IN RE: **PETITION FOR ADMIN. VARIANCE** * BEFORE THE
S/S South Seneca Road, 700' SE of the c/l
New Section Road * ZONING COMMISSIONER
(1341 S. Seneca Road)
15th Election District * OF BALTIMORE COUNTY
6th Council District

* Case No. 06-460-A

Elizabeth Ann Whetstone
Petitioner *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Elizabeth Ann Whetstone. The Petitioner requests variance relief from Sections 1A04.3.B.2.b and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 11 feet in lieu of the required 50 feet for proposed additions, and to allow a 25 foot high garage in the front yard in lieu of the maximum height of 15 feet located in the rear yard[1]. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore

ORDER RECEIVED FOR FILING
Date 5-26-06
By DJ

[1] In this regard, it should be noted that the site plan shows that the property is a waterfront lot with frontage on Goose Harbor (Seneca Creek) in Bowley's Quarters. Oftentimes with water oriented homes, the front of the house faces the water; however, in this case the site plan references the waterview as the back of the house.

County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained within the case file, I am persuaded to grant the requested variance. Relief is necessitated given the layout and location of the existing dwelling. In this regard, it was indicated that the existing dwelling suffered significant damage during Hurricane Isabel and that living space was lost within the home to provide storage areas for lawn mowers and yard equipment that had been previously stored outdoors. The Petitioner proposes constructing a series of additions to the existing house to provide additional living space and much needed storage space for lawn equipment and vehicles. As shown on the site plan, a 5' x 22.3' walkway along the east side of the home will provide access to a proposed 14' x 27' two-story addition on the south side (front) of the home adjacent to Seneca Road. This addition will feature a first floor workshop and second floor bedroom. An 8' x 28' addition is proposed on the west side of the existing home to provide a raised storage area for heating and air conditioning units. A detached 24' x 27' garage is proposed in the front yard, adjacent to Seneca Road. Due to the narrow depth of the lot and the layout and location of the existing dwelling, the proposed two-story garage and additions could not be located on the back of the house which as indicated faces the water. Thus, the requested variances are necessary.

There were no adverse comments submitted by any County reviewing agency, and none of the neighbors voiced any objection. Thus, it appears that relief can be granted without detrimental impact to the health, safety or general welfare of the surrounding locale. However, due to the property's waterfront location, the Petitioners shall comply with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Bureau of Development Plans Review Division of the Department of Permits and Development Management (DPDM) relative to Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements.

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

RECEIVED FOR FILING
Date 12-29-05
By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of May 2006 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.2.b and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 11 feet in lieu of the required 50 feet for proposed additions, and to allow a 25 foot high garage in the front yard in lieu of the maximum height of 15 feet in the rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for her 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 her 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 Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, pursuant to the ZAC comments submitted by DEPRM, received May 26, 2006, and the Bureau of Development Plans Review, dated April 6, 2006, and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

Date 5-26-06
By Debbie Wiseman

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 26, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Ms. Elizabeth Ann Whetstone
1341 S. Seneca Road
Baltimore, Maryland 21220

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
S/S S. Seneca Road, 700' S of the c/l New Section Road
(1341 S. Seneca Road)
15th Election District – 6th Council District
Elizabeth Ann Whetstone - Petitioner
Case No. 06-460-A

Dear Ms. Whetstone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

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

CBCA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1341 S. Seneca Rd. 21220

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B2b & 400.1 To Permit Side Yards of 11 ft. in lieu of 50 ft. & A 25 ft high Garage in the Front Yard in lieu of 15 ft. High in the Rear Yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Elizabeth Ann Whetstone
Name - Type or Print

Elizabeth A. Whetstone
Signature

Name - Type or Print

Signature

1341 S. Seneca Rd 410-335-0862
Address Telephone No.

Middle River MD 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-460-A

Reviewed By SDT **Date** 03-22-06

Estimated Posting Date 04-02-06

REV 10/25/01

TO BE RECEIVED FOR FILING
DATE 3/22/06
BY

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1341 S. Seneca Rd.
Address

Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Since the Flood in Bowley's Quarters we have had to move all Utilities up into the House loosing living space and storage of all kinds including Lawn mowers & yard equipment. our sun room has now become our garage. We would like to put on a two story detached garage and a two story attached garage to provide space for storage for Lawn equipment and cars (tabletops). We would also like to add an 8FT addition for an area to move the Heating and air conditiony unit up the bedroom. Lastly we would like to add a coupala on the top of the House

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Elizabeth A. Whetstone
Signature

Elizabeth A. Whetstone
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of March, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Elizabeth A Whetstone

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires My Commission Expires April 1, 2008

REV 10/25/01

ZONING DESCRIPTION

Zoning Description For 1341 S. Seneca Road

Beginning at a point on the South side of S. Seneca Road, which is 30 feet wide at a distance of 700 feet southeast of the centerline of the nearest improved intersecting street New Section Road which is 50 feet wide. Being Lots #223 and 224 in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book #9, Folio# 12, containing 30,100 square feet. Also known as 1341 S. Seneca Road and located in the 15th Election District, 6th Councilmanic District.

06 460.0

06-460-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4982

DATE 03-22-06 ACCOUNT R.001.006.6150

AMOUNT $ 65.00

RECEIVED FROM: ELIZABETH ANNE WHETSTONE

FOR: Res. Var. (Adrian)
1341 S. Seneca Rd.
Middle River, Md. 21220

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

[illegible]

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-460-A

Petitioner/Developer: ELIZABETH ANNE WHETSTONE

Date of Hearing/Closing: 4-17-06

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

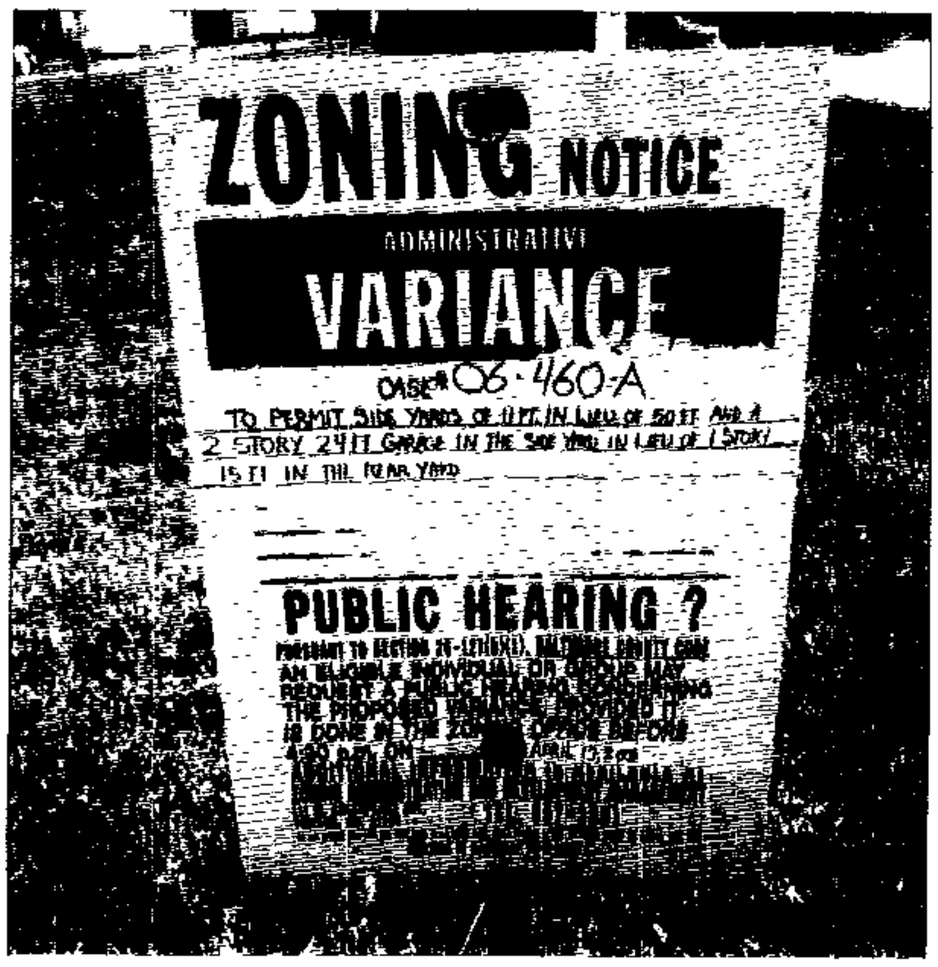
ATTN: Kristen Matthews {(410) 887-3394}

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:

1341 SENECA RD

The sign(s) were posted on 4-2-06
(Month, Day, Year)



Sincerely,

Robert Black 4-5-06
(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)

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: _____

Petitioner: ELIZABETH ANNE WHETSTONE

Address or Location: 1341 S. SENECA RD. MIDDLE RIVER MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELIZABETH ANNE WHETSTONE

Address: 1341 S. SENECA RD.
MIDDLE RIVER MD 21220

Telephone Number: _____

Revised 2/20/98 - SCJ

06.460.A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 460 -A Address 1341 Seneca Rd.

Contact Person: Sousan Alhamdan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03-22-06 **Posting Date:** 04-02-06. **Closing Date:** 04-17-06

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 460 -A Address 1341 Seneca Rd.

Petitioner's Name Elizabeth Anne Whetstone Telephone 410-335-0867

Posting Date: 04-07-06. **Closing Date:** 04-17-06.

Wording for Sign: To Permit side yards of 11 ft. in lieu of 50 ft. and a 2 story garage in the side yard in lieu of 1 story in the rear yard.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

06-460-A

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

April 17, 2006

Elizabeth Ann Whetstone
1341 S. Seneca Road
Baltimore, MD 21220

Dear Ms. Whetstone:

RE: Case Number: 06-460-A, 1341 S. Seneca Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 22, 2006.

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:amf

Enclosures

c: People's Counsel

Printed on Recycled Paper

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

April 4, 2006

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

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 3, 2006

Item Numbers: 446, 457-470
4/60

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
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: April 6, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 10, 2006
Item No. 460

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

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

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

DAK:CEN:clw
cc: File
ZAC-ITEM NO460-04062006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 26 2006

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM JWL

DATE: 04/24/2006

SUBJECT: Zoning Item # 06-460
Address 1341 S. Seneca Road
(Whetstone Property)

Zoning Advisory Committee Meeting of 04/03/2006

_____ 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 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Must comply with Limited Development Area (LDA) regulations which state that impervious surfaces are limited to 25% of the lot or up to a maximum of 5,445 square feet with mitigation. Must also retain a minimum of 15% tree cover.

Reviewer: Martha Stauss, EIR Date: 04/24/2006

S:\Devcoord\ZAC 06-460.doc

4/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 3, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-460- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By: Cindis Murray

Division Chief: Lynn Lanham

CM/LL

RECEIVED

MAY 15 2006

ZONING COMMISSIONER

W:\DEVREV\ZAC\6-460 doc

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 3.31.04

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

RE: Baltimore County
Item No. 460 JRA

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

Code
Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

Plumbing Inspection
887-3620

BALTIMORE COUNTY FINANCE OF SEWER/WATER CONNECTIONS

LETTER OF COMPLETION

AUTHORIZING PAYMENT OF PLUMBING BILL

Mr. James P. Cassidy, Supervisor
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Cassidy:

This is to verify that the plumbing work performed by Richard Diotto (Master Plumber) is complete and you are hereby authorized to approve payment by Baltimore County for his services which are to be applied to my tax bill.

x Elizabeth Whitstine
Owner

x _____
Owner

x 2/4/06
Date

(ADDRESS of PROPERTY) 1341 S. Seneca Rd.

PLUMBING PERMIT # P-1001185

FEDERAL IDENTIFICATION NUMBER: 52-1469785

OG 460-97

ELEVATION CERTIFICATE

O.M.B. No 3067-0077
Expires May 31, 1993

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR).

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME Elizabeth Ann Whetstone	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 1341 South Seneca Road	COMPANY NAIC NUMBER

OTHER DESCRIPTION (Lot and Block Numbers, etc.)
Lot 223-224 Plat Ref: 9/12

CITY	STATE	ZIP CODE
Baltimore	Maryland	21220

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (In AO Zones, use depth)
240010	0455	B	March 2, 1981	A	10

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☐ NGVD '29 ☒ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum--see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 8 .
2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of ☐☐☐11.2 feet NGVD (or other FIRM datum--see Section B, Item 7).
(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐☐☐☐.☐ feet NGVD (or other FIRM datum--see Section B, Item 7).
(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD '29 ☐ Other (describe under Comments on Page 2). *(NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)*
4. Elevation reference mark used appears on FIRM: ☐ Yes ☒ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: ☐☐☐6.4 feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐☐☐☐.☐ feet NGVD (or other FIRM datum--see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____ .

06 460-A

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE),V1–V30,VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features–If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Kenneth J. Wells	236
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)
President	kjWellsInc
TITLE	COMPANY NAME

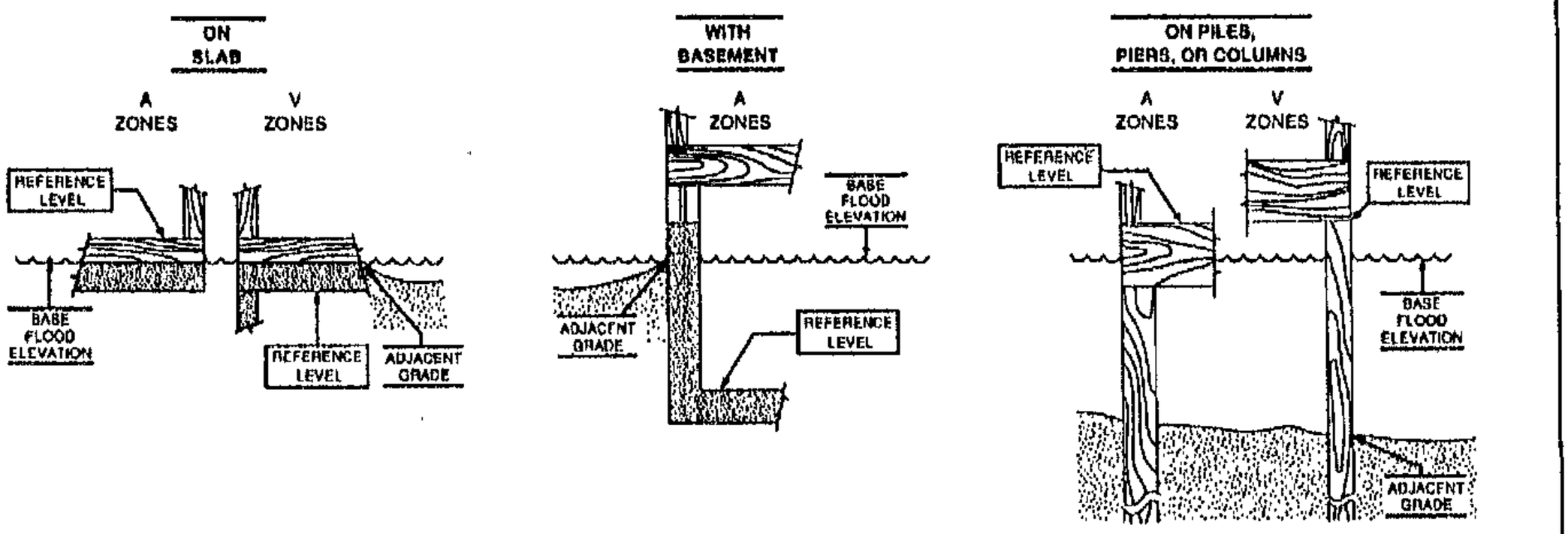
7403 New Cut Road	Kingsville	Maryland	21087
ADDRESS	CITY	STATE	ZIP

Kenneth J. Wells — 2/27/99 — 410-592-8800

SIGNATURE — DATE — PHONE

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: The datum stated hereon is based on Baltimore County Datum and as stipulated on the Flood Insurance Rate Map.



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1341 S. Seneca Rd

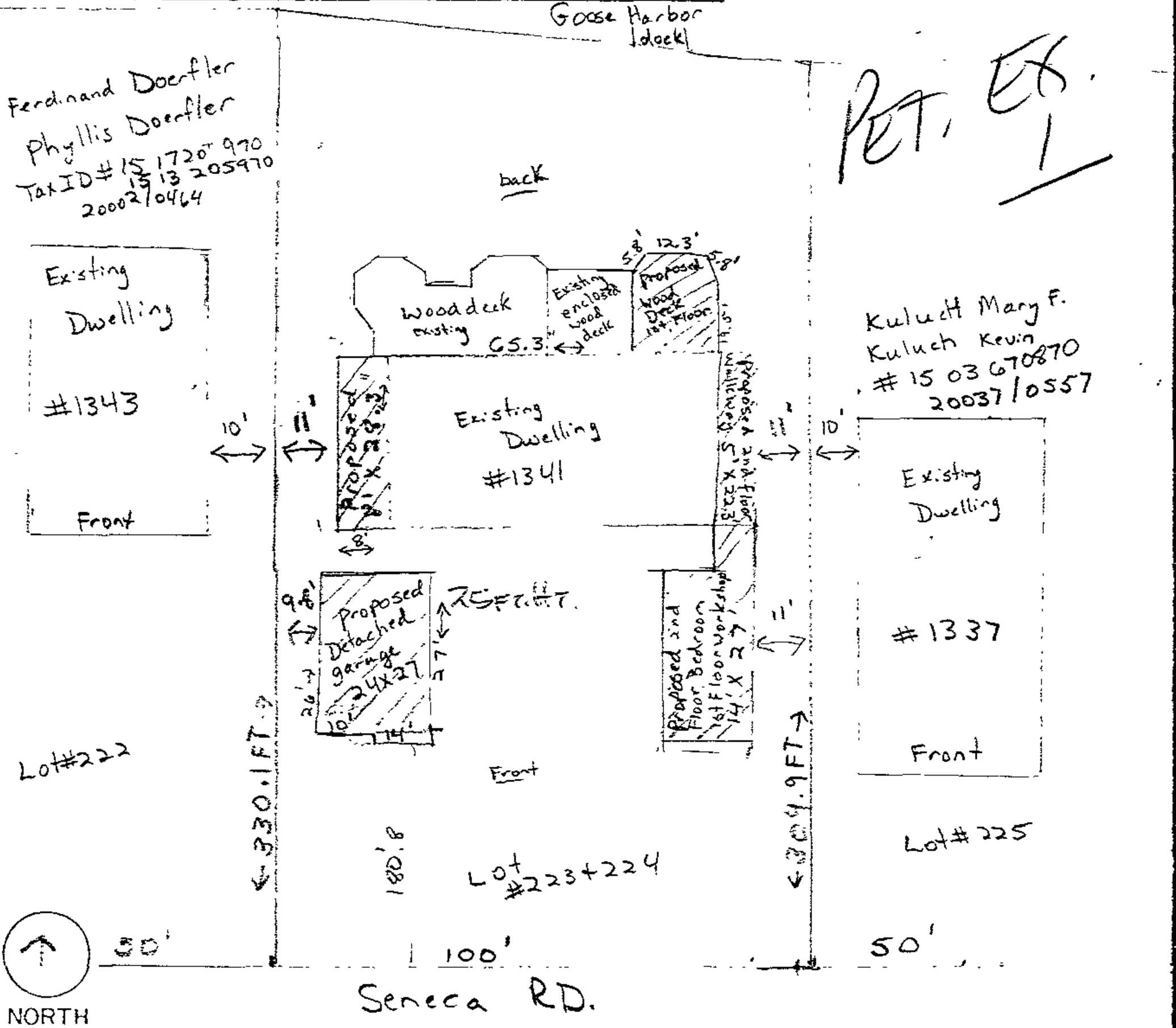
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

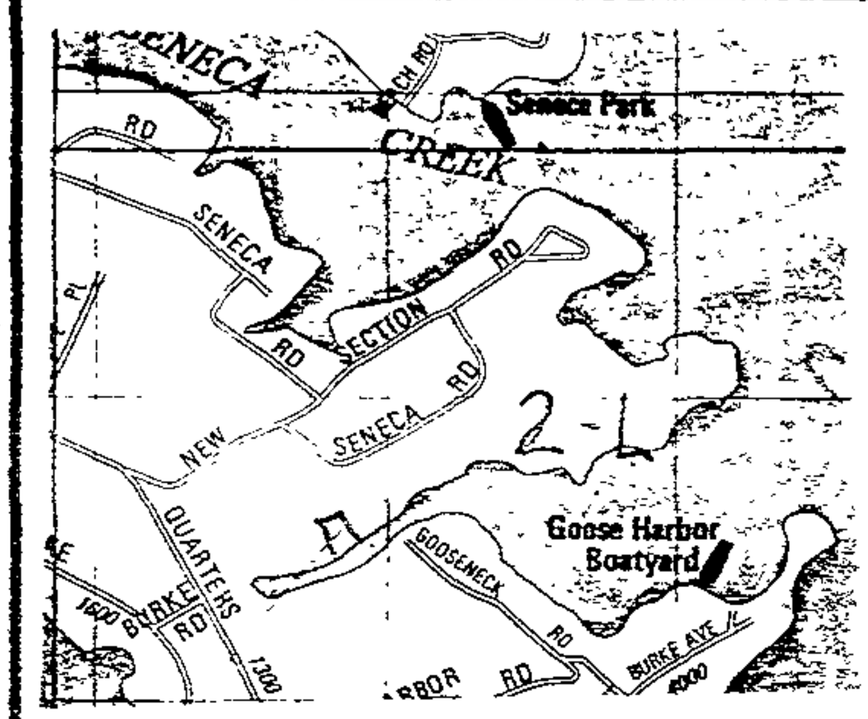
SUBDIVISION NAME Bowleys Quarters

PLAT BOOK # 9 FOLIO # 12 LOT # 223a 224 SECTION # N/A

OWNER Elizabeth Whetstone

Pet. Ex. 1





VICINITY MAP

SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 1st

COUNCILMANIC DISTRICT 6th

1"=200' SCALE MAP # 098C1

ZONING RC-5

LOT SIZE ____ ACREAGE 30,100 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 STT ITEM # 1 CASE # 96-460-A

PREPARED BY EW

SCALE OF DRAWING: 1" = 30'

-15-

PROPOSED.

WOOD BULKHEAD

IRON PIN

PIPE FOUND

91.5'

95'

NEW DECK AT FIRST FLOOR LEVEL

10.0'

2-STORY WOOD FRAME ADDITION

OPEN WALKWAY WITH SECOND FLOOR ADDITION

11.0'

2-STORY GARAGE & UNFINISHED SPACE ADDITION

9.8'

2-STORY WORKSHOP & BEDROOM ADDITION

10.0'

330.1'

CHAIN LINK FENCE

R.R. TIE WALLS

24.0'

40.5'

STONE DRIVE

20.0'

23.0'

36.0'

10.0'

LOT 223

LOT 224

50.0'

50.0'

50.0'

PIPE FOUND

12.0'

12.0'

SENECA ROAD

LOCATION SURVEY

BOWLEYS QUARTERS

1341 SOUTH SENECA ROAD
LOTS 223 & 224
PLAT NO: 2 PLAT REF: 9/12
COUNCILMANIC DISTRICT-15
ACCOUNT NUMBER-1511671340

BALTIMORE COUNTY, MARYLAND

siterite SURVEYING

SHEET 1 OF 1

DATE 04/25/00

SCALE 1"=30'

DRAWN BY: EAH

CHECKED BY: TLH

DWG. NO. 8943

REVISION

DATE

LOCATION SURVEY

EXISTING

WOOD BULKHEAD

IRON PIN

PIPE FOUND

91.5'

56'

WOOD DECK

ENCLO. WOOD DECK

FRAME CHIMNEY

WOOD DECK (2ND FLOOR)

15.0'

65.3'

8.0'

2 STORY FRAME DWELLING

22.3'

RAMP

12.0'

28.3'

12.0'

1 STRY.

30.0'

COV. WOOD PORCH

A/C UNIT

25.5'

7.3'

8.8'

4.0'

2.0'

0.9'

3" C.W.

24.3'

23.0'

STONE DRIVE

11.5'

330.1'

68.7'

309.6'

CHAIN LINK FENCE

R.R. TIE WALLS

24.0'

46.5'

80.0'

STONE DRIVE

23.0'

30.0'

10.0'

LOT 223

LOT 224

IRON PIPE

50.0'

50.0'

12.0'

PIPE FOUND

12.0'

SENECA ROAD

LOCATION SURVEY

LOCATION SURVEY

1341 SOUTH SENECA ROAD
LOTS 223 & 224
PLAT NO: 2 PLAT REF: 9/12
COUNCILMANIC DISTRICT-15
ACCOUNT NUMBER-1511671340

BALTIMORE COUNTY, MARYLAND

BOWLEYS QUARTERS

siterite SURVEYING

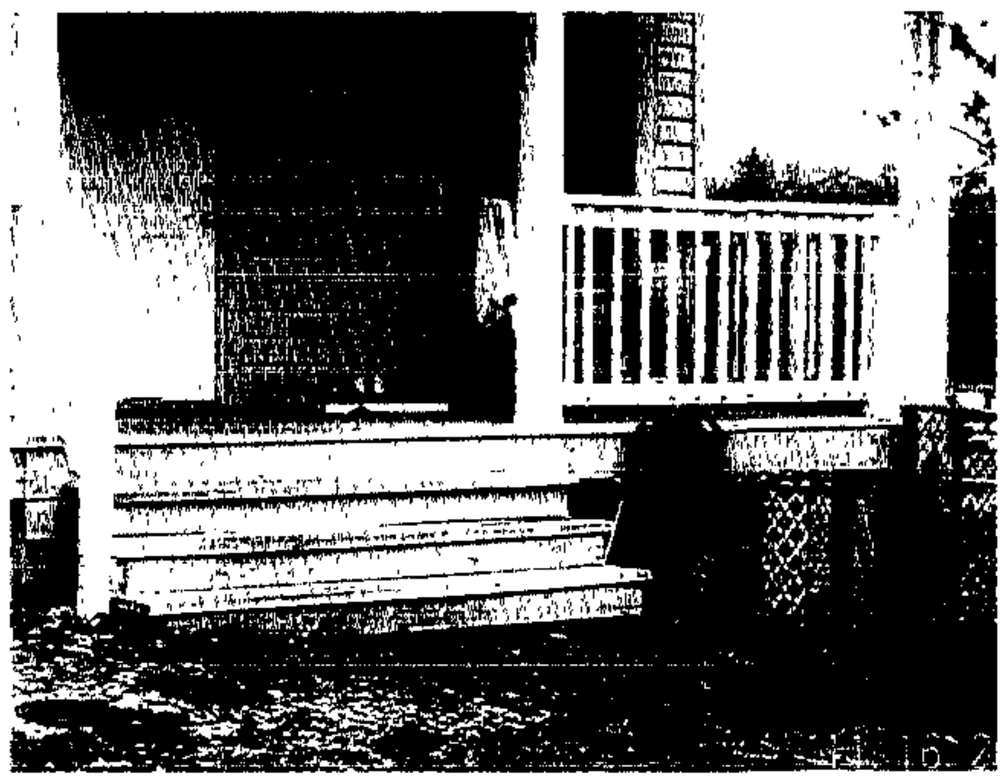
SHEET NO. 1 OF 1

DATE

REVISION

DATE

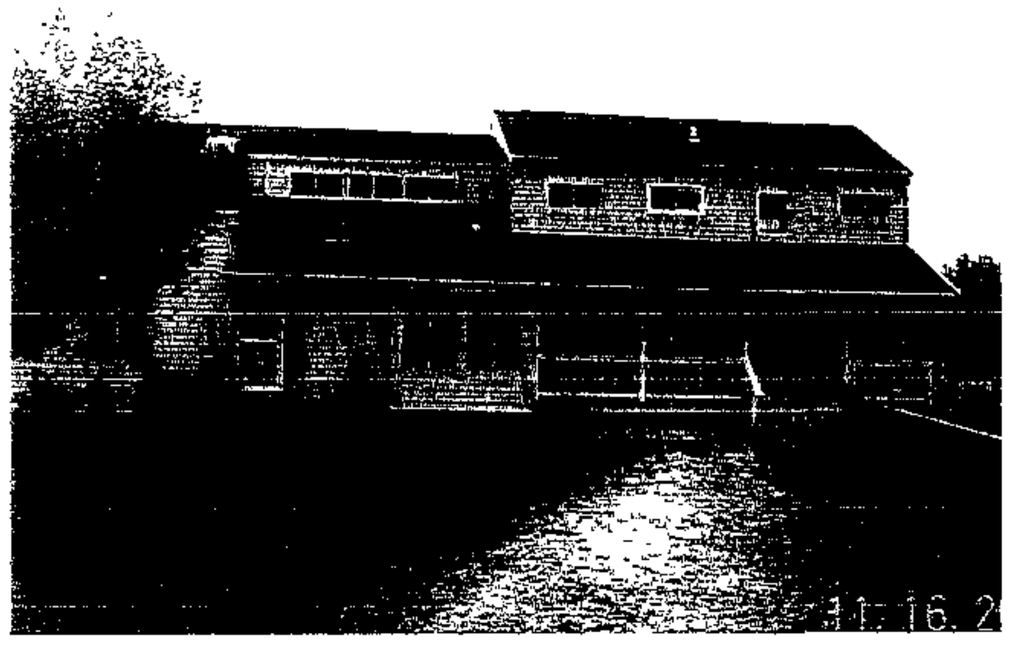
Front of my House



Front

side of my House
Washed out in storm

Front

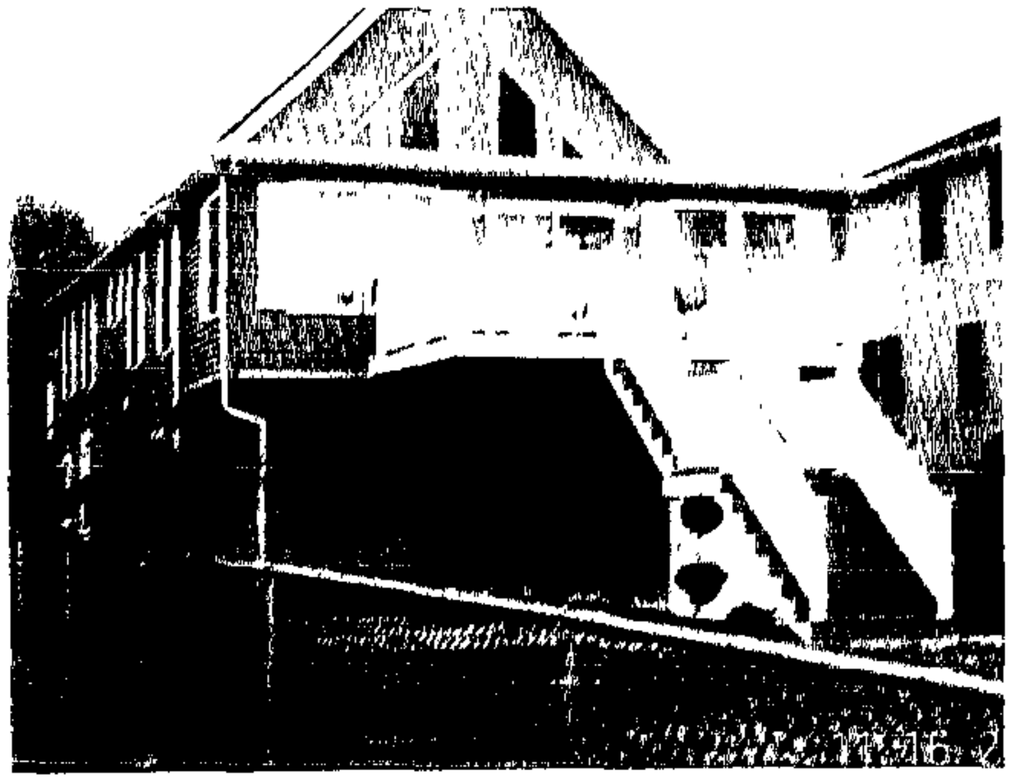


side of House
Washed out in storm

Front

26.460-H

Neighbor to the right



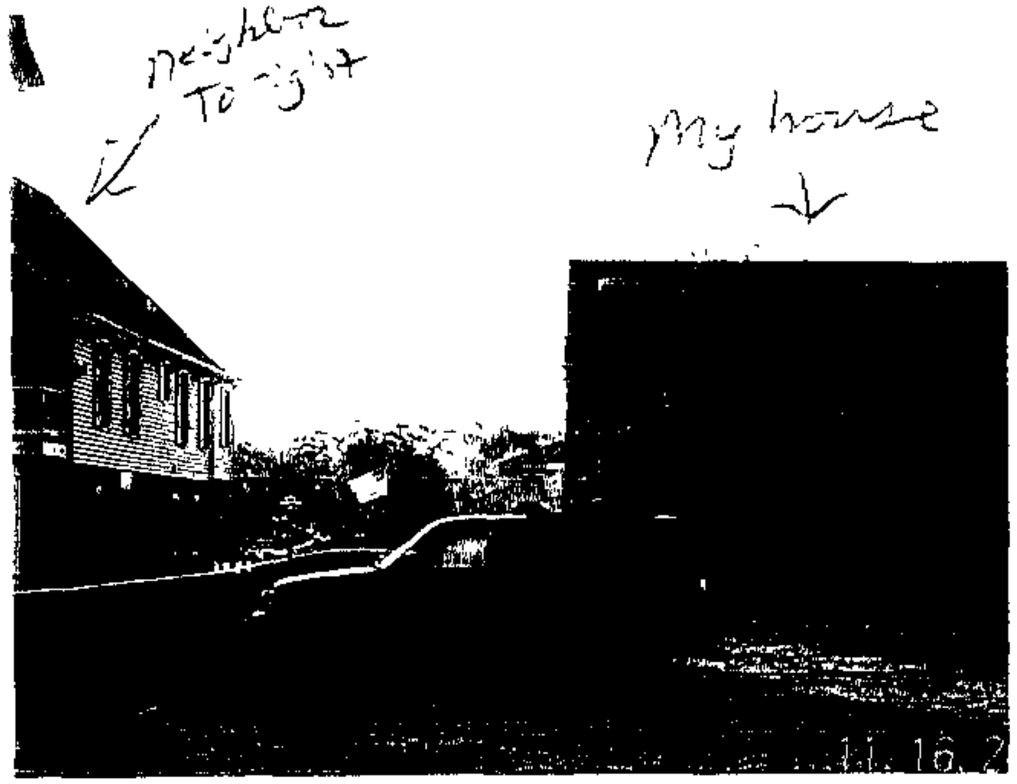
Neighbor to the left

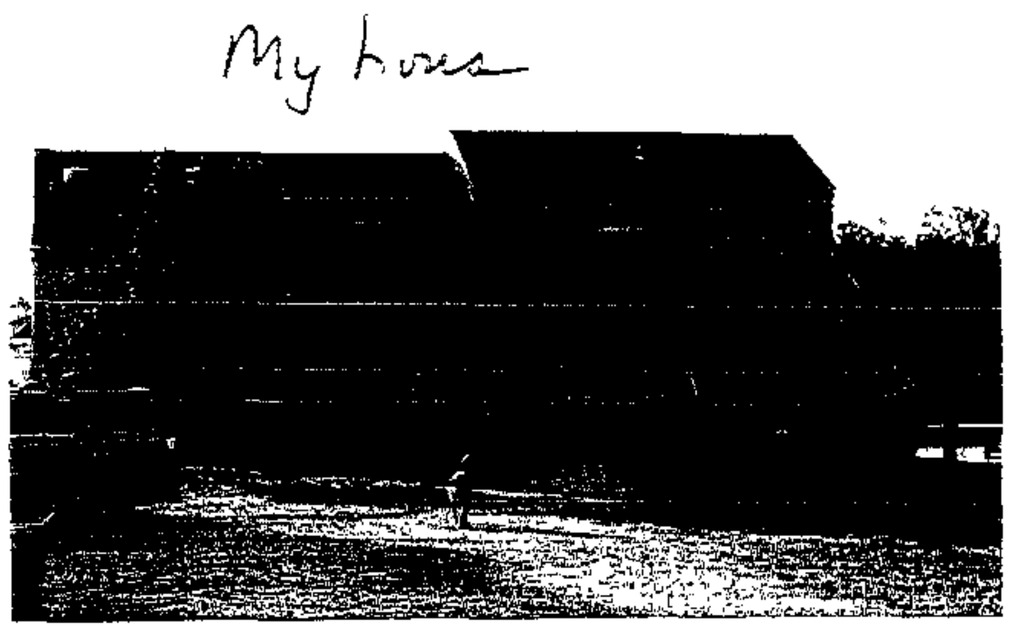
Front

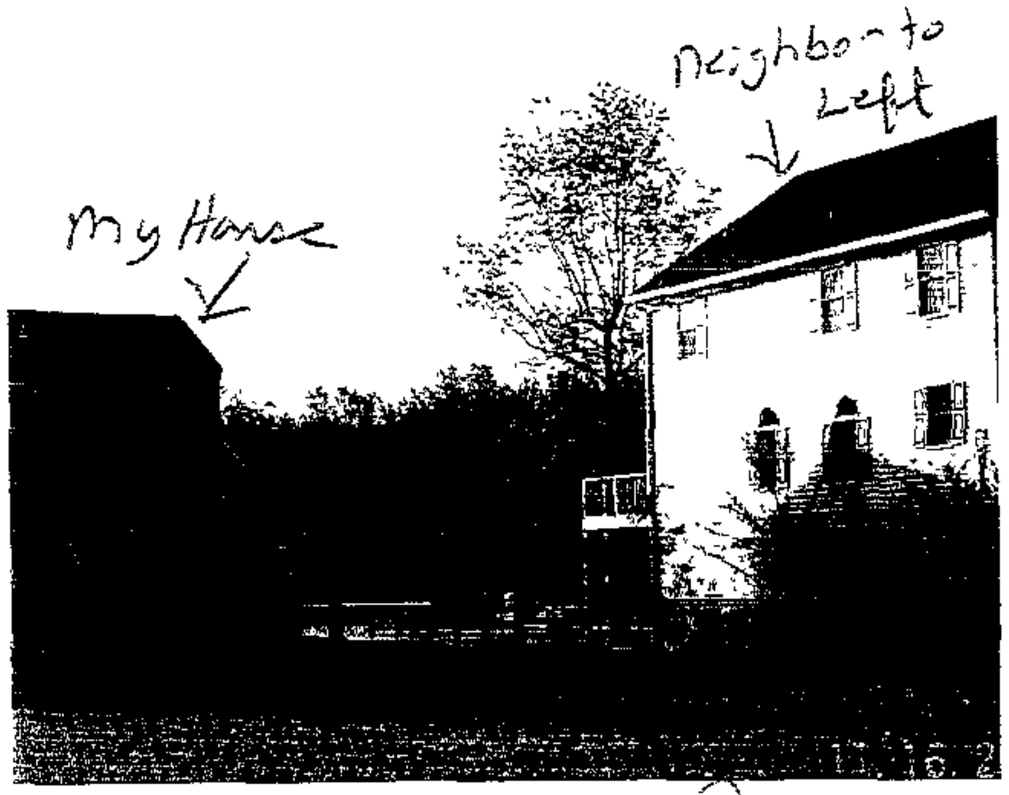
Front

Back of my House

Neighbor to the left



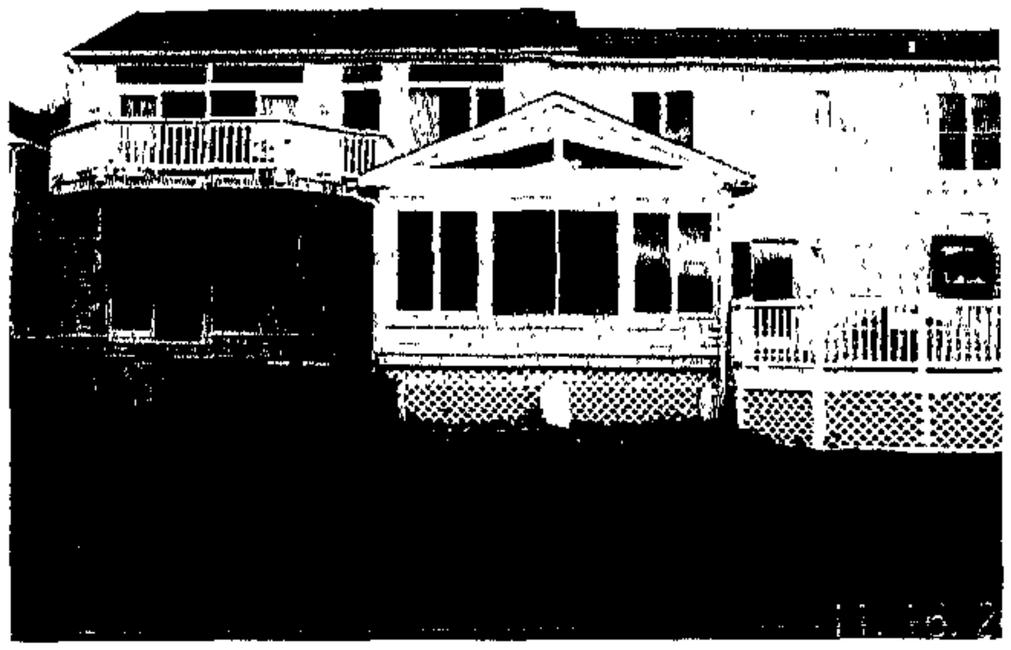




06-[illegible]

TWO Story Garages & Coupalas Being Built around the neighborhood

My Back Yard



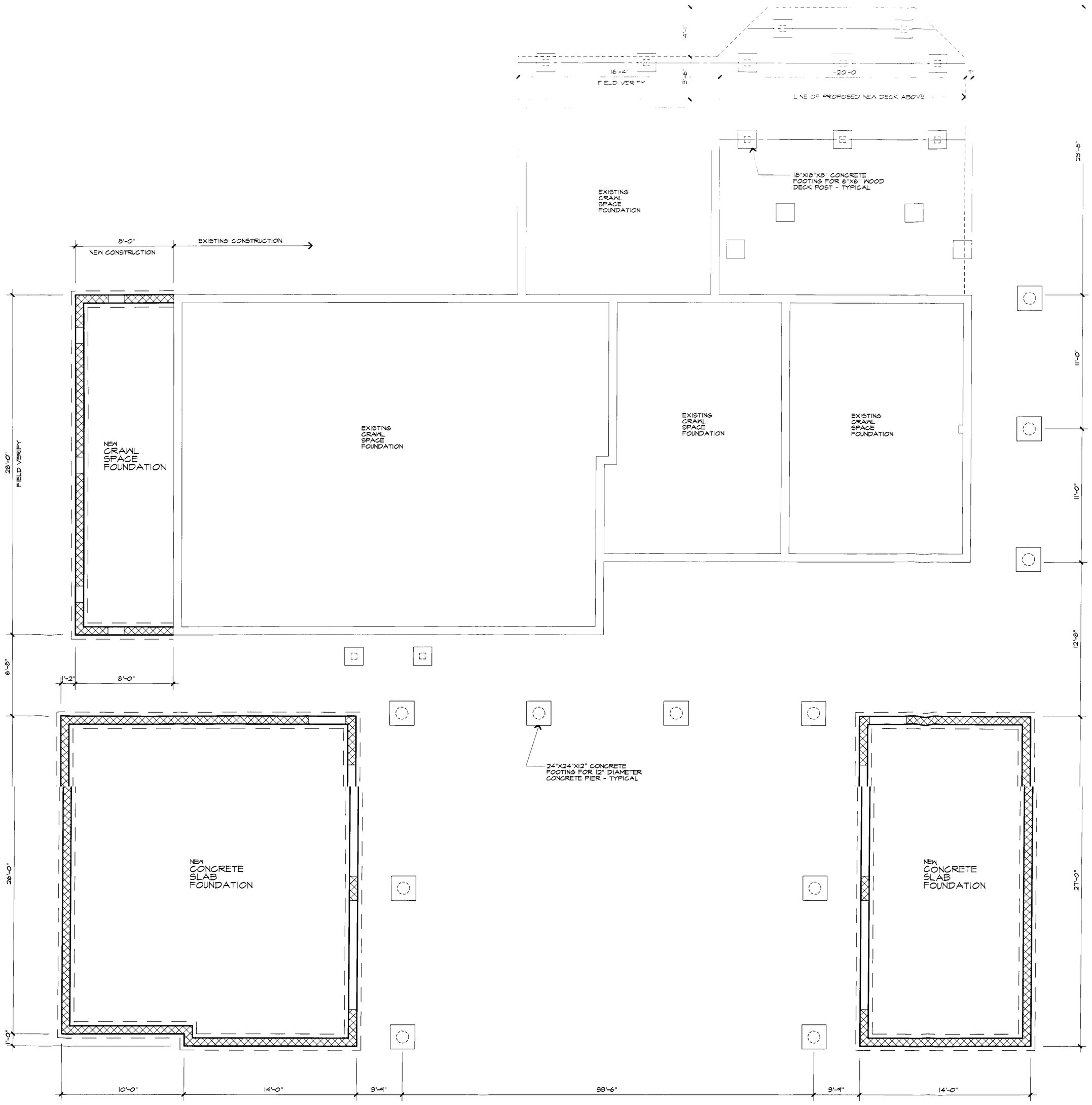
My Back yard

Weigbor to Left

My house

2 story Garage built in Neighborhood

26.460 - 7



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UC-411A

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☐ with changes as noted

Date

Signature

Signature

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WHETSTONE RESIDENCE ADDITION

1341 SOUTH SENECA ROAD
BALTIMORE COUNTY,
MARYLAND 21220

LOTS 223 & 224, PLAT #2
BOWLEY'S QUARTER 9-12
TITLE DEED 11084-658

W Elizabeth Whetstone
1341 S. Seneca Rd.
Baltimore, MD 21220

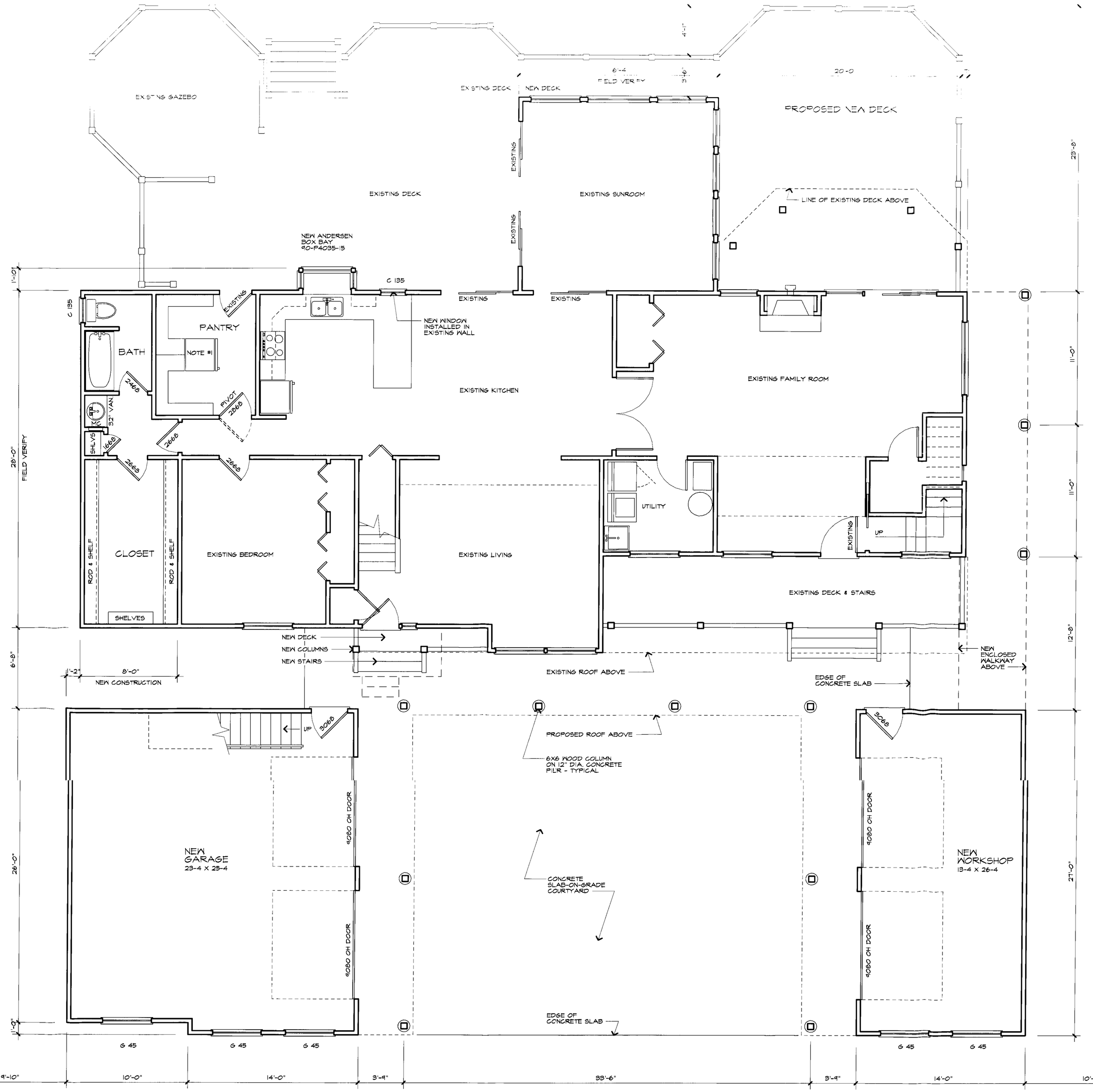
DRAWING

ADDITIONAL CRAWL SPACE & SLAB FOUNDATION PLAN

DATE 11 OCT 05

SCALE 1/4" = 1'-0"

SHEET 1 OF 7



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1. RELOCATED EXISTING REFRIGERATOR

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BALTIMORE COUNTY,
MARYLAND 21220

LOTS 223 & 224, PLAT #2
BOWLEY'S QUARTER 9-12
TITLE DEED 11084-658

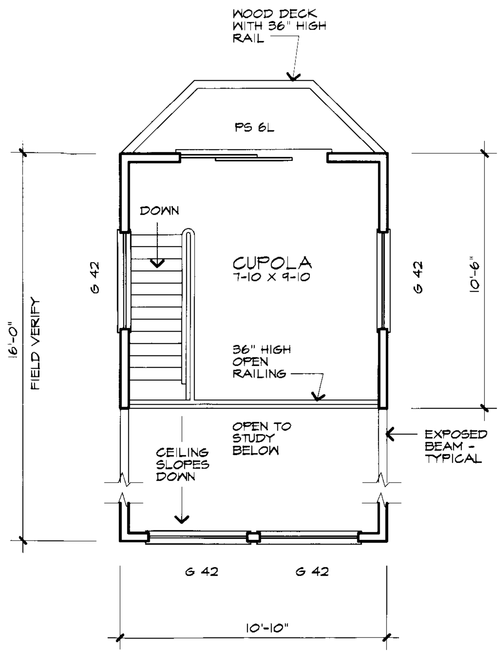
DRAWING

FIRST FLOOR PLAN

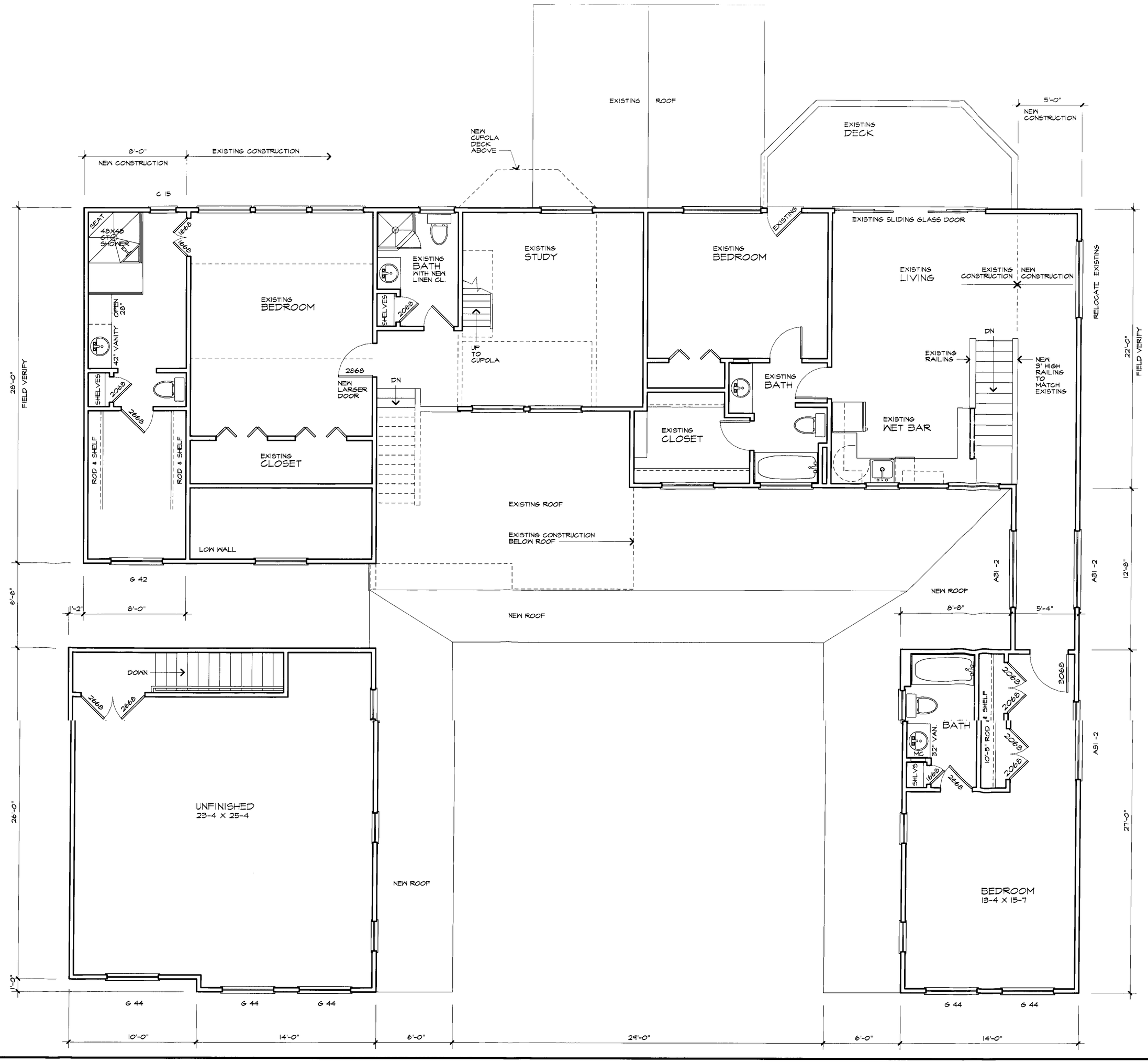
DATE 11 OCT 05

SCALE 1/4" = 1'-0"

SHEET 2 OF 7



THIRD FLOOR PLAN



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MARYLAND 21220

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BOWLEY'S QUARTER 9-12
TITLE DEED 11084-656

DRAWING

SECOND FLOOR PLAN

DATE 11 OCT 05

SCALE 1/4" = 1'-0"

SHEET 3 OF 7

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LOTS 223 & 224, PLAT #2
BOWLEY'S QUARTER 9-12
TITLE DEED 11084-658

DRAWING

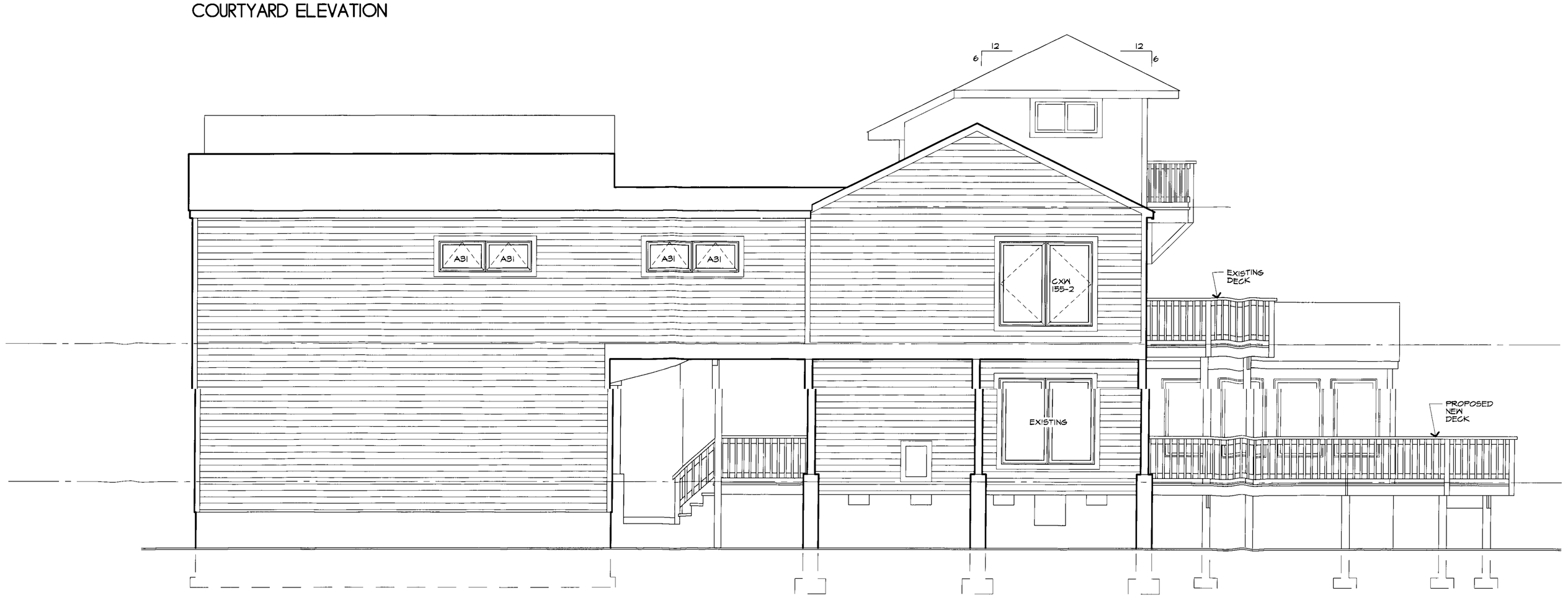
FRONT ELEVATION

DATE 11 OCT 05

SCALE 1/4" = 1'-0"

SHEET 4 OF 7

COURTYARD ELEVATION



RIGHT SIDE ELEVATION

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BALTIMORE COUNTY,
MARYLAND 21220

LOTS 223 & 224, PLAT #2
BOWLEY'S QUARTER 9-12
TITLE DEED 11084-658

DRAWING

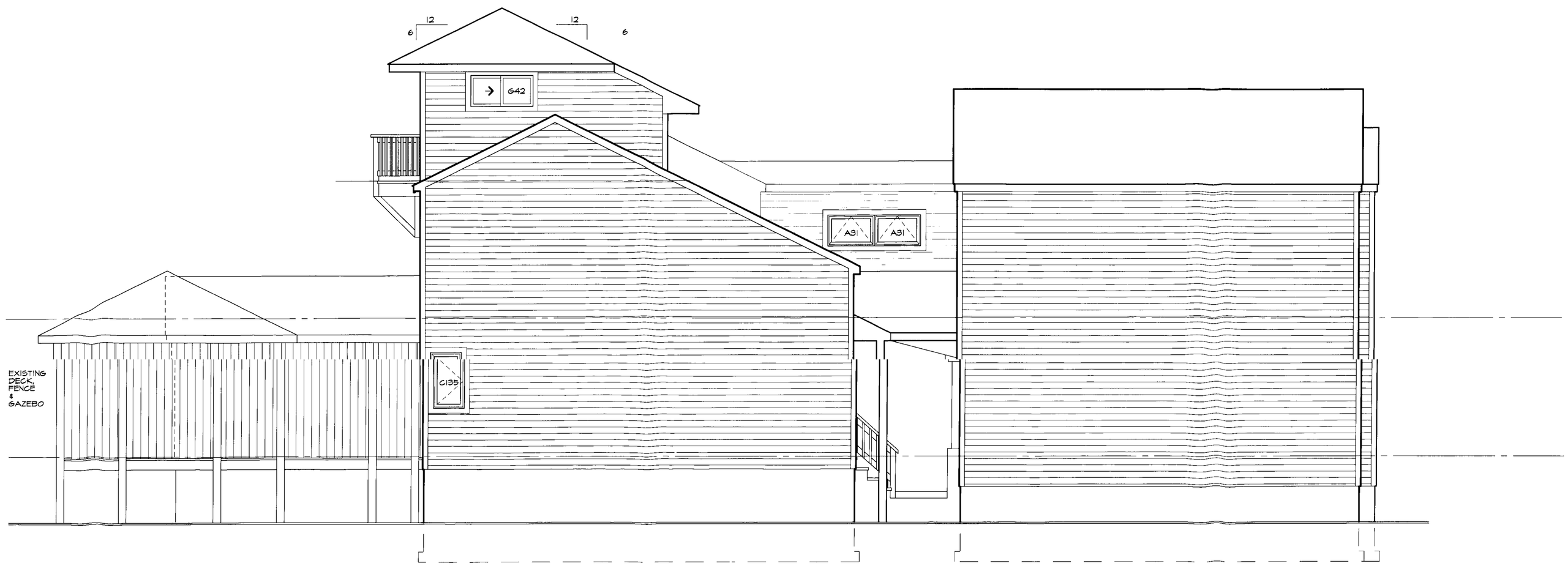
RIGHT SIDE ELEVATION

DATE 11 OCT 05

SCALE 1/4" = 1'-0"

SHEET 5 OF 7

COURTYARD ELEVATION



LEFT SIDE ELEVATION

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MARYLAND 21220

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BOWLEY'S QUARTER 9-12
TITLE DEED 11084-658

DRAWING

LEFT SIDE ELEVATION

DATE 11 OCT 05

SCALE 1/4" = 1'-0"

SHEET 6 OF 7

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BALTIMORE COUNTY
MARYLAND 21220

LOTS 223 & 224, PLAT #2
BOWLEY'S QUARTER 9-12
TITLE DEED 11084-658

DRAWING

REAR ELEVATION

DATE 11 OCT 05

SCALE 1/4" = 1'-0"

SHEET 7 OF 7