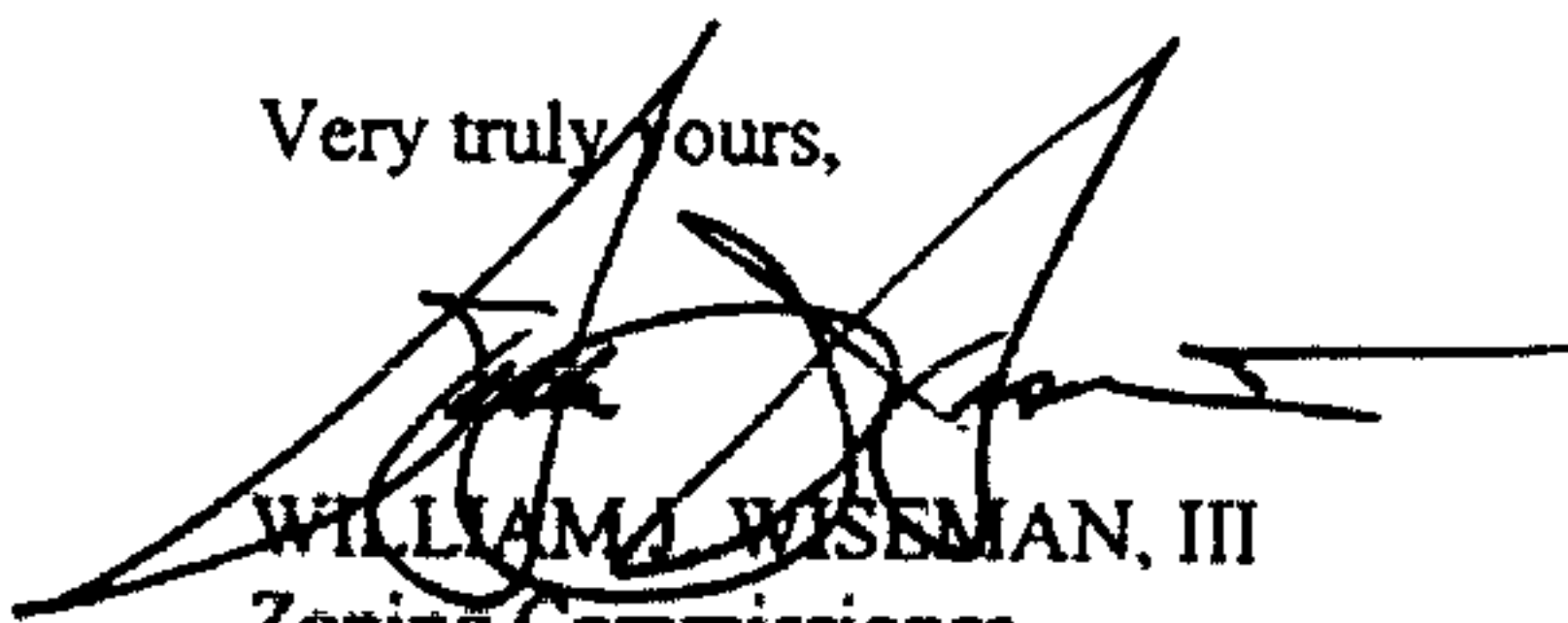
RE: PETITIONS FOR VARIANCE
N/S Waldman Avenue, 450' & 500' W of the c/l Ketchum Road
(7324 & 7326 Waldman Avenue)
15th Election District – 7th Council District
Mark C. Szeliga, et ux - Petitioners
Cases Nos. 05-321-A and 05-322-A

Dear Mr. & Mrs. Szeliga:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have 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



CBCA Head

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) 1802.3B, (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. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Mark C Szeliga
Name - Type or Print _____
Signature _____
Kathryn Y Szeliga
Name - Type or Print _____
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 _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 11/10/11

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.

**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, Feb-
ruary 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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing 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.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 611267

DATE 12/30/04 ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM: MARK STELLER

FOR: ITEM # 201 05-221-A

11326 WILDMAN AVE. B1 D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: ACTION 1785 1000
12/29/2004 12/29/2004 11:06:54
BUDGET 441267 1701 LWR
SHEET 11 201102 12/29/2004 10:13
BPT 5 500 2001000 VERIFICATION
R NO 441267
BUDGET 100 440.00
1101000 CR 4.00 EA
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
(Signature of Sign Poster)

1/26/05
(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
9932 Richlyn Drive
Perry Hall, MD 21128

410-256-9278

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



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

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

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

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

**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*

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

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.: 321 319-333

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
Tel: 410-887-4500
Fax: 410-887-4500
E-mail: fcook@baltimorecountymd.gov

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:jrh

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr JP
DATE: February 14, 2005
SUBJECT: Zoning Item # 05-321
Address 7326 Waldman Ave.

RECEIVED

FEB 14 2005

ZONING COMMISSIONER

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

BW
2/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2005

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

RECEIVED

JAN 20 2005

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

ZONING COMMISSIONER

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:

MAC/LL



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: 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

Per *CLB*

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 B 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.

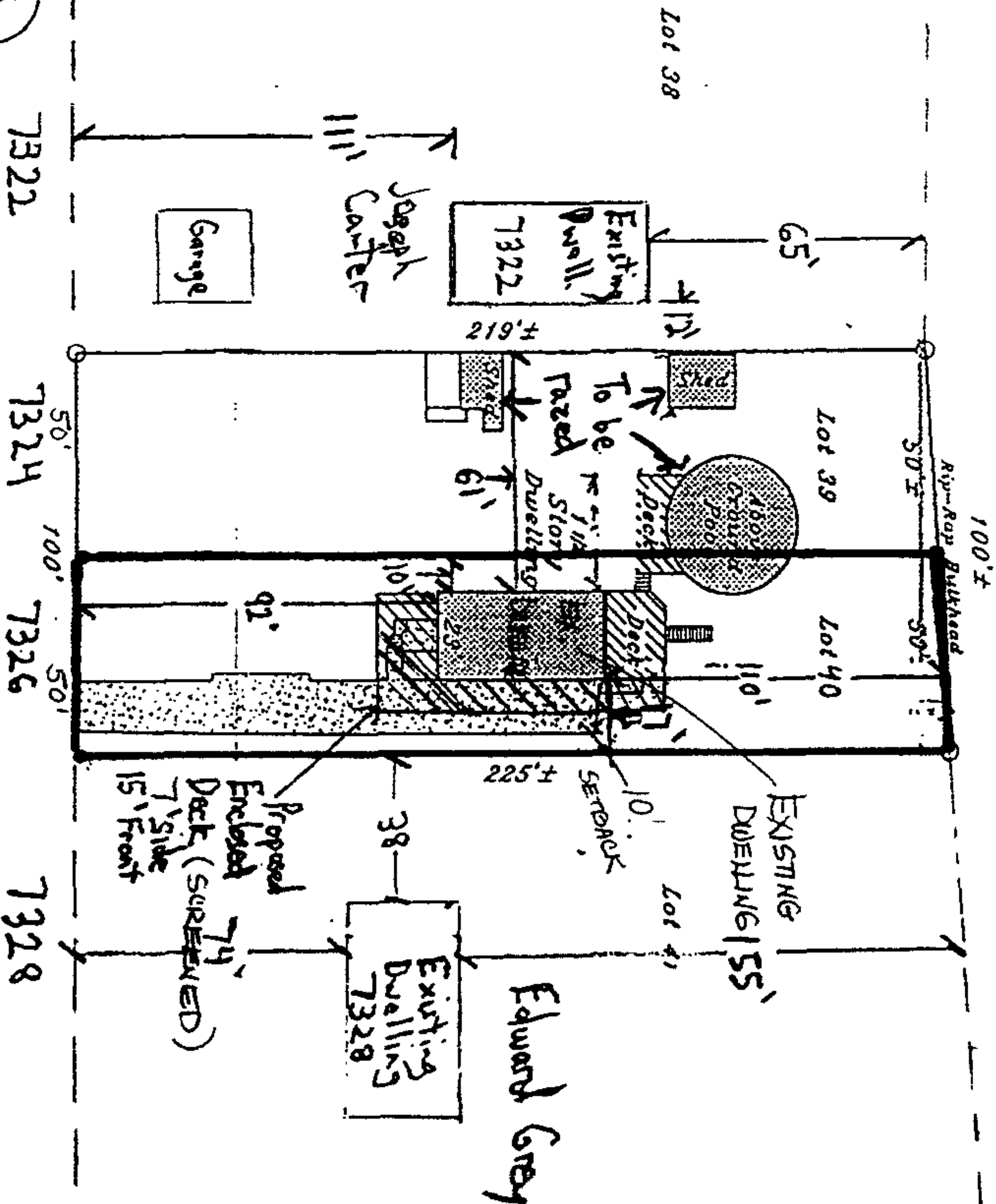
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chesapeake Terrace

PLAT BOOK # 5 FOLIO # 36 LOT # 40 SECTION # 3

OWNER Mark & Kathy Szeliga

Jones Creek



NORTH

PREPARED BY M.S.

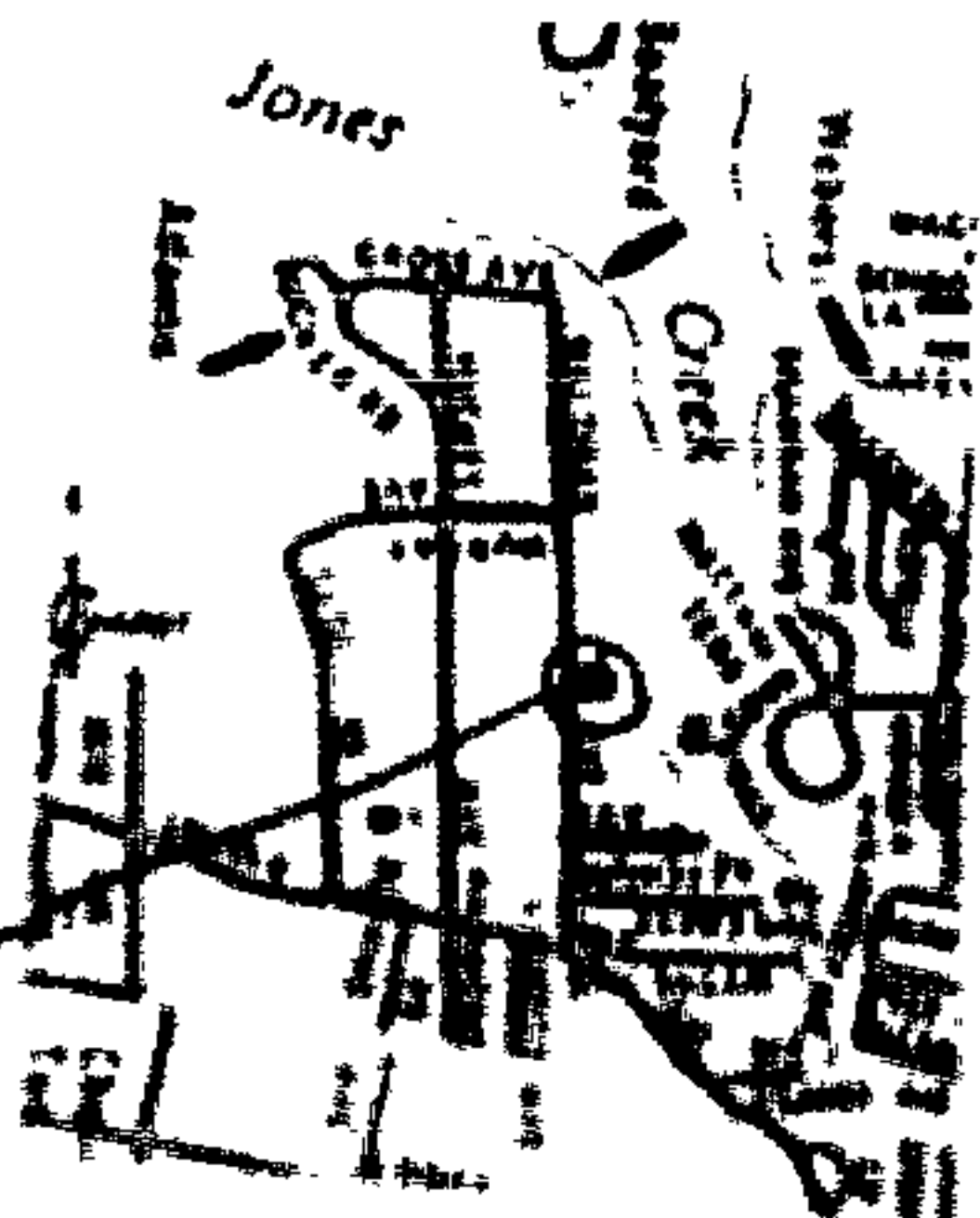
WALDMAN

AVENUE

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 15 1A

COUNCILMANIC DISTRICT 7 4A

1" = 200' SCALE MAP # SC 7.11

ZONING D R - S S

LOT SIZE

ACREAGE

11.15

SEWER

PUBLIC

PRIVATE

WATER

10

10

CHESAPEAKE BAY
CRITICAL AREA

10

100 YEAR FLOOD PLAIN

10

HISTORIC PROPERTY/
BUILDING

10

PRIOR ZONING HEARING

10

ZONING OFFICE USE ONLY
REVIEWED BY ITEM #

DT

301

05

PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7324 Waldman Ave

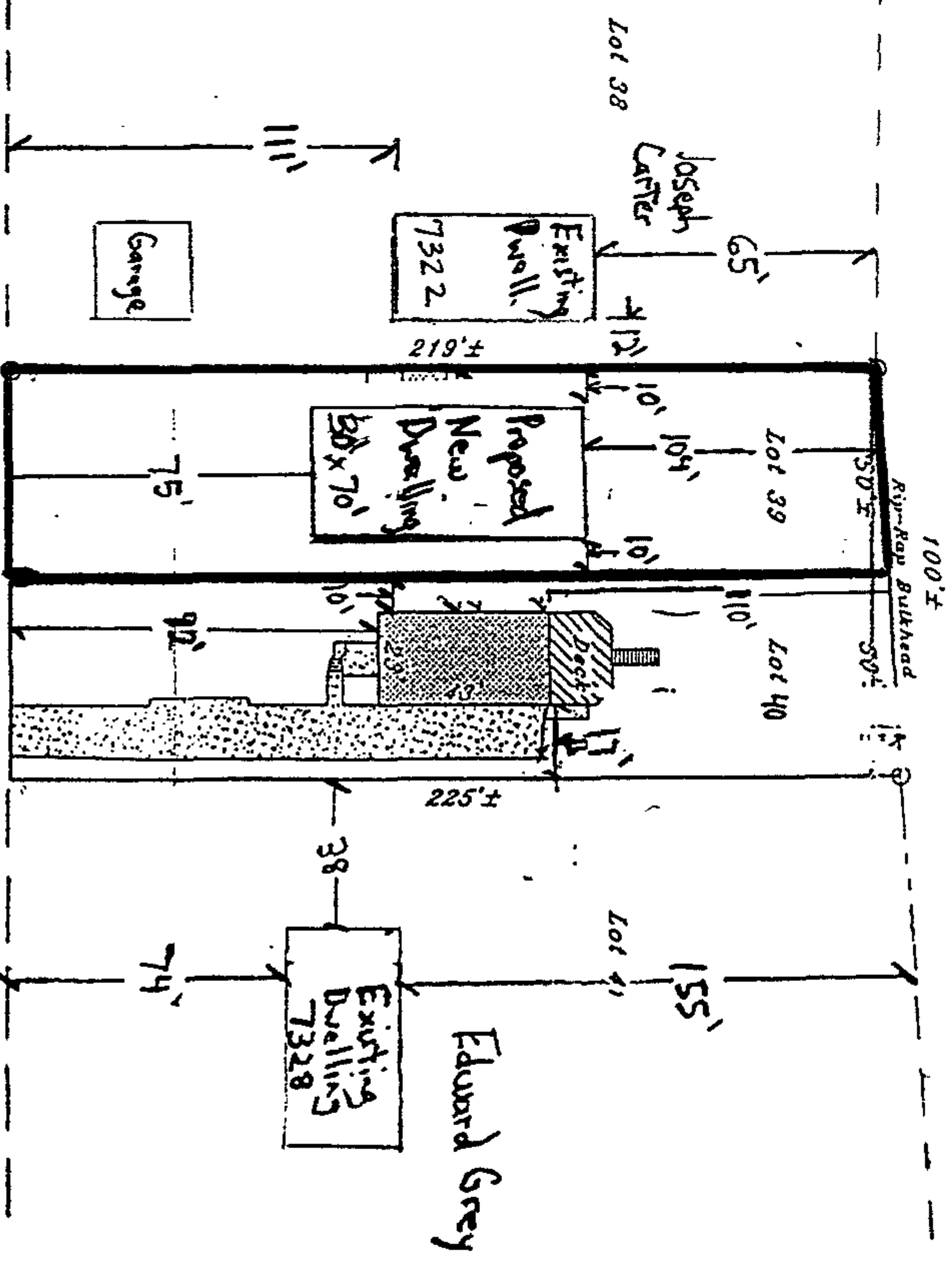
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chesapeake Terrace

PLAT BOOK # 5 FOLIO # 36 LOT # 39 SECTION # 13

OWNER Mark & Kathy Szeliga

Jones Creek



NORTH

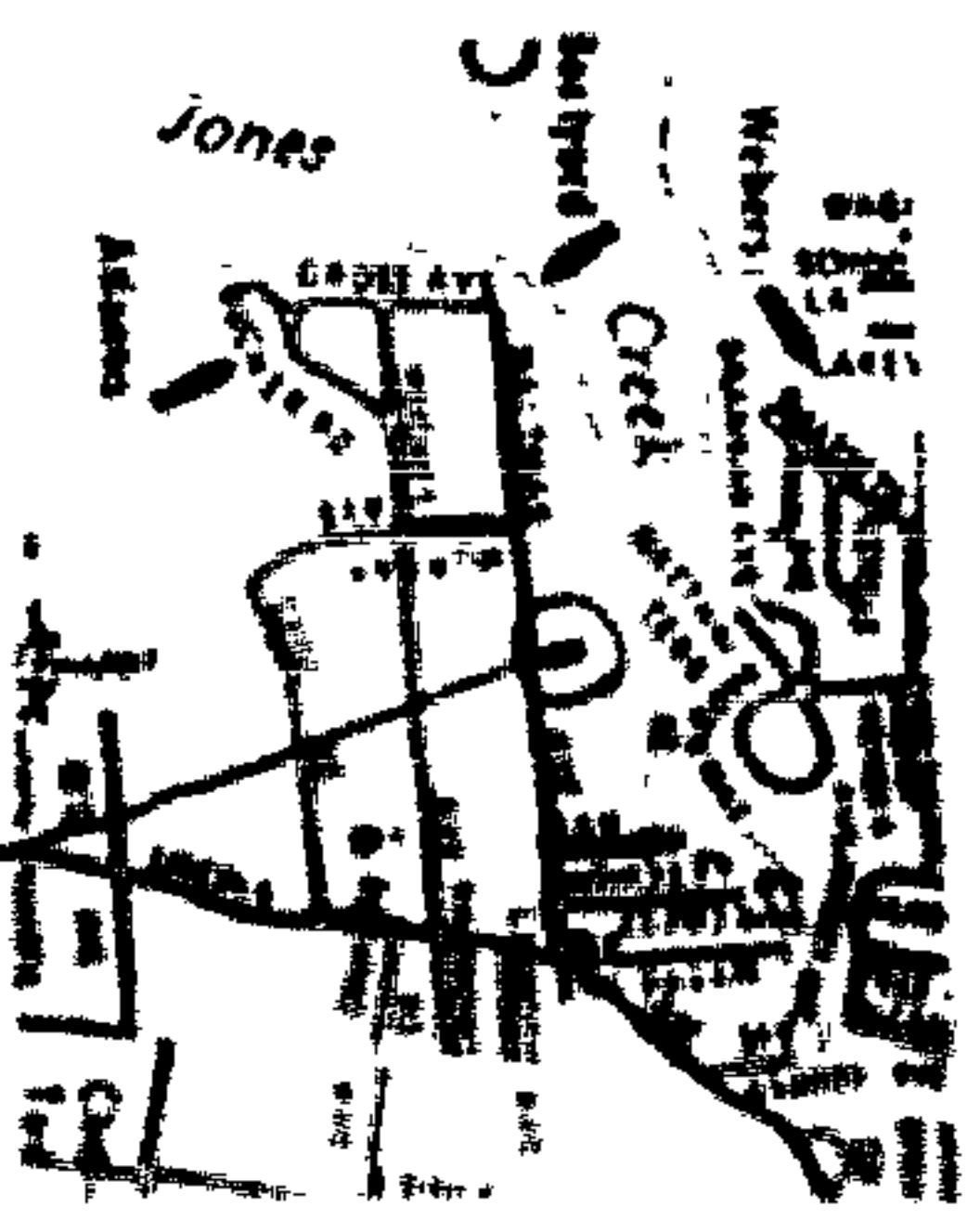
PREPARED BY MC5

SCALE OF DRAWING: 1" = 50'

WALDMAN AVENUE 30' R/W
 500' to 4 of Ketchum Ave



VICINITY MAP
 SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP S.C. 7.04

ZONING D.R. - 5.5

LOT SIZE

ACREAGE

14.85 AC

SEWER

☒ PUBLIC

☐ PRIVATE

WATER

☒ PUBLIC

☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA

☒ YES

100 YEAR FLOOD PLAIN

☒ YES

HISTORIC PROPERTY/ BUILDING

☐ YES

PRIOR ZONING HEARING

☒ YES

ZONING OFFICE USE ONLY

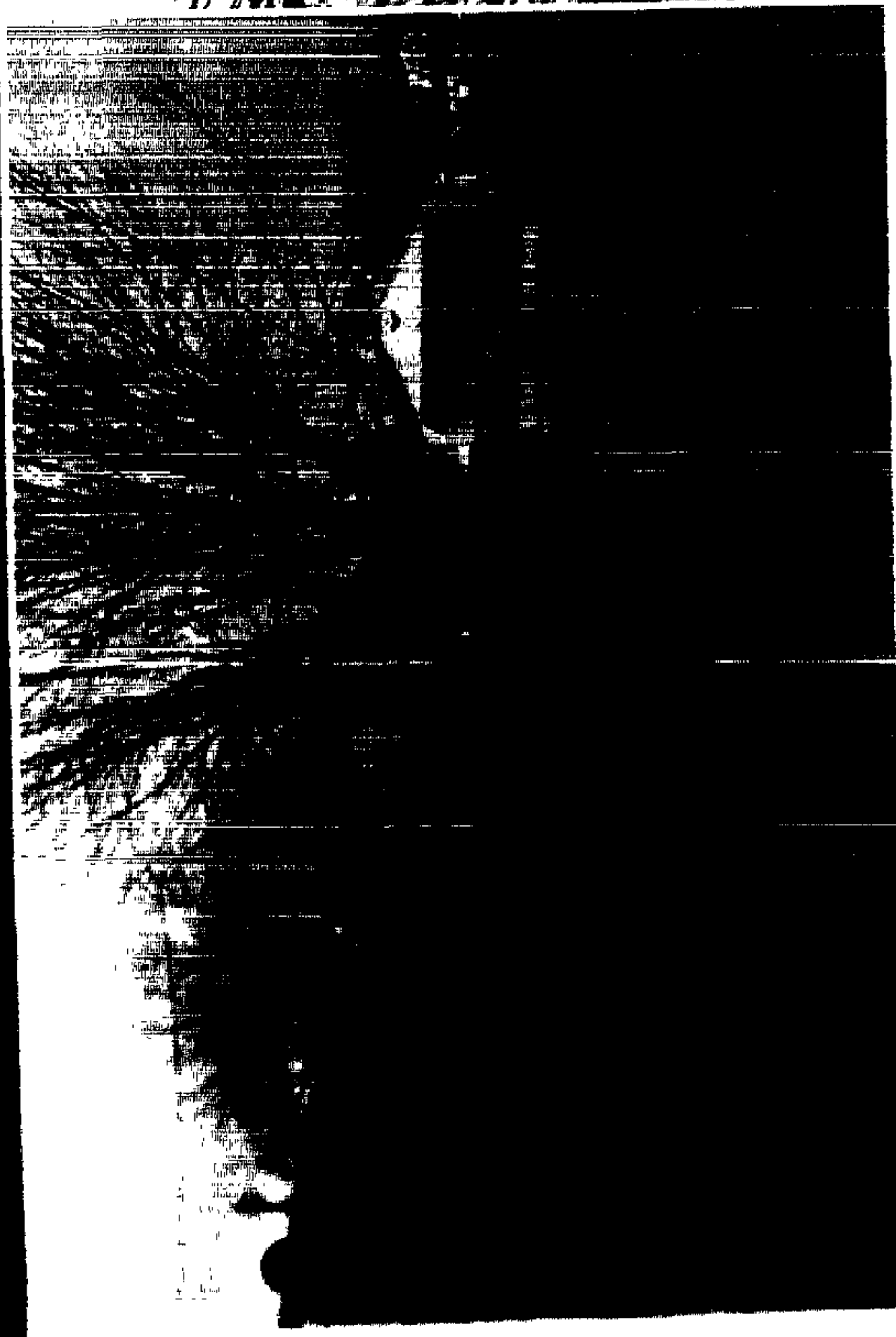
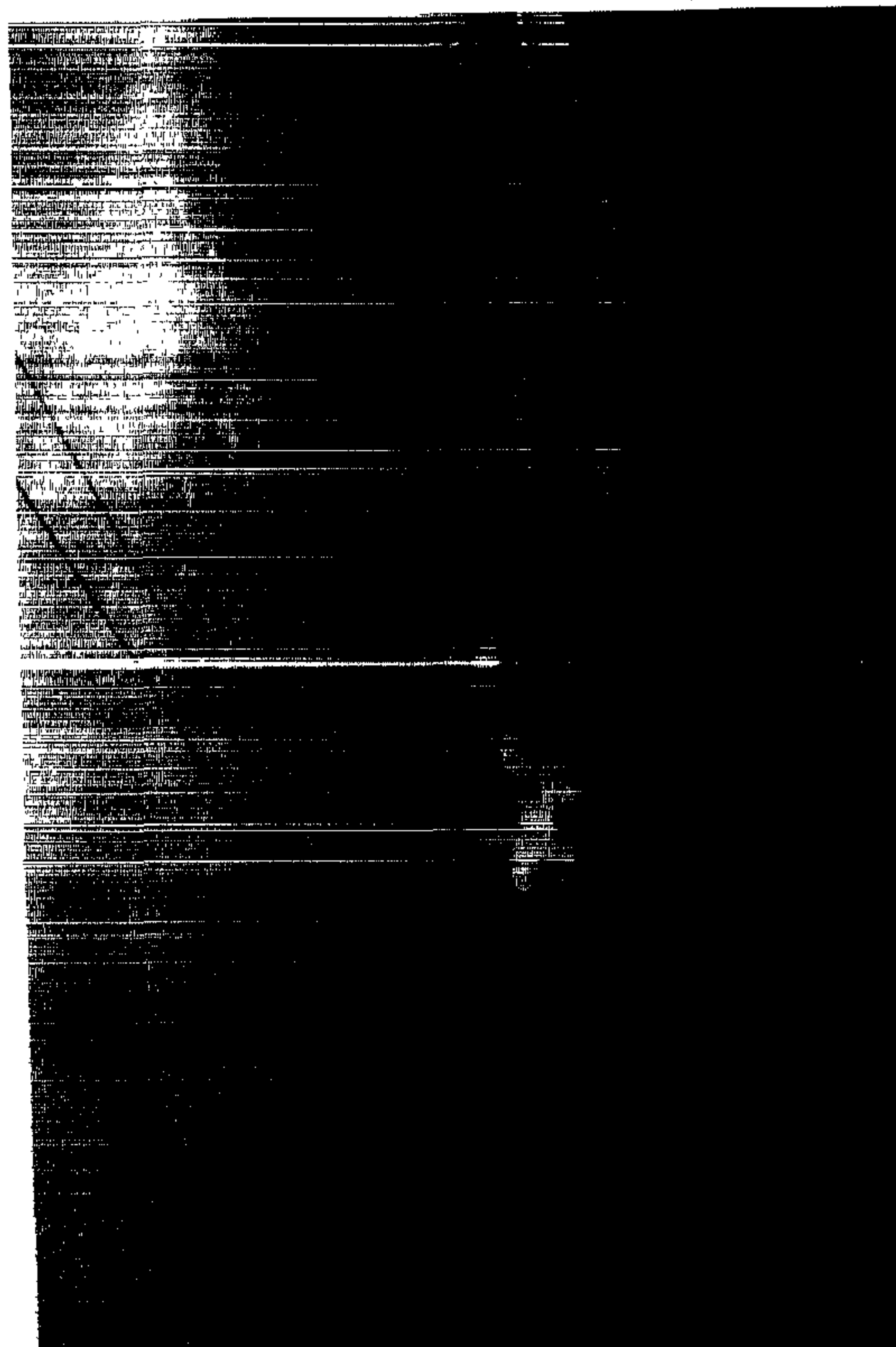
DT

3002

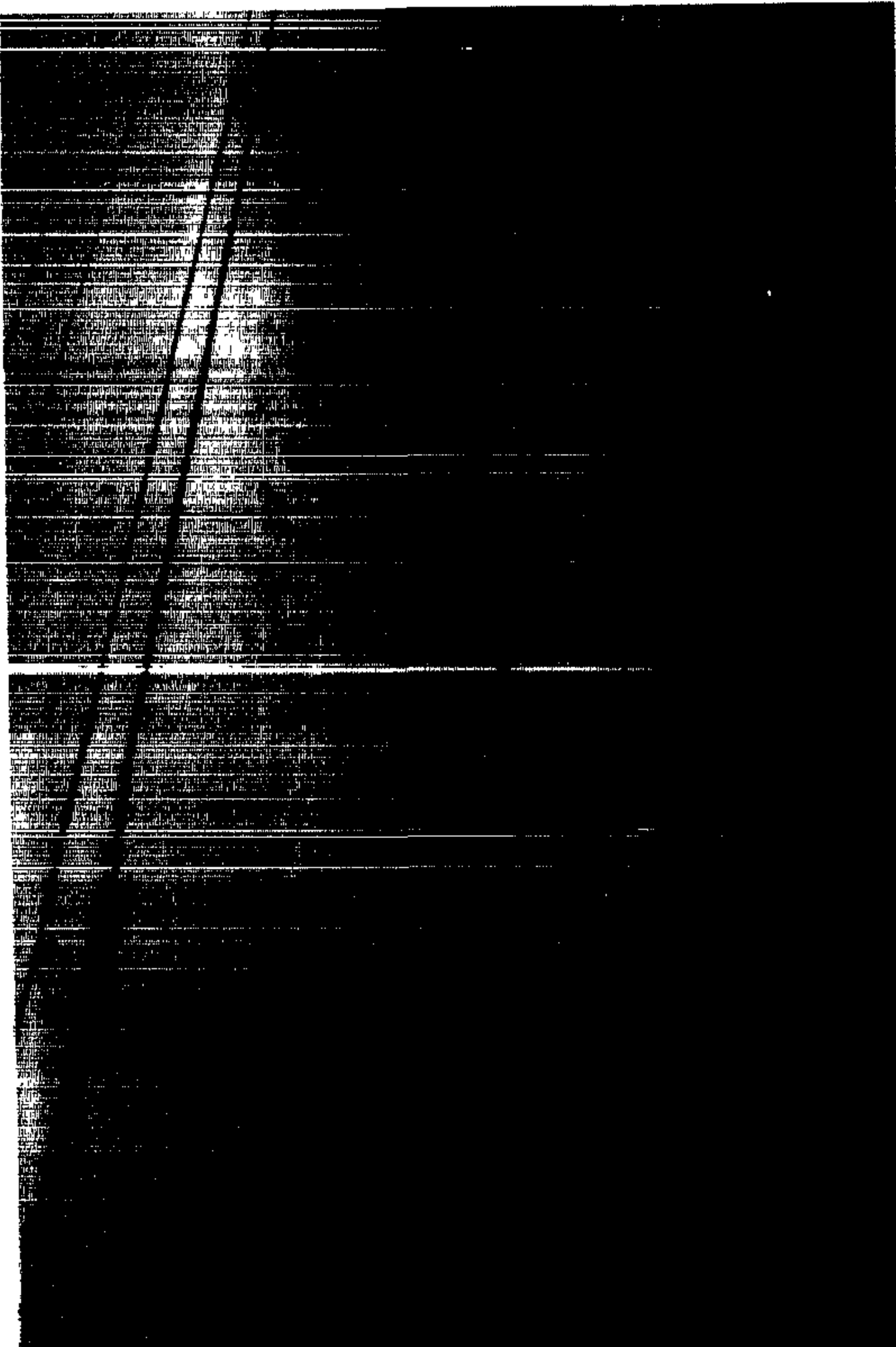
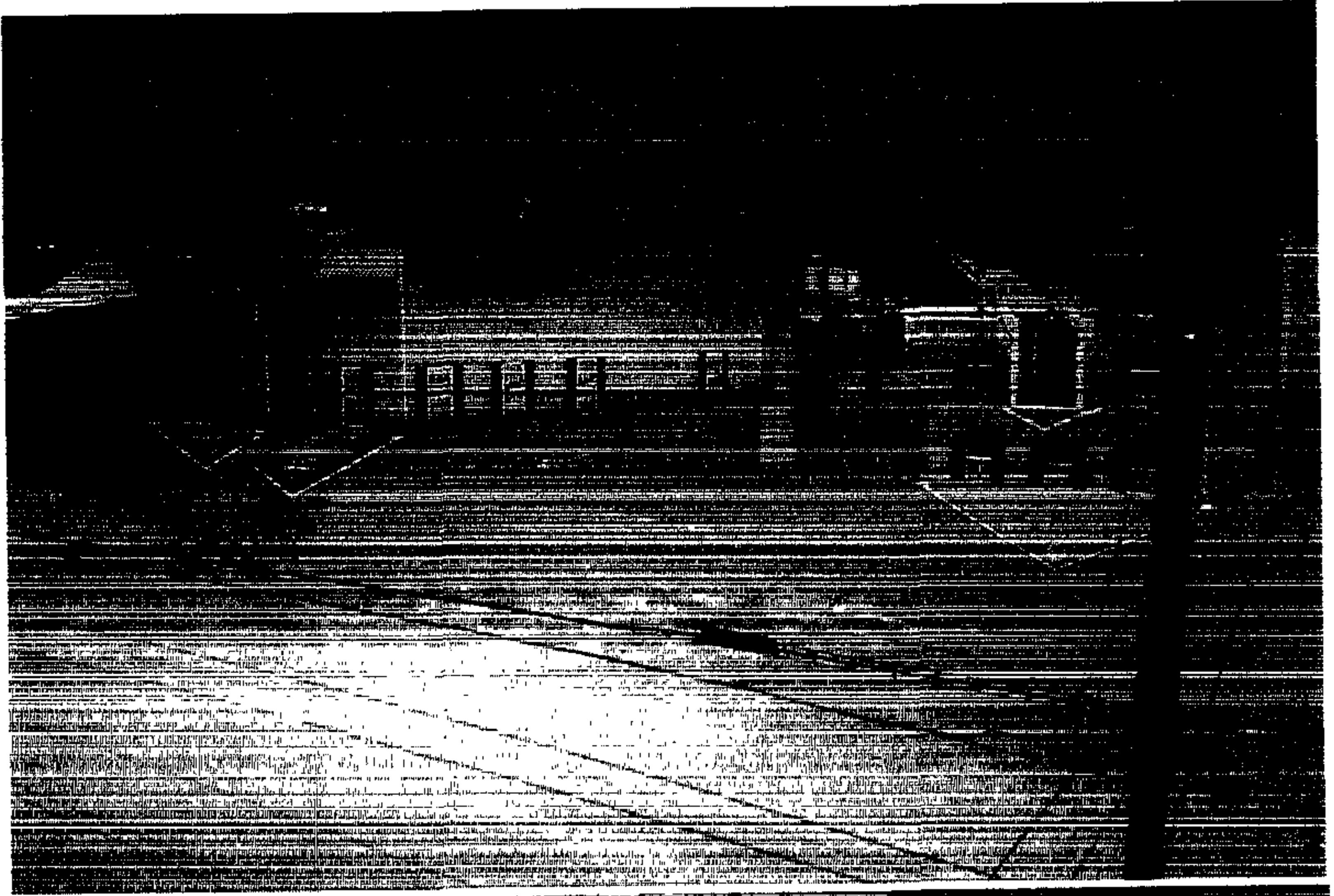
03/20/20

PETITIONER'S EXHIBIT 1B

05-321-A



05-321-A







HOUSE ON

7326 WALDMAN AVE.

05-321-A



HOUSE ON 7326 WALDMAN

↓ ADJOINING LOT

05-321-A



FOR THE OWNER'S

EXHIBIT 2A



PETITIONER'S
EXHIBIT 2C



OWNER'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 26 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 Terrace, 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 hereto belonging, or in anywise appertaining.

Spanows Pond



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:	Plat Ref:
111	16	128			B		39	82		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:	Date:	Price:
LENHART SANDRA CAROL	12/14/1998	\$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:

* 10/1/2005 *



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

1B02.3.B

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7326 Waldman Ave.

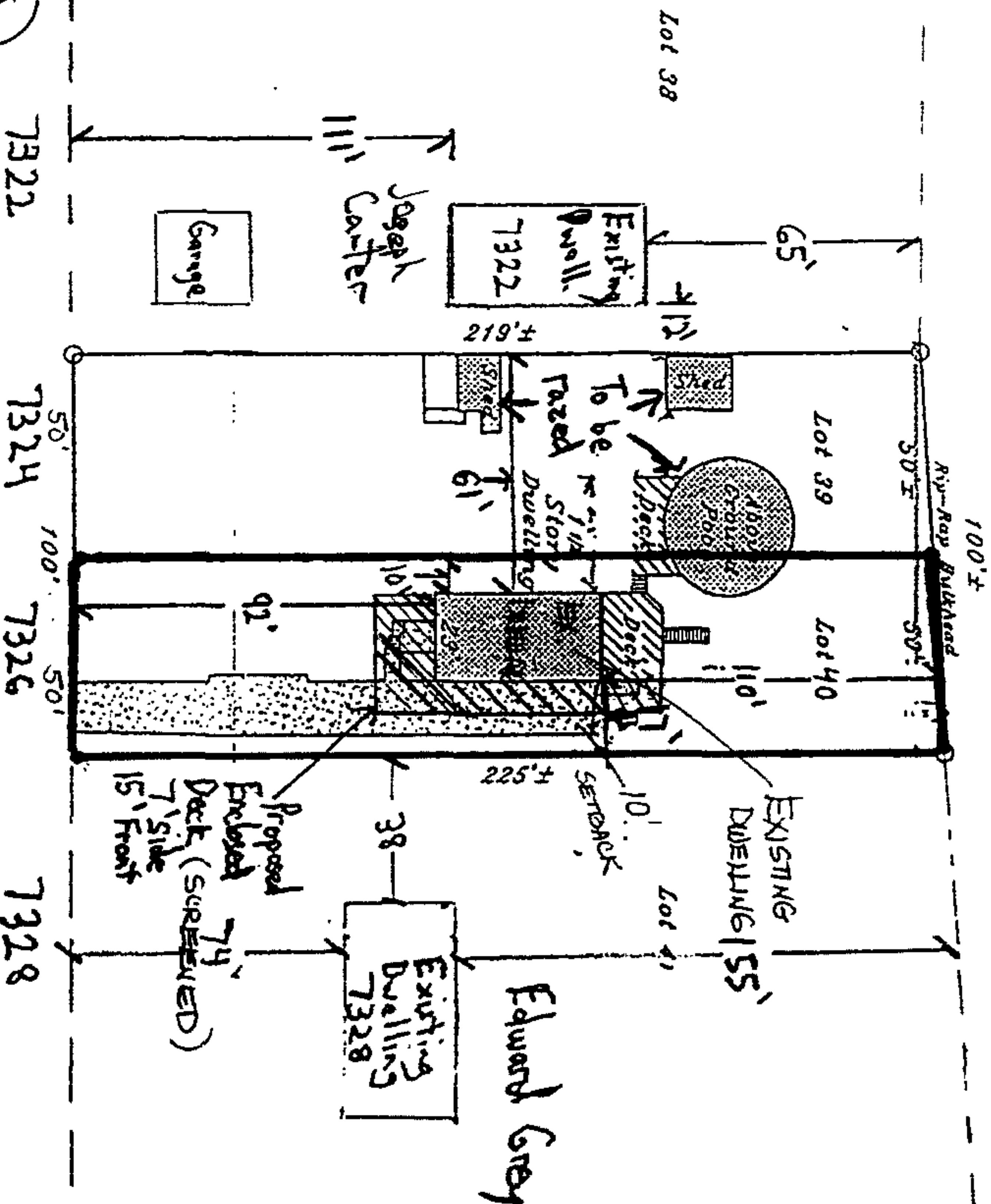
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chesapeake Terrace

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

OWNER Mark & Kathy Szeliga

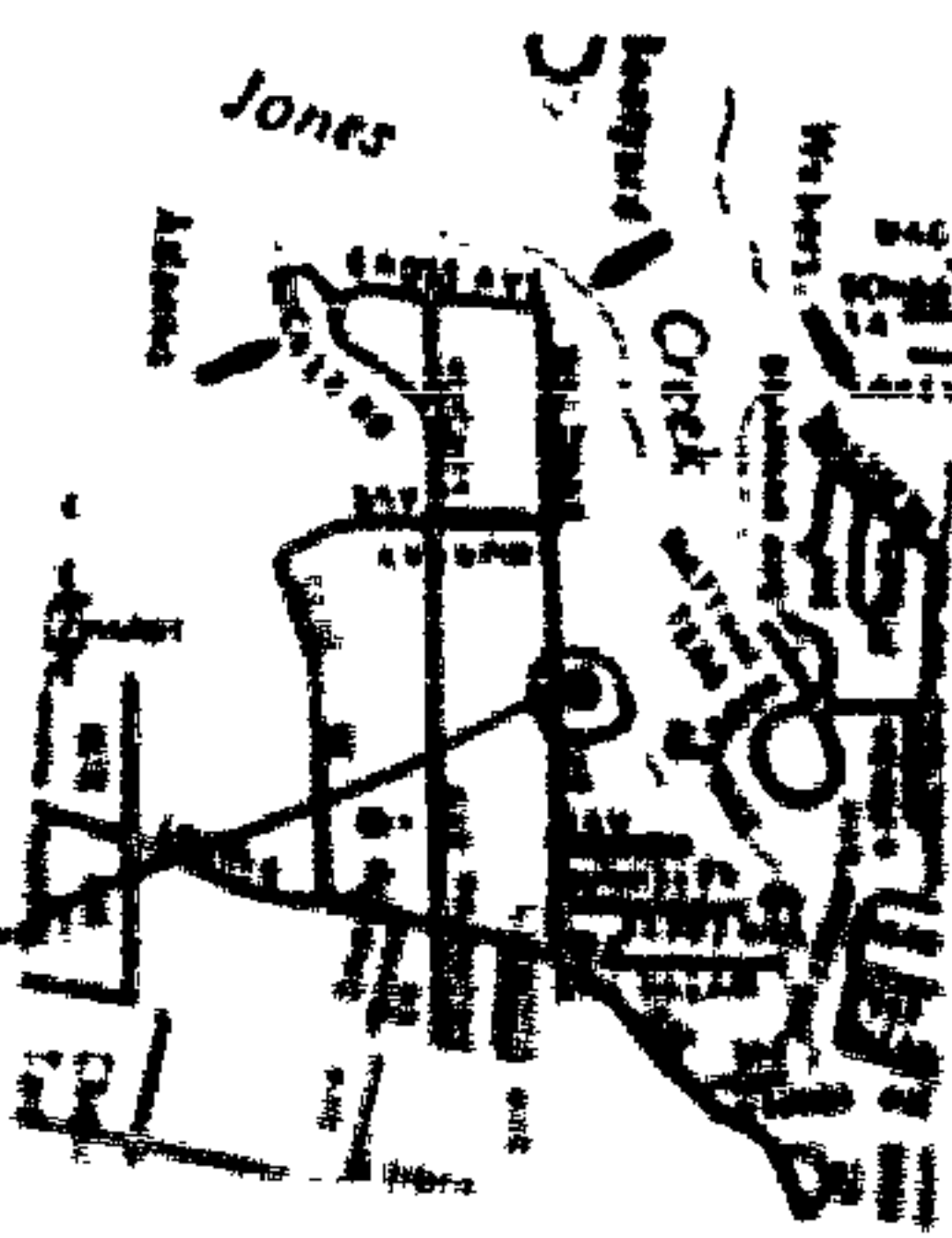
Jones Creek



450' ± to E of Ketchum Ave

NORTH

PREPARED BY M.S. SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1534

COUNCILMANIC DISTRICT 744

1" = 200' SCALE MAP SE 1/4 11

ZONING DR-3-S

LOT SIZE 1156 ACRES 30,111 S.F.

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ ☐

100 YEAR FLOOD PLAIN ☒ ☐

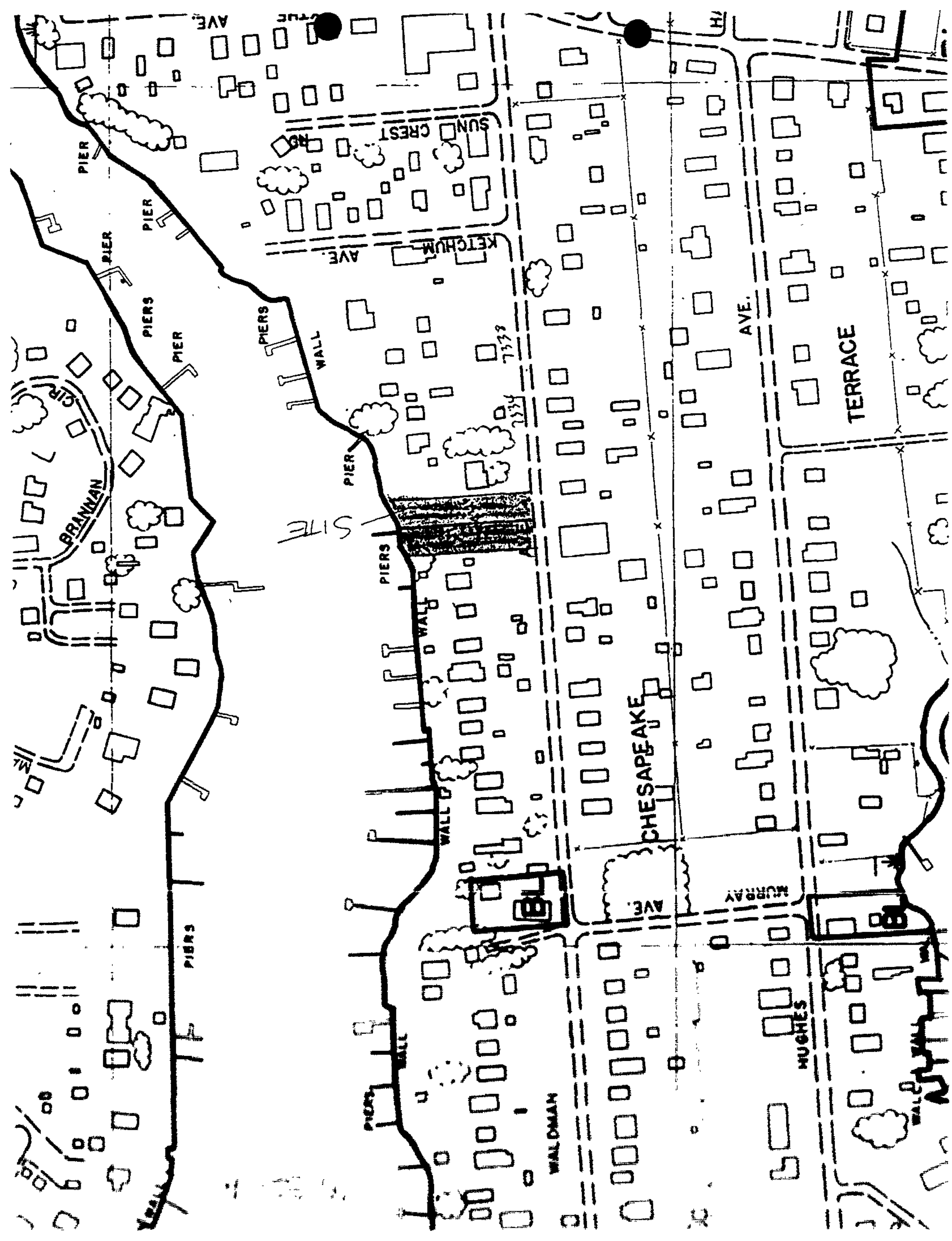
HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY ITEM 2 CASE #

DATE 05-22-14



IN RE: PETITIONS FOR VARIANCE
N/S Waldman Avenue, 450' & 500'
W of the c/l Ketchum Avenue
(7324 & 7326 Waldman Avenue)
15th Election District
7th Council District

Mark C. Szeliga, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 05-321-A & 05-322-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by the owners of the subject adjacent properties, Mark C. Szeliga, and his wife, Kathryn Y. Szeliga. Since the properties are owned by the same persons and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 05-321-A, the Petitioners request a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet. In Case No. 05-322-A, the Petitioners request similar relief from Sections 1B02.3.B and 304.1 of the B.C.Z.R. to allow a proposed dwelling on a lot having a width of 50 feet in lieu of the minimum required 55 feet, and to approve the subject property as an undersized lot. The subject properties and requested relief are more particularly described on the site plans submitted in each case, which were accepted into evidence and marked respectively as Petitioners' Exhibits 1.

Appearing at the requisite public hearing in support of the request was Mark Szeliga, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject properties are waterfront lots located on the north side of Waldman Avenue, just west of Ketchum Avenue with frontage on Jones Creek in Sparrows Point. The properties are also identified as Lots 39 and 40 of Chesapeake Terrace, an older subdivision that was platted and recorded in the Land Records at WPC No. 5, Folio 36, in 1917, well prior to the adoption of the first set of zoning regulations in Baltimore

Date

By

County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements for development. In this regard, each lot is 50 feet wide and ranges in depth along the water's edge to approximately 220 feet. As shown on the site plan, Lot 40 contains a gross area of 11,150 sq.ft. and is improved with a 1½-story dwelling, known as 7326 Waldman Avenue. Lot 39, known as 7324 Waldman Avenue, contains a gross area of 11,050 sq.ft. and has been traditionally used as the side yard to Lot 40. In this regard, there exists an aboveground swimming pool, which straddles the internal lot line between Lots 39 and 40, and two accessory sheds, which will be removed. Both lots are zoned D.R.5.5 and are served by public water and sewer.

The instant Petitions were filed seeking recognition that the subject properties are two separate building lots so as to permit development of the unimproved lot (Lot 39) with a single family dwelling and to legitimize the existing dwelling on Lot 40. In this regard, both lots are only 50 feet wide; however, contain more than 11,000 sq.ft. in area. The D.R.5.5 zoning regulations require a minimum lot width of 50 feet, and minimum lot area of 6,000 sq.ft. Thus, the only deficiency in both instances is the lot width, which is 5 feet shy of the required 55 feet. It was also indicated that the swimming pool and two sheds will be removed to make way for the new construction and that the new house will meet all front, side and rear yard setback requirements. Additionally, it will be located a consistent distance from the road as other houses in the vicinity. In that both lots contain well above the minimum required area, that portion of the request seeking approval of the unimproved lot as undersized shall be dismissed as moot.

Turning first to the relief requested in Case No. 05-322-A, I am persuaded that relief should be granted to allow construction of the proposed single-family dwelling on Lot 39. The fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R. is a persuasive factor. Moreover, the proposed dwelling will meet all front, side and rear yard setback requirements and will be situated on the lot consistent with other homes along Waldman Avenue. The only deficiency in this instance is the lot width, which is 5 feet shy of the required 55 feet. Relief will likewise be granted in Case No. 05-321-A to legitimize existing

UNDER RECEIVED FOR FILING
Date 2/18/15
By [Signature]

conditions on the improved lot (Lot 40). As noted above, the lot was created in 1919 and the dwelling was constructed in 1929. Thus, it is clear that strict compliance with the zoning regulations would be impractical and result in an unreasonable hardship for the Petitioners. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and meets the spirit and intent of Section 307 for relief to be granted.

Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions 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 February 2005 that the Petition for Variance filed in Case No. 05-321-A seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, for the existing dwelling on Lot 40, known as 7326 Waldman Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-322-A, seeking relief from Section 1B02.3.B of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet, for a proposed dwelling on Lot 39, to be known as 7324 Waldman Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

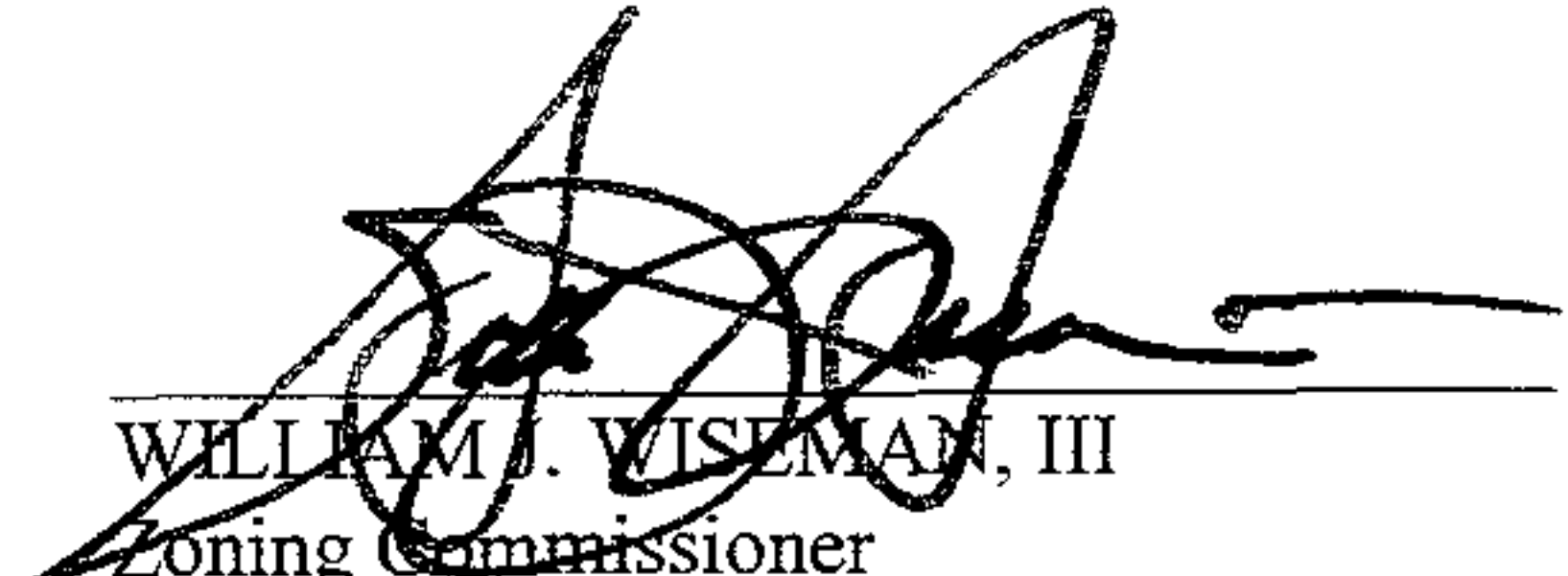
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) 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, dated February 14, 2005 and January 24, 2005, respectively, have been attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
Date 2/18/15
By [Signature]

- 3) The Petitioners shall provide landscaping along the public road for both properties, and submit building elevation drawings of the proposed dwelling to the Office of Planning prior to the issuance of any permits to insure that the proposed house is compatible in terms of size, exterior, building materials, color and architectural details with existing dwellings in the area.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

IT IS FURTHER ORDERED that the relief requested in Case No. 05-322-A seeking approval of the unimproved lot (Lot 39) as undersized, pursuant to Section 304 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

RECEIVED FOR CHANCERY
2/16/15
bjs

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

February 18, 2005

Mr. & Mrs. Mark C. Szeliga
9932 Richlyn Drive
Perry Hall, Maryland 21128

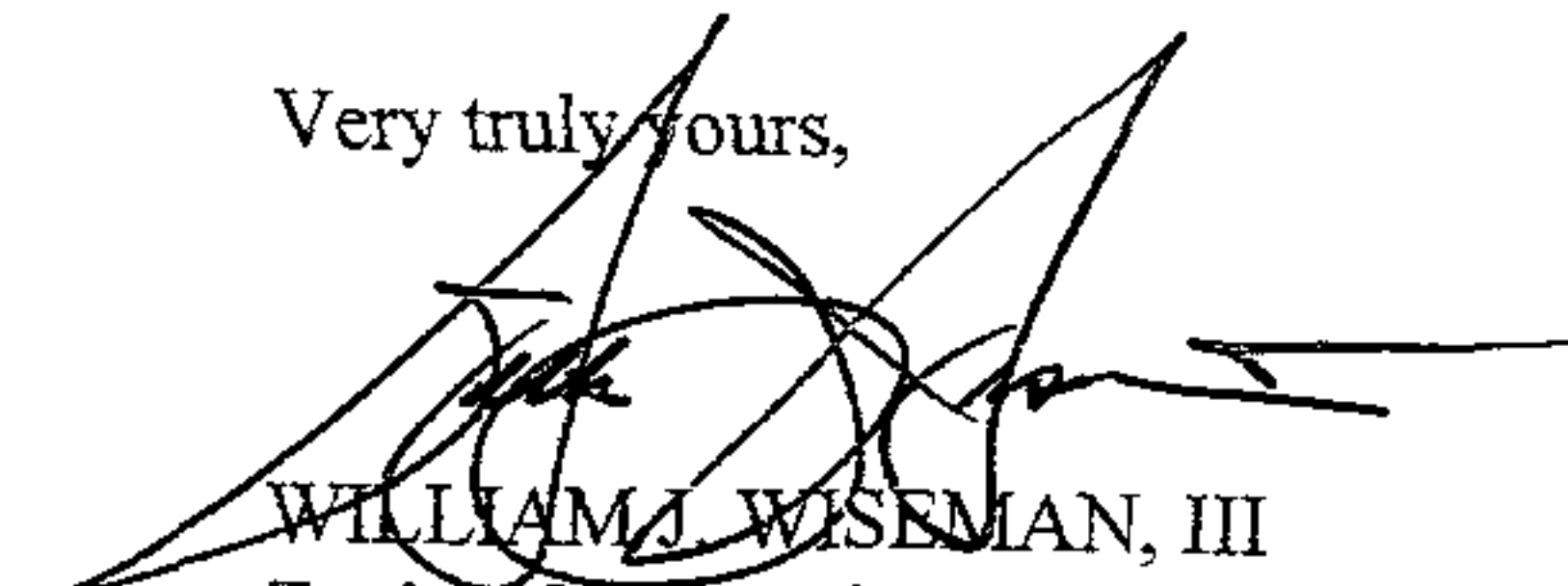
RE: PETITIONS FOR VARIANCE
N/S Waldman Avenue, 450' & 500' W of the c/l Ketchum Road
(7324 & 7326 Waldman Avenue)
15th Election District – 7th Council District
Mark C. Szeliga, et ux - Petitioners
Cases Nos. 05-321-A and 05-322-A

Dear Mr. & Mrs. Szeliga:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have 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 Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7324 Waldman Ave 21219
which is presently zoned DR5.5

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) 1802.3B. (304.1 (BCZR))

TO PERMIT A PROPOSED DWELLING ON A LOT WITH A WIDTH OF
50-FEET IN LIEU OF THE REQUIRED 55-FEET AND TO APPROVE
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)

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

ORDER RECEIVED FOR FILING
DATE 12/29/04
REV 01/15/08

05-322-A

D.T.

12/29/04

ZONING DESCRIPTION FOR 7324 Waldman Avenue

Beginning at the point on the North side of Waldman Avenue which is 30 ft. wide at the distance of 500 ft. West of the centerline of the nearest improved intersecting street Ketchum Avenue which is 30 ft. wide. Being Lot #39. Section #**B** in ther subdivision of Chesapeake Terrace as recorded in Baltimore County Plat Book #5, Folio #36, containing 11,050 square feet. Also known as 7324 Waldman Avenue and located in the 15th Election District, 7th Councilmanic District.

05-322-A

NO. 1133

98

ACCOUNT

0001000050

AMOUNT

10

RECEIVED
FROM:

BOOK OF DEEDS

FOR:

ITEM # 302 (VARIANCE - UNDERSTRENGTH)

1236 CHADWICK Ex D. TOMESON

DISTRIBUTION

WHITE - CASHIER

PINK AGENCY

YELLOW - CUSTOMER

2000

THE UNIVERSITY OF CHICAGO PRESS

1995

11

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THE UNIVERSITY OF CHICAGO

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EFFECTS OF

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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المجلس الأعلى للدراسات الإسلامية

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15. *Chrysomelidae* (Colorado potato beetle)

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Figure 1. Aerial view of the study area. The study area is located in the northern part of the city of Hanoi, Vietnam. The area is a mix of urban and rural land use. The urban area is located in the center of the image, and the rural area is located in the surrounding areas. The area is bounded by the city of Hanoi to the north and the city of Haiphong to the south. The area is also bounded by the city of Vinh to the east and the city of Thanh Hoa to the west.

—

المجلس
العلمي
الاسلامي

CASHIER'S VALIDATION

Public Hearing
Case #05-322-A
 7324 Waldman Avenue
 N/side of Waldman Avenue
 500 ft. west of centerline of
 Keckum Avenue
 15th Election District
 7th Councilmanic District
 Legal Owner(s): Mark C.
 and Kathryn Y. Szeliga
 Variance: to permit a pro-
 posed dwelling on a lot
 with a width of 50 feet in
 lieu of the required 55 feet
 and to approve an under-
 size lot.
 Hearing: Wednesday, Feb-
 ruary 9, 2005 at 10:00
 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 accommoda-
 tions Please Contact the
 Zoning Commissioner's Of-
 fice at (410) 887-4386.
 (2) For information con-
 cerning the File and/or
 Hearing, Contact the Zon-
 ing Review Office at (410)
 887-3391.
 At 10:49 Jan 25 2005

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.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-322-A

Petitioner/Developer: MARK C

+ KATHRYN SZELOGA

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:

7324 WALDMAN AVE

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

Sincerely,

Robert Black
(Signature of Sign Poster)

1/26/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

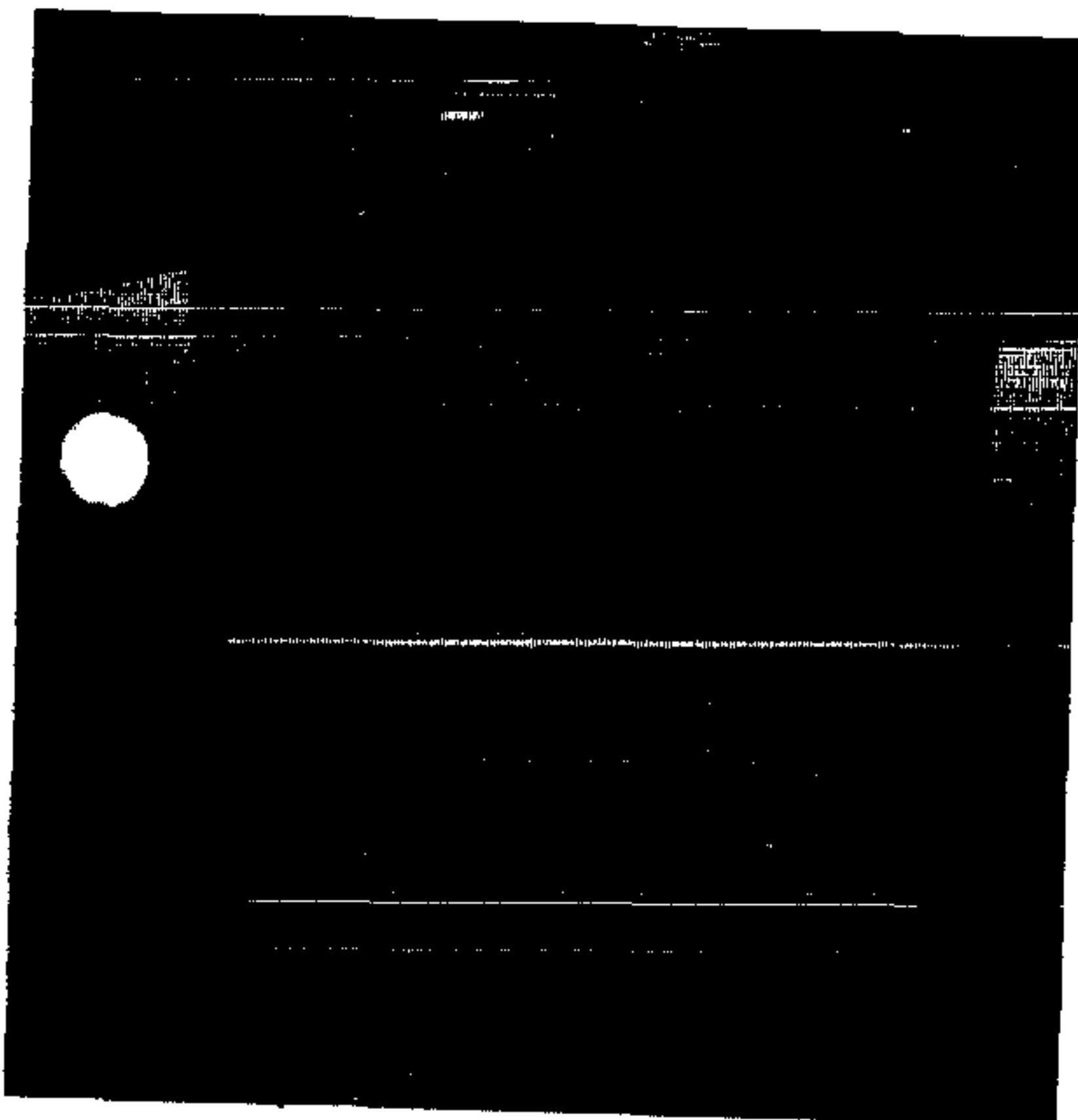
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 25, 2004 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Mark Szeliga
9932 Richlyn Drive
Perry Hall, MD 21128

410-256-9278

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: 05-322-A

7324 Waldman Avenue

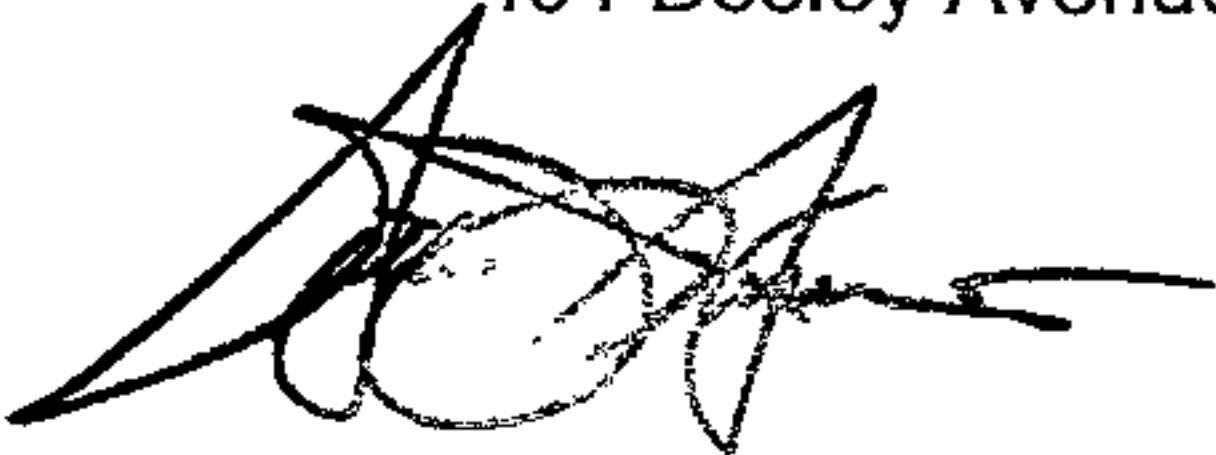
N/side of Waldman Avenue, 500 ft. west of centerline of Ketchum Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Mark C. & Kathryn Szeliga

Variance to permit a proposed dwelling on a lot with a width of 50 feet in lieu of the required 55 feet and to approve an undersize lot.

Hearing: Wednesday, February 9, 2005 at 10:00 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.



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

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: 05-322-A

7324 Waldman Avenue

N/side of Waldman Avenue, 500 ft. west of centerline of Ketchum Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Mark C. & Kathryn Szeliga

Variance to permit a proposed dwelling on a lot with a width of 50 feet in lieu of the required 55 feet and to approve an undersize lot.

Hearing: Wednesday, February 9, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Szeliga, 9932 Richlyn Drive, 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: 05-322-A

Petitioner: SZELIGA

Address or Location: 7324 WALDMAN AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR & MRS. MARK C. SZELIGA

Address: 9932 RICHLYN DR.

PERRY HALL, MD 21128

Telephone Number: 410-256-0500

**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: 05-322-A , 7324 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



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

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

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



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. 322

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 width for all public roads in Baltimore County is 40 feet. Variance shall be modified accordingly.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr. ⁵⁰⁰

DATE: February 14, 2005

SUBJECT: Zoning Item # 05-322
Address 7324 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2005

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

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

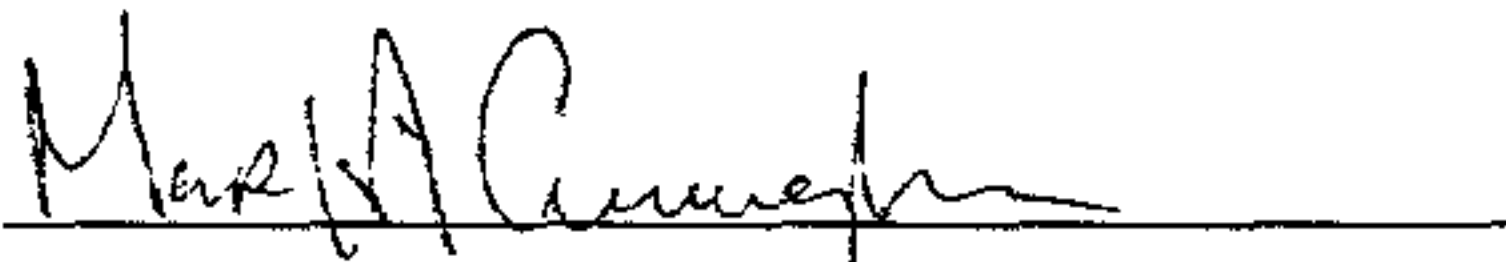
The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, the existing lot pattern of the 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:

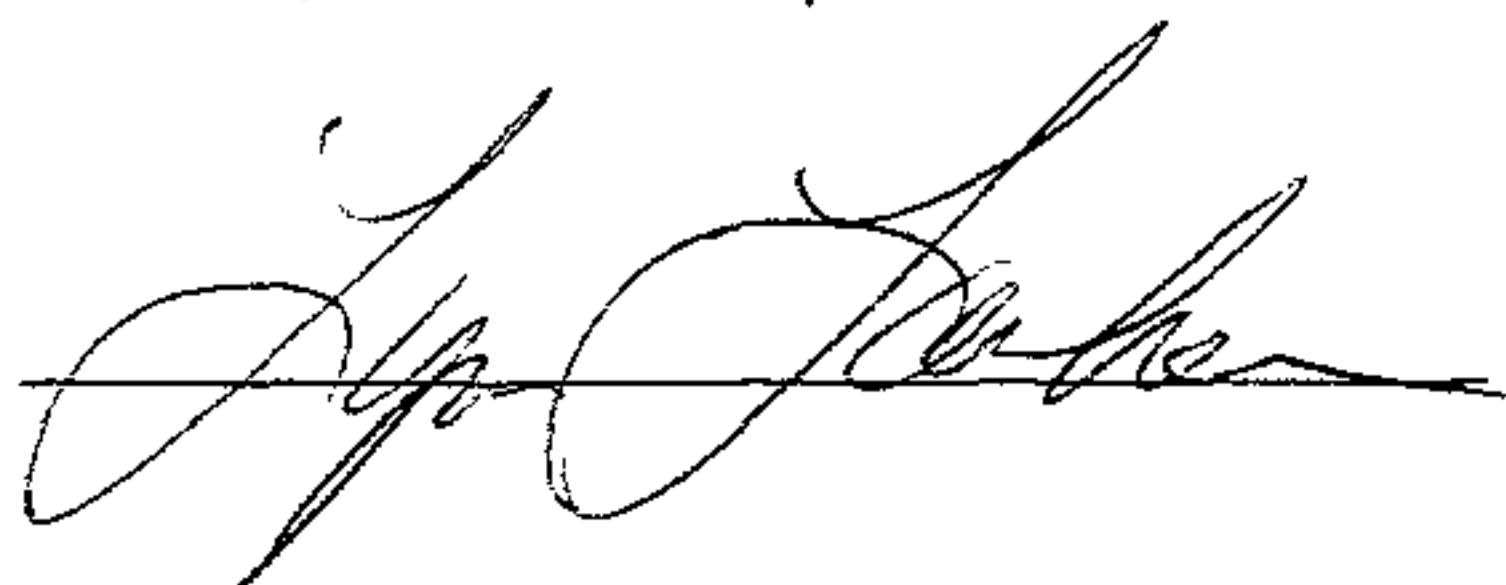
1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the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



Division Chief:



MAC/LL



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

Division of
State Highway
Administration

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. 322 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

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

RE: PETITION FOR VARIANCE
7324 Waldman Avenue; N/side Waldman
Avenue, 500' 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
* 05-322-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).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JAN 13 2005
Per *CLB*

BALTIMORE COUNTY, MARYLAND**INTRA-OFFICE CORRESPONDENCE****TO:** Jenifer German**DATE:** January 6, 2005**FROM:** Amy Mantay **PROJECT NAME:** 7324 Waldman Avenue**Undersize Lot**

Upon inspection in the field, it appears that a shed and above-ground pool currently exist on Lot 39 (the lot in question per this request). The shed and pool are mostly likely belong to the property owners of Lot 40. Also, landscaping along the front of the house on Lot 40 appears to extend onto Lot 39.

None of these items are illustrated on the submitted plan. The pool, shed, and landscaping should be illustrated on a plan, indicating that they shall be removed, and resubmitted for review. In addition, the configuration of a driveway for the proposed house on Lot 39 is not shown on the plan. This should also be illustrated on the resubmitted plan.

10/2/9

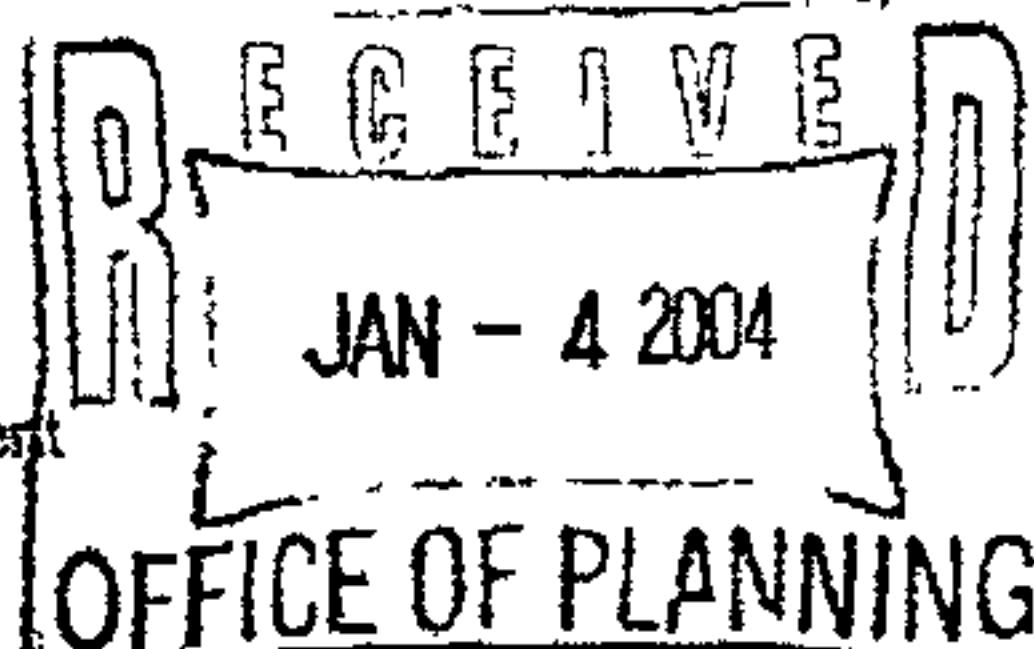
INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 05-322-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots



Residential Processing Fee Paid (\$50.00)

Accepted by D.T.
Date 12/29/04

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

MARK + KATHY SZELIGA 9932 RICHLYN DR. 21128 410-256-9278
Print Name of Applicant Address Telephone Number

Lot Address 7324 WALDMAN AVE. Election District 15 Councilmanic District 7 Square Feet 11,050

Lot Location: NE S W side/corner of WALDMAN AVE. 500' feet from NE S W corner of KETCHUM AVE.
(street) (street)

Land Owner: MARK + KATHY SZELIGA Tax Account Number 1508652500

Address: 9932 RICHLYN DR. 21128 Telephone Number (410) 256-9278

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

1. This Recommendation Form (3 copies)

YES

NO

2. Permit Application

FEB - 7 2005

3. Site Plan

Property (3 copies)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

6. Current Zoning Classification: DR-5.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval☒ Disapproval☐ Approval conditioned on required modifications of the application to conform with the following

Revise & Resubmit per attached comments

Signed by

for the Director, Office of Planning and Community Conservation

Date: 1/6/05

Approved per revised attached plan received 1/27/05 SO 1/31/05

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

Date	1-31-05
From	J. GERMAN
To	P. THOMPSON
Co.	PLANNING
Phone #	X32495
Fax #	X2824

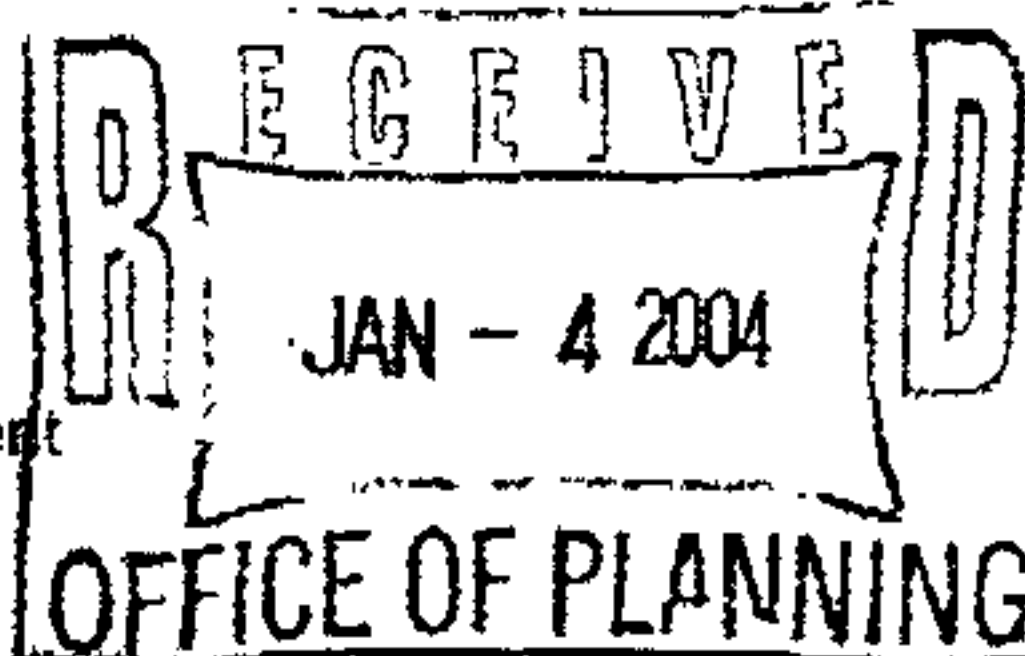
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Print Name of Applicant Address Telephone Number

Lot Address 9324 WALDMAN AVE. Election District 15 Councilmanic District 7 Square Feet 11,050

Lot Location: NE S W side corner of WALDMAN AVE. 500' feet NE S W corner of KETCHUM AVE.
(street) (street)

I and Owner: MARK + KATHY SZELIGA Tax Account Number 1508652500

Address: 9932 RICHLYN DR. 21128 Telephone Number (410) 256-9278

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application | ☐ | ☒ |
| 3. Site Plan
Property (3 copies) | ☒ | ☐ |
| 4. Building Elevation Drawings | ☐ | ☒ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighboring | ☒ | ☐ |
| 6. Current Zoning Classification: <u>DR-5.5</u> | | |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval



Approval conditioned on required modifications of the application to conform with the follow

Revise & Resubmit per attached comments

Signed by

for the Director, Office of Planning and Community Conservation

Date

1/6/05

Date	1-6-05	# of pages	2
From	J. GERMAN	Co.	PLANNING
Phone #	X3495	Fax #	X2824
To	D. THOMPSON	Co./Dept.	
Post-it* Fax Note	7671		

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

05-321-A

and

05-322-A

**PLEASE SCHEDULE BOTH OF THESE
CASES TOGETHER**

W

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 Settlement And Existing & Proposed Lots	
No. 3	SUBDIVISION PLAT CHESAPEAKE TERRACE - SECT B 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 # 3

OWNER Mark & Kathy Szeliga

Jones Creek



PREPARED BY

M.S.

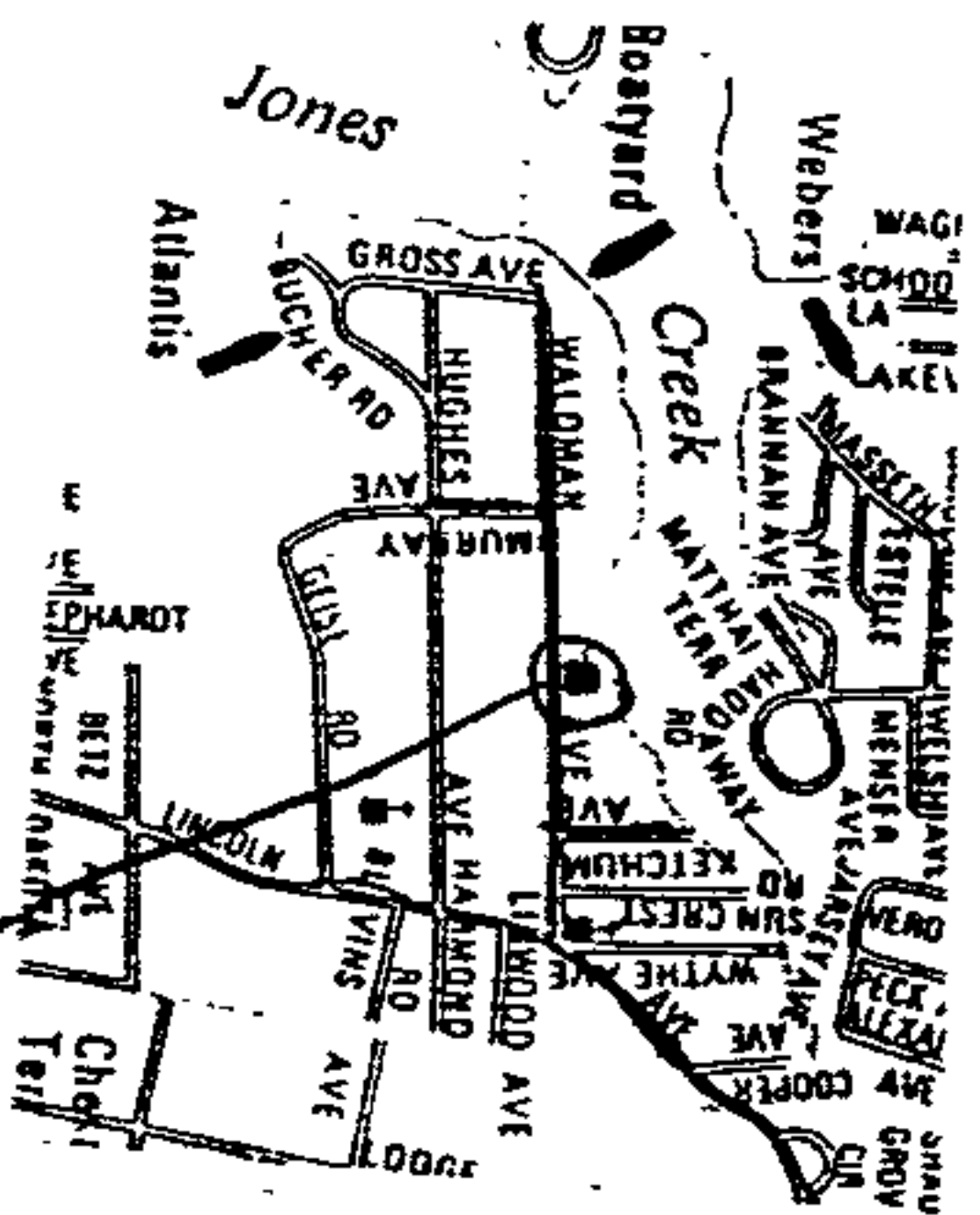
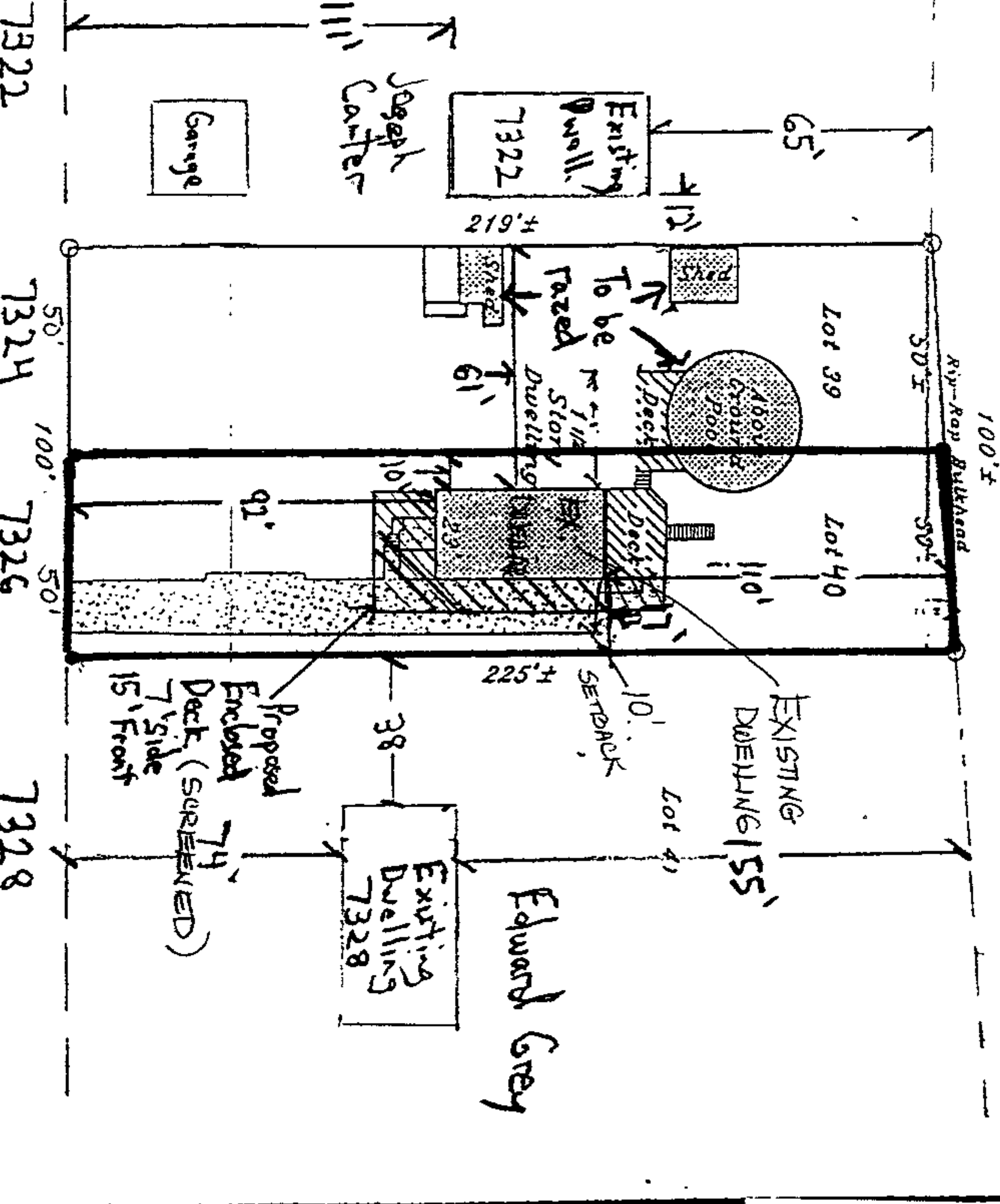
SCALE OF DRAWING: 1" = 50'

NORTH

WALDMAN

AVENUE

30' R/W



VICINITY MAP
SCALE: 1" = 1000'

Subject property

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7 & 4

1" = 200' SCALE MAP # SE 7-14

ZONING D.R. - 5.5

LOT SIZE

ACREAGE 11.15
SQUARE FEET

SEWER

PUBLIC ☒ PRIVATE ☐

WATER

☒ YES ☐ NO

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 ITEM #

D.T.

1321

05-21-14

1A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7324 Waldman Ave

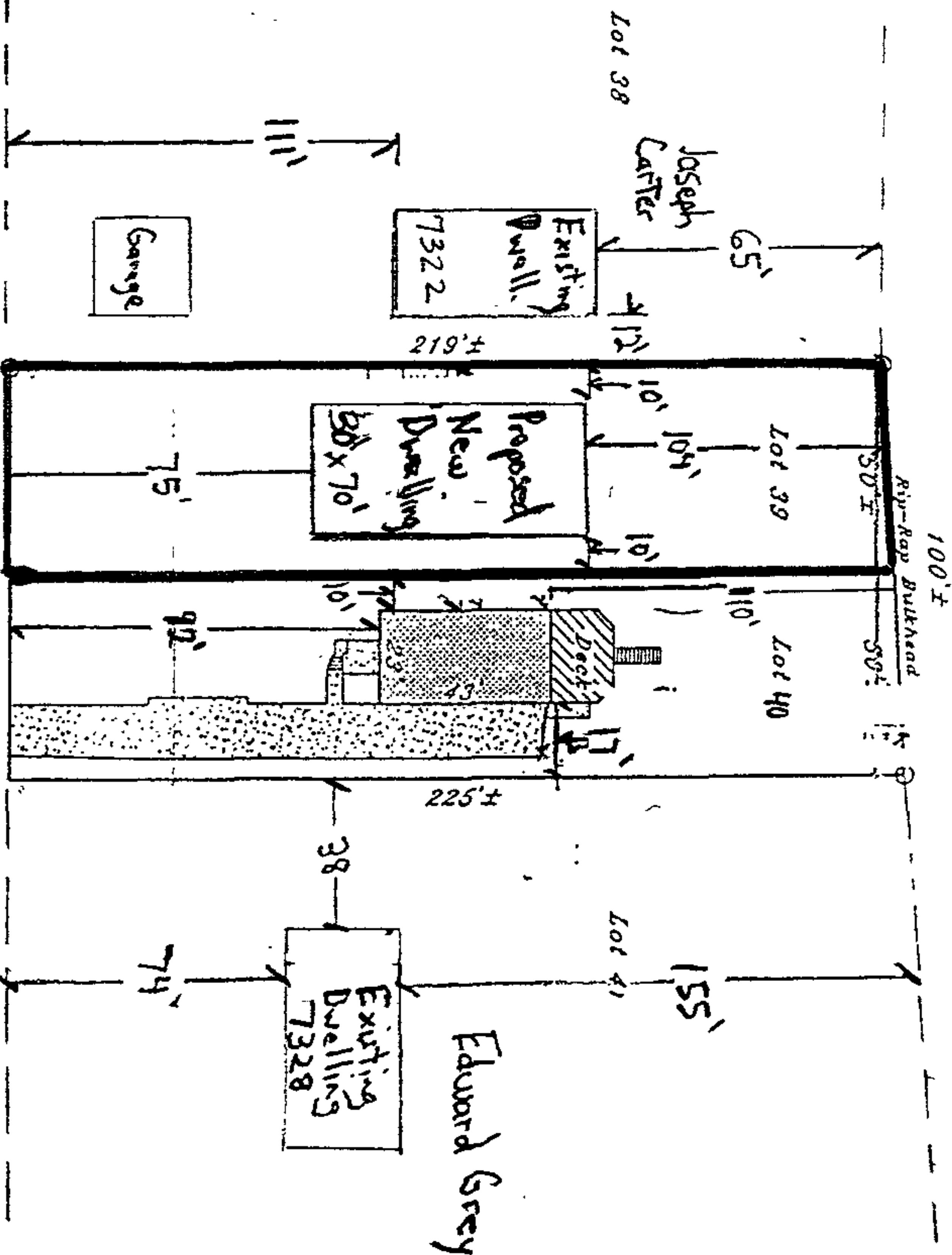
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chesapeake Terrace

PLAT BOOK # 5 FOLIO # 26 LOT # 39 SECTION # B

OWNER Mark + Kathy Szeliga

Jones Creek



Edward Grey



NORTH

PREPARED BY MC5

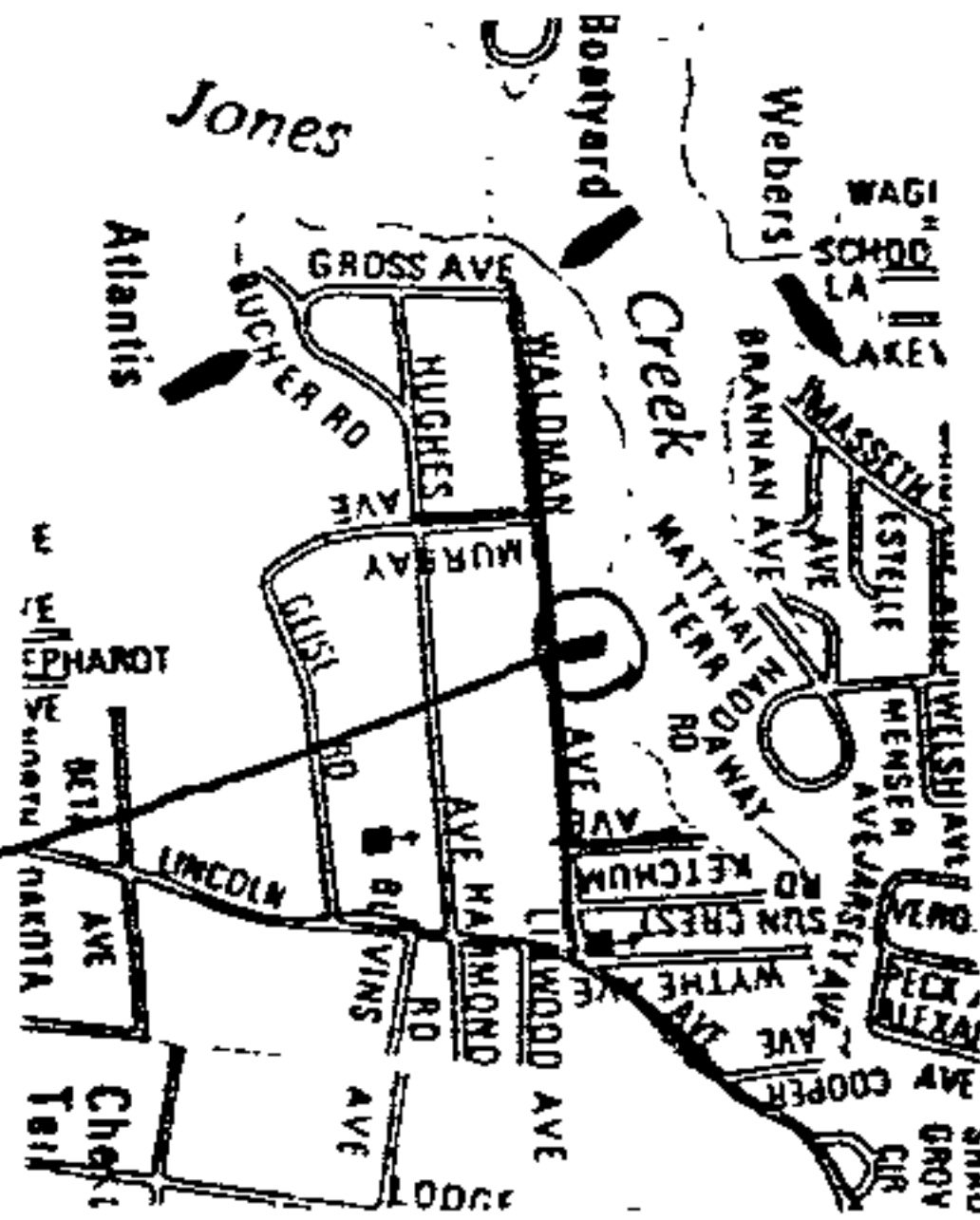
SCALE OF DRAWING: 1" = 50'

WALDMAN AVENUE 30' R/W

500' ± to E of Ketchum Ave



VICINITY MAP
SCALE: 1" = 1000' Property



LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 7 + 4

1" = 200' SCALE MAP # SE 7-17

ZONING D.R. - S.S.

LOT SIZE

ACREAGE 11.050
SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☒

100 YEAR FLOOD PLAIN ☒

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING NONE

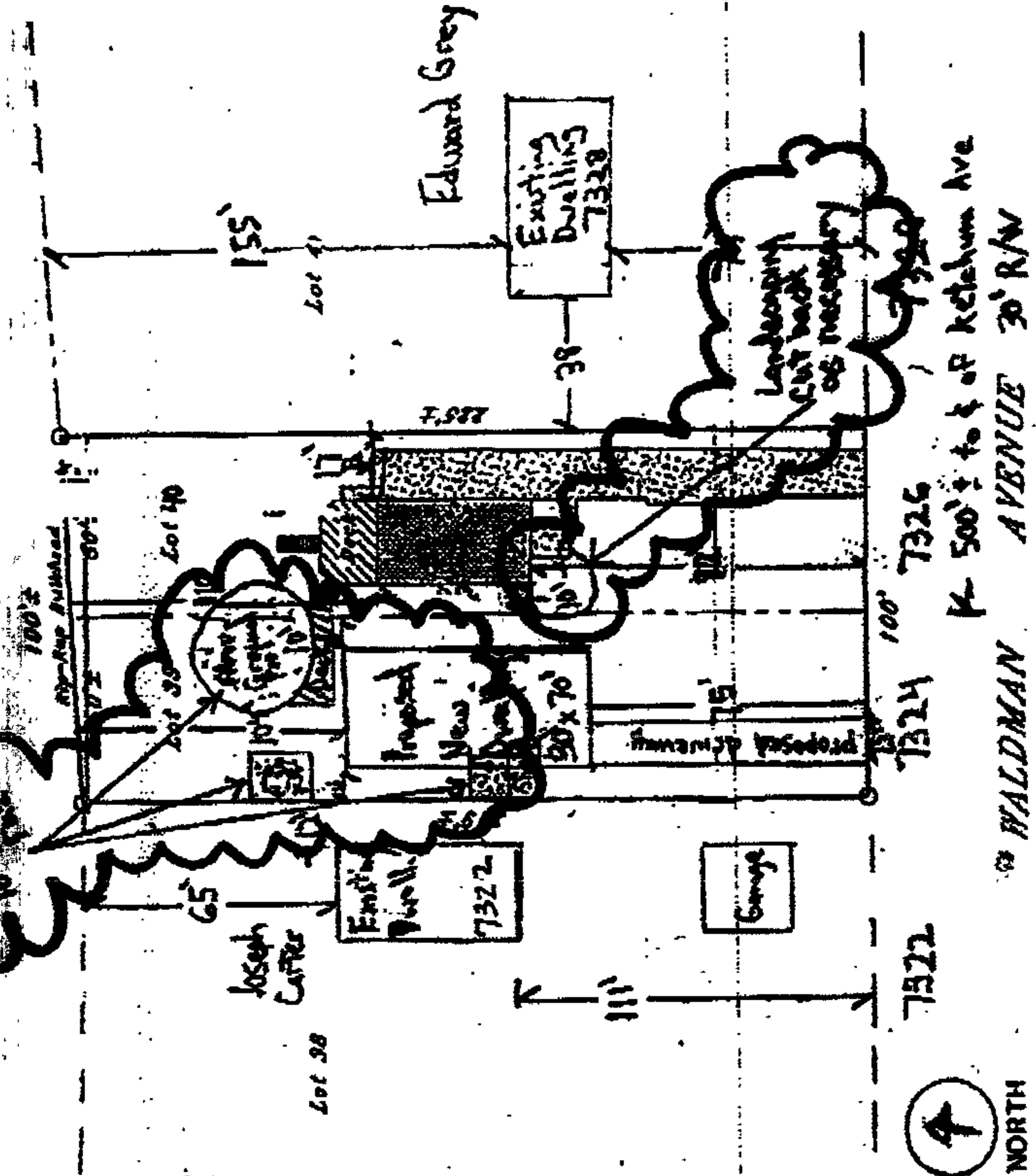
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 322 05-22-91

EXHIBIT 1B

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

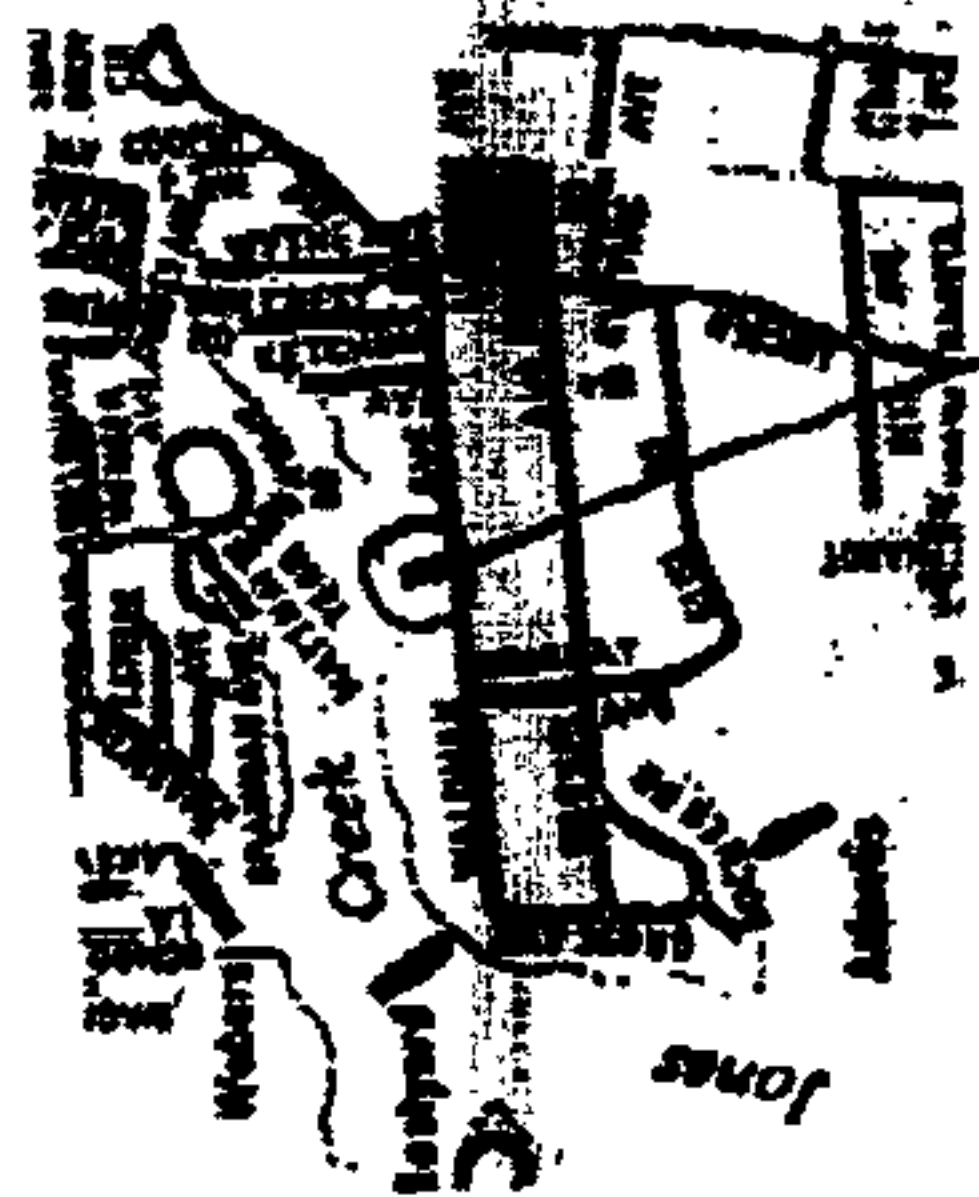
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 7324 WALDMAN AVESUBDIVISION NAME Chesapeake TerracePLAT BOOK # 5 FOLIO # 26 LOT # 39 SECTION # 13OWNER Mark & Kathy SzeligaJones Creek

NORTH

PREPARED BY MCS

SCALE OF DRAWING: 1" = 50'

VICINITY MAP
SCALE: 1" = 1000' Property

LOCATION INFORMATION

ELECTION DISTRICT 15 14COUNCILMANIC DISTRICT 7 141" = 200' SCALE MAP # SE 7-HZONING D.R.-S.SLOT SIZE ACREAGE 16,050 SQUARE FEETSEWER ☒ PUBLIC ☒ PRIVATE ☐WATER ☒YES ☒ NO ☐CHESAPEAKE BAY
CRITICAL AREA ☒100 YEAR FLOOD PLAIN ☒HISTORIC PROPERTY/
BUILDING ☐PRIOR ZONING HEARING ☒ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

