IN RE: PETITION FOR VARIANCE W side Seneca Park Road, 870 feet E c/l Beach Road 15th Election District 6th Councilmanic District **(941 Seneca Park Road)**	*	BEFORE THE
	*	DEPUTY ZONING
	*	COMMISSIONER
	*	FORBALTIMORE COUNTY
Anthony J. Lagna *Petitioner*	*	**CASE NO. 08-028-A**

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Anthony J. Lagna. Petitioner is requesting variance relief from Sections 1A04.3.B.1.a and 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling with a lot size of 0.58 acres (25,273 square feet) in lieu of the required 1.5 acres and to permit side yard setbacks of 10 feet in lieu of the required 50 feet in RC 5 zone, respectively. The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1. In addition, the site plan with colored shading depicting the wetlands, existing grass and trees, the line of disturbance area for the proposed structures, and outlines of the proposed structures themselves was marked and accepted into evidence as Petitioner's Exhibit 1A.

Appearing at the requisite public hearing in support of the variance request was Petitioner Anthony J. Lagna, his father, William C. Lagna, and Alonzo Childress with R.A. Childress & Associates, Inc., the consultant who prepared the site plan.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing approximately 25,273 square feet or 0.580 acre, more or less, and zoned R.C.5. The property is situated near Seneca Creek with a view of the waterfront, though it does not

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Date 10-17-07
By B3

immediately abut the water. It is located in the Bowley's Quarters area of Baltimore County. The lot is currently vacant with no improvements. An aerial photograph showing the subject property and the surrounding area, including Seneca Creek, was marked and accepted into evidence as Petitioner's Exhibit 2. Petitioner proposes to construct a dwelling on the property, as well as a two-car detached garage. In order to do so, Petitioner requires variance relief from the side yard setback and minimum acreage area requirements.

In support of the variance requests, Petitioner indicates that this lot was created as part of the Seneca Park Beach subdivision in the 1920's. Petitioner's grandparents purchased much of the land in the vicinity, including the subject lot, and the land has been passed down to Petitioner's father and now to Petitioner. The lot is very wooded and also contains areas of wetlands, which limits the development potential of this parcel and makes placement of structures difficult. The properties surrounding the subject property are improved with existing dwellings on similarly sized and shaped lots. Marked and accepted into evidence as Petitioner's Exhibit 3A through 3T were photographs of adjacent and nearby properties showing the improvements made thereon. The photographs show a myriad of different homes and accessory structures throughout the neighborhood. Also marked and accepted into evidence as Petitioner's Exhibit 4 was a site plan with original signatures of adjacent neighbors indicating their support of the site plan and the improvements proposed by Petitioner.

In order to mitigate the impact of the configuration of the wetlands and the forest areas, Petitioner desires to place the proposed dwelling more to the south side of the property, while placing the detached garage more toward the rear of the property and closer to the north side as shown on the site plan. Artists renderings of the front and side views of the proposed dwelling were marked and accepted into evidence as Petitioner's Exhibits 5A and 5B, respectively.

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Date 10-17-07
By B3

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The ZAC comment received from the Department of Environmental Protection and Resource Management (DEPRM) dated September, 2007 states that the property must comply with Chesapeake Bay Critical Area Regulations and the Limited Development Area Regulations. The ZAC comment received from the Bureau of Development Plans Review dated July 30, 2007 states that the property must comply with the *Federal Flood Insurance* requirements and the proper sections of the Baltimore County Building Code related to flood plain elevation limitations, building anchorage requirements, and flood resistant construction. The ZAC comment received from the Office of Planning dated July 24, 2007 does not oppose Petitioners' request, provided the construction complies with the current R.C.5 requirements. In order to make this determination, the Office of Planning will require the submission of additional information, which will be expounded on further in this Order.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

ORDER RECEIVED FOR FILING
Date 10-17-07
By B

THEREFORE, IT IS ORDERED this 17th day of October, 2007 by this Deputy Zoning Commissioner, that Petitioner's variance requests from Sections 1A04.3.B.1.a and 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling with a lot size of 0.58 acres (25,273 square feet) in lieu of the required 1.5 acres, and to permit side yard setbacks of 10 feet in lieu of the required 50 feet in RC 5 zone, respectively, be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Prior to obtaining a building permit, Petitioner shall submit the following information to the Office of Planning for their determination that the proposed structure meets the R.C.5 Performance Standards:

   a. Submit photographs of existing adjacent dwellings.
   b. Submit building elevations (all sides) of the proposed dwelling for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Petitioner shall ensure that the exterior of the proposed building(s) use the same finish materials and architectural details on the front, side and rear elevations. Use of quality material such as brick, stone or cedar is encouraged.
   c. Design of all decks, balconies, windows, dormers, chimneys and porches as a component of the building, following dominant building lines. Decks shall be screened to minimize visibility from a public street.
   d. Design of all accessory structures at a scale appropriate to the dwelling and design of garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch and style.
   e. Provide landscaping along the public road, if it is consistent with the existing streetscape.

3. 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 one foot above the flood plain elevation in all construction.

PLEASE RECEIVED FOR FILING
Date 10-17-07
By B

4. 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.

5. The building engineer shall require a permit for this project.

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

7. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

8. 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).

9. This property is within the Limited Development Area (LDA) of the CBCA. LDA regulations state that the lot is limited to 5,445 square feet of impervious surface and area and that 15% tree cover be maintained. Any impacts to wetlands will require State and Federal permits along with a CBCA variance approval.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
Date 10-17-07
By B

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 17, 2007

ANTHONY J. LAGNA
4711 KENWOOD AVENUE
BALTIMORE MD 21206

Re: Petition for Variance
Case No. 08-028-A
Property: 941 Seneca Park Road

Dear Mr. Lagna:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Alonzo Childress, R.A. Childress & Associates, Inc., 713 Pheasant Drive, Forest Hill MD 21050

CBCA FLOOD

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 941 Seneca Park Road

which is presently zoned R.C.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) 1A04.3.B.1.a, 1A04.3.B.2.b, BCZR, to permit a proposed dwelling with a lot size of 0.58 acres (25,273 sq. ft) in lieu of the required 1.5 acres and to permit ~~[illegible]~~ side yard setbacks of 10' in lieu of the required 50' in RC 5 Zone.

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

To be presented at hearing

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

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

Contract 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):

Anthony J. Lagna
Name - Type or Print

Anthony J. Lagna
Signature

Name - Type or Print

Signature

4711 Kenwood Avenue — 410-241-1222
Address — Telephone No.

Baltimore Maryland, 21206
City — State — Zip Code

Representative to be Contacted:

Alonzo Childress
R.A. Childress & Assoc., Inc.
Name

713 Pheasant Drive — (410-803-0304)
Address — Telephone No.

Forest Hill, Maryland 21050
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 7-17-07

Case No. 08-028-A

REV 9/15/98 PLEASE RECEIVED FOR FILING

Date 10-17-07

By PO

R. A. Childress & Associates, Inc.
Civil Engineering Consultants
713 Pheasant Drive Forest Hill, Maryland 21050-1528
(410) 803-0304 FAX (410) 803-0299

July 16, 2007

ZONING DESCRIPTION FOR
Anthony J. Lagna
941 Seneca Park Road
Baltimore County, Maryland 21220

Beginning at a point on the west side of Seneca Park Road, which is a 30 feet right-of-way at the distance of 760+/- feet east from the centerline of the intersection of Beach Road, which is a 20 feet right-of-way. Thence the following courses and distances:

1.	N 02 52' 16" E	100.00 ft.
2.	N 61 25' 32" W	301.13 ft.
3.	S 05 39' 33" E	100.00 ft.
4.	S 59 56' 56" E	288.34 ft.

To the Point of Beginning.

The Property (941 Seneca Park Road) located in the 15 Election District, 6rd Councilmanic District, is designated as Lots No. 157 and 158 as shown in the "Plat 3 of Bowleys Quarters"; recorded in Liber 9 Folio 56 and as recorded in:

Deed	Tax Map	Parcel
Liber 22711 Folio 119	91	139

Containing 0.58 acres of land more or less.

STATE OF MARYLAND
ROBIN ALONZO CHILDRESS
No. 10227
REGISTERED
PROFESSIONAL ENGINEER
SEAL

R. Alonzo Childress
Registered Professional Engineer
Maryland P.E. No. 10227

ITEM #028

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 03880

Date: 7/17/06

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00
							Total:	65.00

Rec From: Anthony J. Lagna

For: Variance - 941 - Seneca Park Road
08-025-A (LAGNA)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTION	TIME	DRW
7/10/2007	7/17/2007	12:02:53	4

06 WALKIN, KWIK KOPY
RCPT # 502543 7/17/2007 0111
5 528 ZONING VERIFICATION
003050
Rcpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: # 08-028-A
941 Seneca Park Road
W/side of Seneca Park Road, 870 feet east of centerline of Beach Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Anthony Lagna

Variance: to permit a proposed dwelling with a lot size of 0.58 acres (25,273 sq. ft.) in lieu of the required 1.5 acres and to permit side yard setbacks of 10 feet in lieu of the required 50 feet in RC 5 zone.

Hearing: Tuesday, September 18, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/619 Sept. 4 147534

CERTIFICATE OF PUBLICATION

9/6/, 2007

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 9/4/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 08-028-A

Petitioner/Developer: ANTHONY LAGNA

Date of Hearing/Closing: SEPT. 18, 2007

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

Attention: **Christen Matthews**

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 propery located at

#941 SENECA PARK ROAD

The sign(s) were posted on AUG. 31, 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 08-028-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: ROOM 407, COUNTY COURTS BUILDING 401 BOSLEY AVENUE, TOWSON, MD. 21204

DATE AND TIME: TUESDAY, SEPTEMBER 18, 2007 AT 10:00 AM.

REQUEST: VARIANCE TO PERMIT A PROPOSED DWELLING WITH A LOT SIZE OF 0.58 ACRES (25,273 SQ FT.) IN LIEU OF THE REQUIRED 1.5 ACRES AND TO PERMIT SIDE YARD SETBACKS OF 10 FEET IN LIEU OF THE REQUIRED 50 FEET IN RC 5 ZONE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

August 10, 2007

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: 08-028-A
941 Seneca Park Road
W/side of Seneca Park Road, 870 feet east of centerline of Beach Road
15th Election District – 6th Councilmanic District
Legal Owner: Anthony Lagna

Variance to permit a proposed dwelling with a lot size of 0.58 acres (25,273 sq. ft.) in lieu of the required 1.5 acres and to permit side yard setbacks of 10 feet in lieu of the required 50 feet in RC 5 zone.

Hearing: Tuesday, September 18, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Alonzo Childress, 713 Pheasant Drive, Forest Hill 21050
Anthony Lagna, 4711 Kenwood Avenue, Baltimore 21206

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 3, 2007.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 4, 2007 Issue - Jeffersonian

Please forward billing to:
Anthony Lagna
4711 Kenwood Avenue
Baltimore, MD 21206-1329

410-241-1222

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: 08-028-A
941 Seneca Park Road
W/side of Seneca Park Road, 870 feet east of centerline of Beach Road
15th Election District – 6th Councilmanic District
Legal Owner: Anthony Lagna

Variance to permit a proposed dwelling with a lot size of 0.58 acres (25,273 sq. ft.) in lieu of the required 1.5 acres and to permit side yard setbacks of 10 feet in lieu of the required 50 feet in RC 5 zone.

Hearing: Tuesday, September 18, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The 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: 08-028-A

Petitioner: LAGNA

Address or Location: 941- SENECA PARKA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANTHONY LAGNA

Address: 4711 KENWOOD AVE
BALTIMORE MD 21206-1329

Telephone Number: 410 241 1222

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

September 12, 2007

Anthony J. Lagna
4711 Kenwood Avenue
Baltimore, Maryland 21206

Dear Mr. Lagna:

RE: Case Number: 08-028-A, 941 Seneca Park Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 17, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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
Alonzo Childress R.A. Childress & Associates, Inc. 713 Pheasant Drive Forest Hill 21050

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2007

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

SUBJECT: 941 Seneca Park Road

INFORMATION:

Item Number: 8-028

Petitioner: Anthony J. Lagna

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, in consistent with the existing streetscape.

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

Prepared By: Curtis R. Murray

Division Chief: Lynn Lenhart

CM/LL

W:\DEVREV\ZAC\8-028.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
for July 30, 2007
Item No. 08-028

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 Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 08-028-07202007.doc

TB 9/18
10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 13 2007
BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: September 12, 2007

SUBJECT: Zoning Item # 08-28-A
Address 941 Seneca Park Road
(Lagna Property)

Zoning Advisory Committee Meeting of July 23, 2007

_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:
This property is within the Limited Development Area (LDA) of the CBCA. LDA regulations state that the lot is limited to 5,445 square feet of impervious surface area and that 15% tree cover be maintained. Any impacts to wetlands will require state and federal permits along with a CBCA variance approval

Reviewer: Kevin Brittingham Date: 8/15/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-28-A.doc

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: JULY 23, 2007

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

RE: Baltimore County
Item No. 8-28-A
941 SENECA PARK ROAD
LAGNA PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-28-A .

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

July 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 23, 2007

Item Number: 020 (028) through 034

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

RE: PETITION FOR VARIANCE 941 Seneca Park Road; W/S Seneca Park Road, 870' E c/line Beach Road 15th Election & 6th Councilmanic Districts Legal Owner(s): Anthony Lagna Petitioner(s)	* * * * * *	BEFORE THE BOARD OF APPEALS FOR BALTIMORE COUNTY 08-028-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 all 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 27th day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to, Alonzo Childress, 713 Pleasant Drive, Forest Hill, MD 21050, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

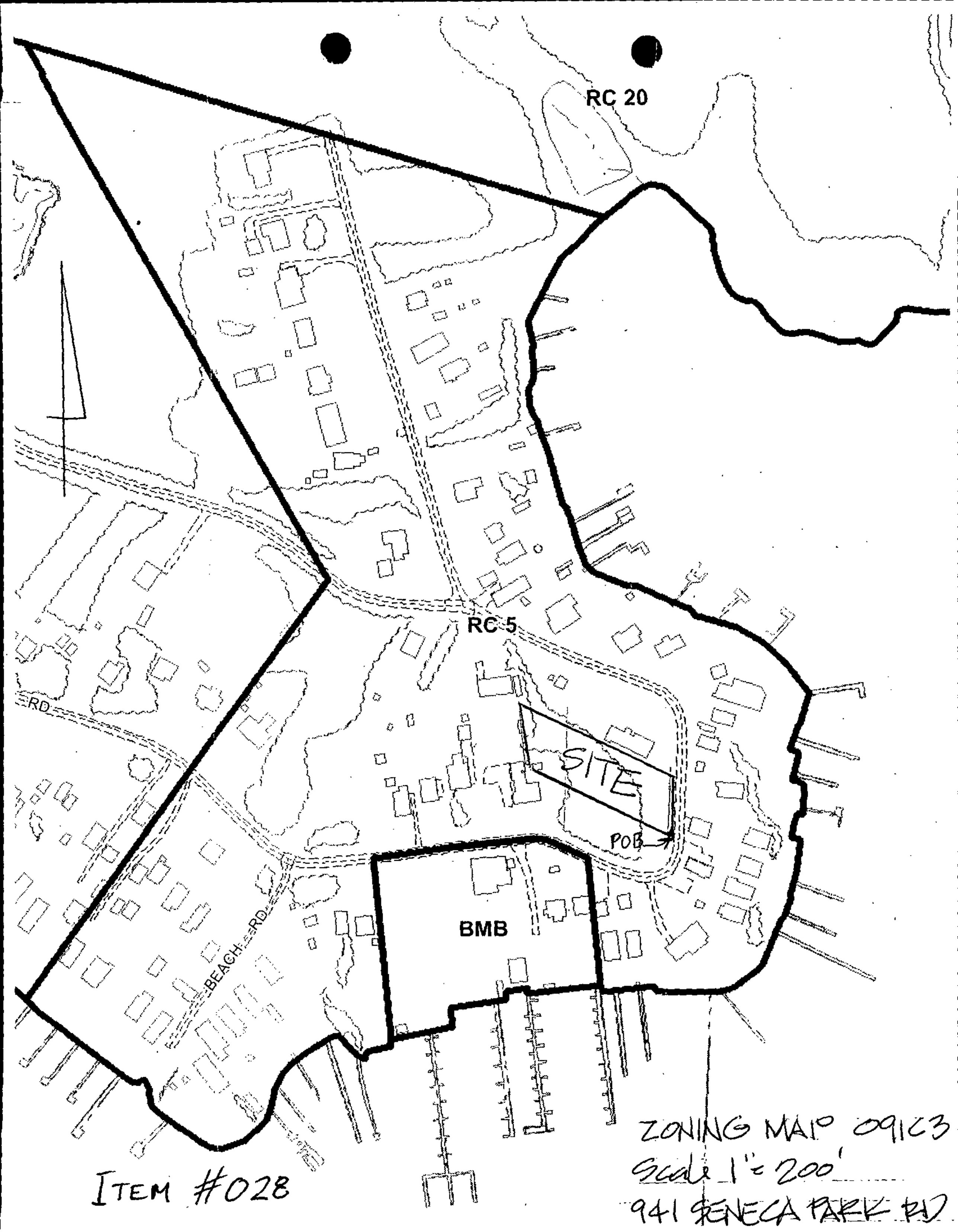
RECEIVED
JUL 27 2007
Per.....

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-028-A
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
ANTHONY J LAGNA	4711 KENWOOD AVE	BALTIMORE MD 21206	TONYPANDA@VERIZON.NET
WILLIAM C LAGNA	4711 KENWOOD AVE	BALTO MD 21206	
ALONZO CHILDRESS	713 PHEASANT DRNE	FOREST HILL MD 21050	

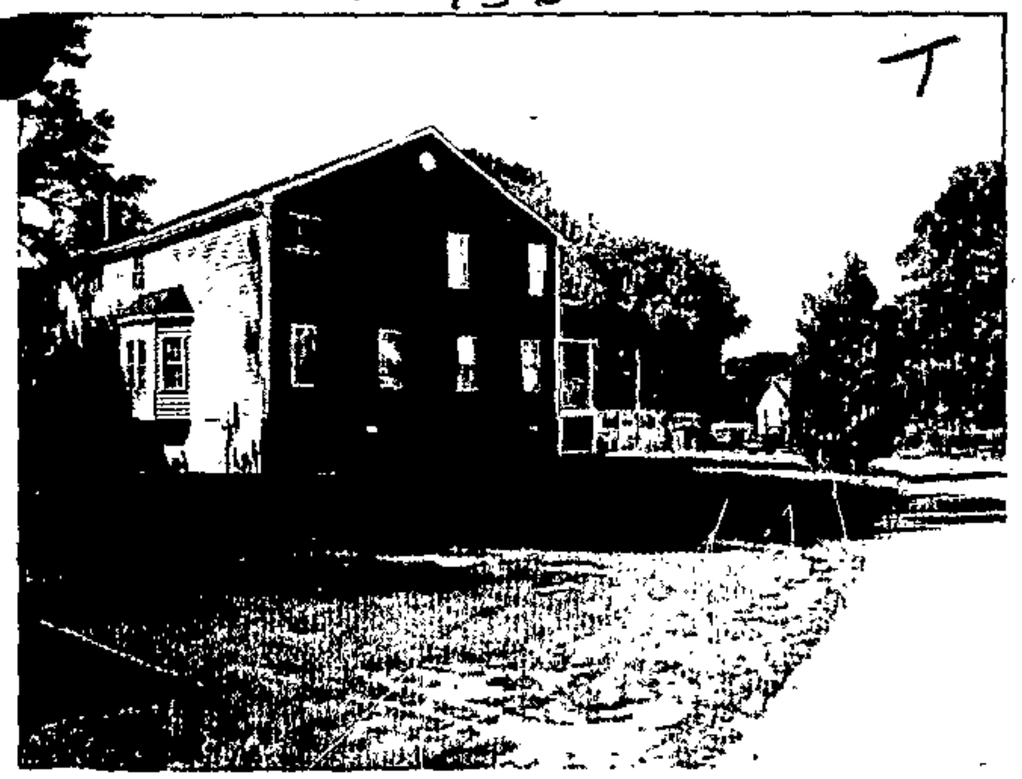

RC 20
RC 5
SITE
POB
BMB
BEACH RD
RD
ZONING MAP 09103
Scale 1" = 200'
941 SENECA PARK RD

ITEM #028

PETITIONER'S

EXHIBIT NO. 2

936



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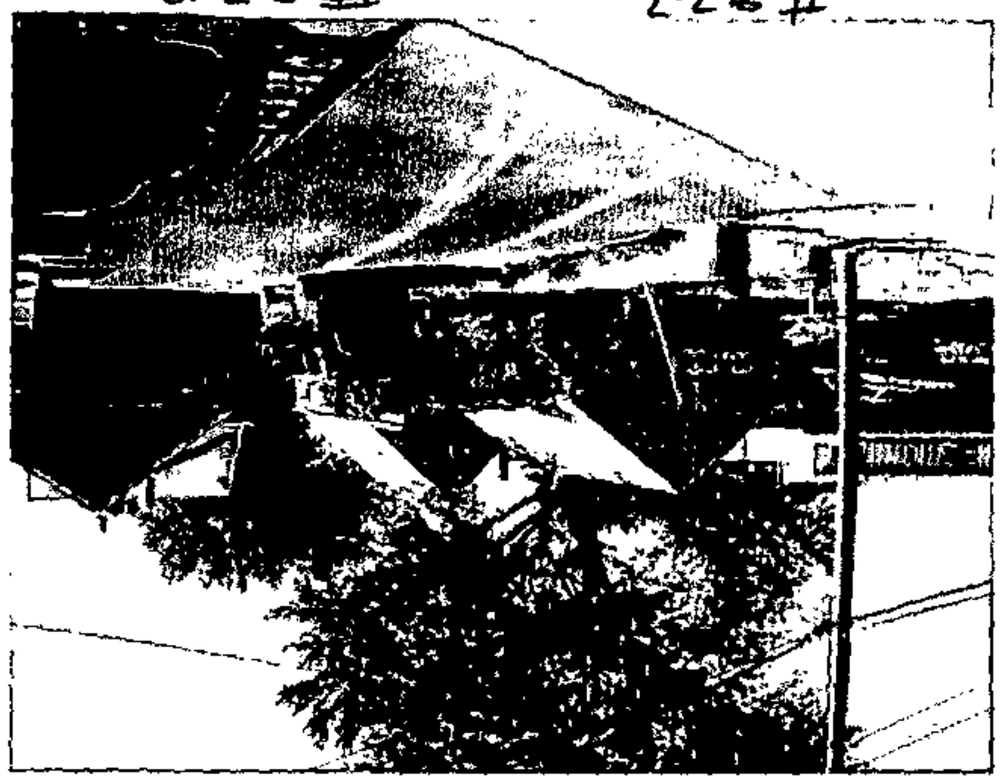
PETITIONER'S

EXHIBIT NO. 3



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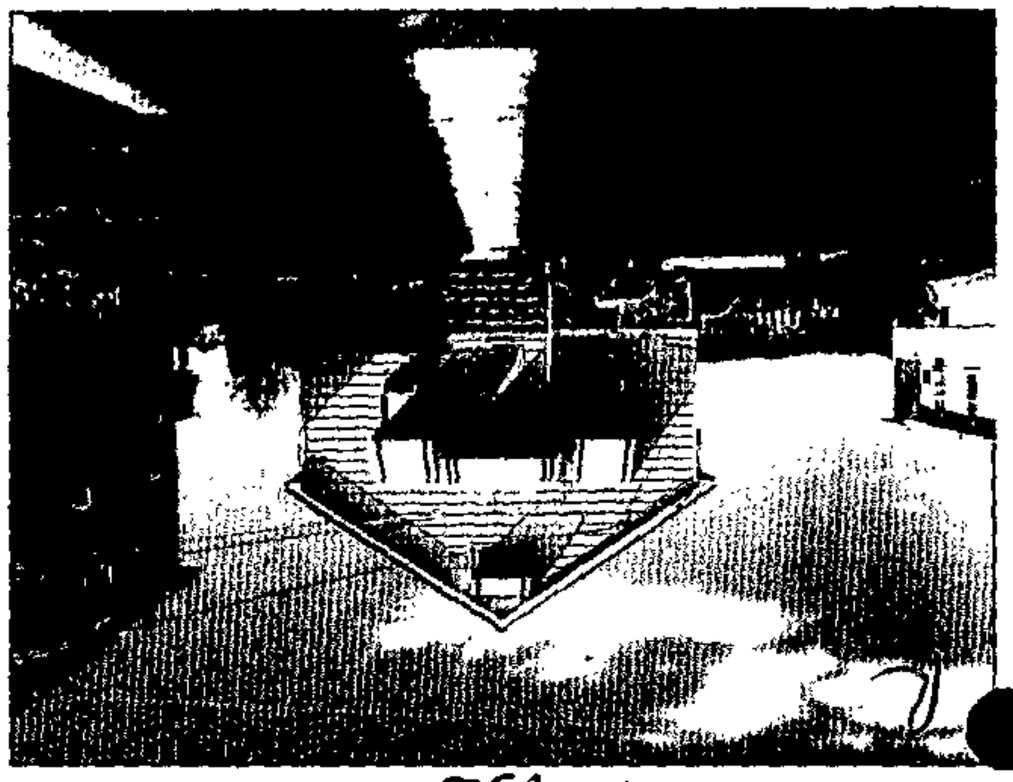

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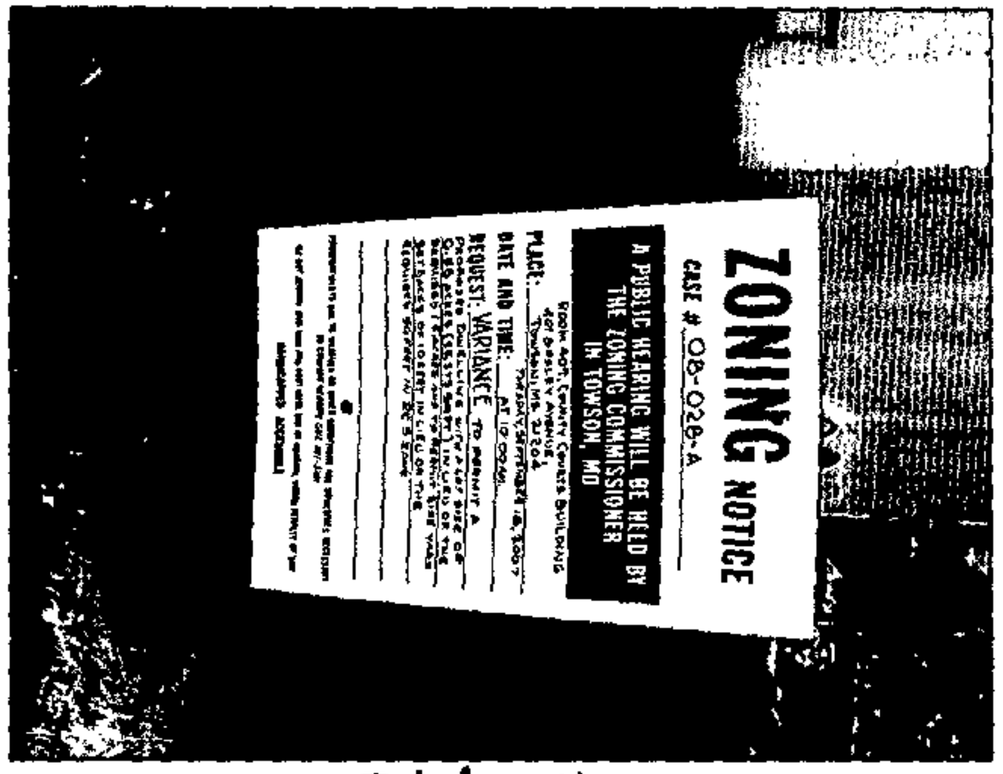

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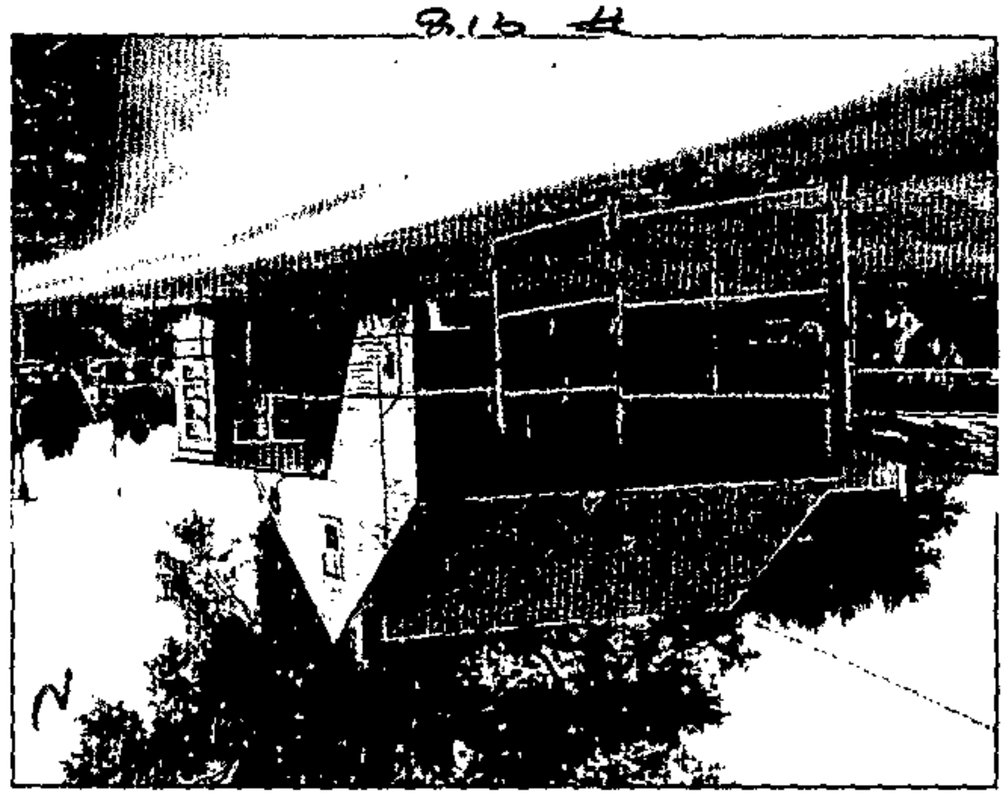

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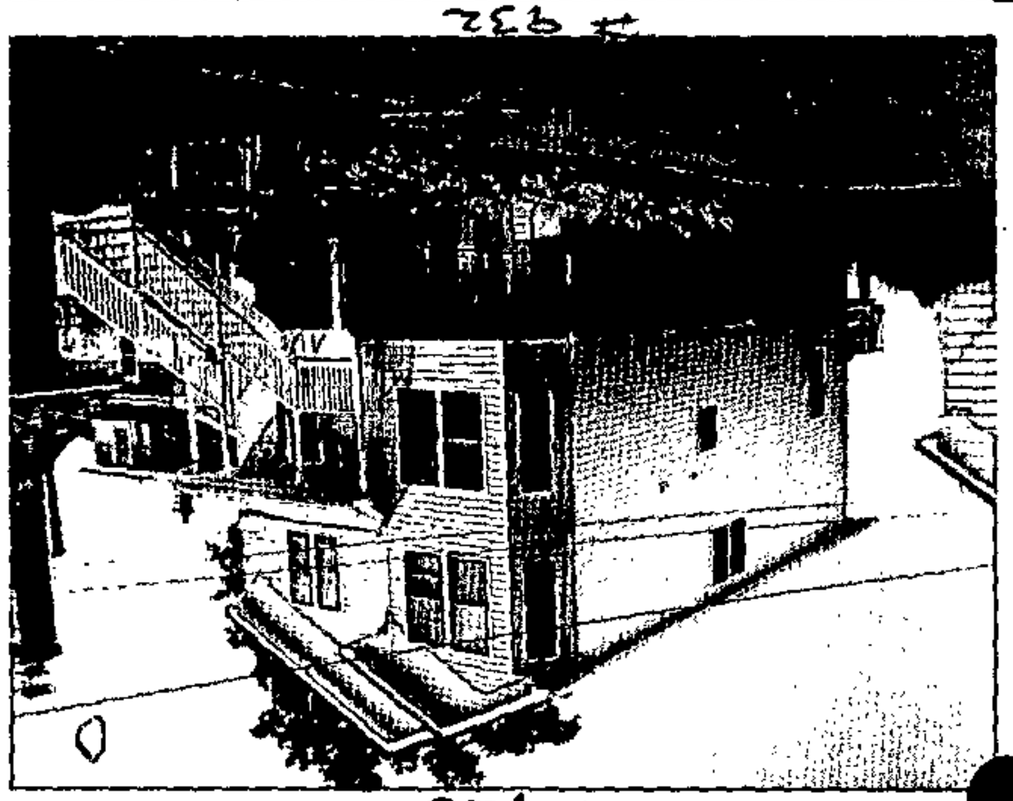

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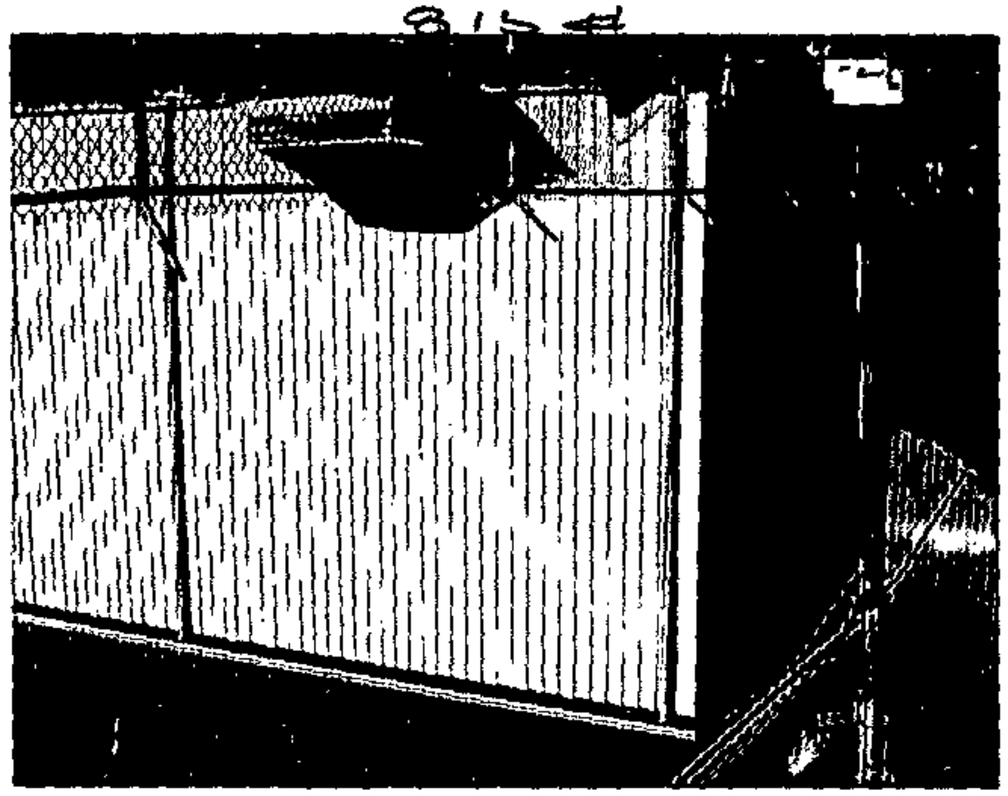

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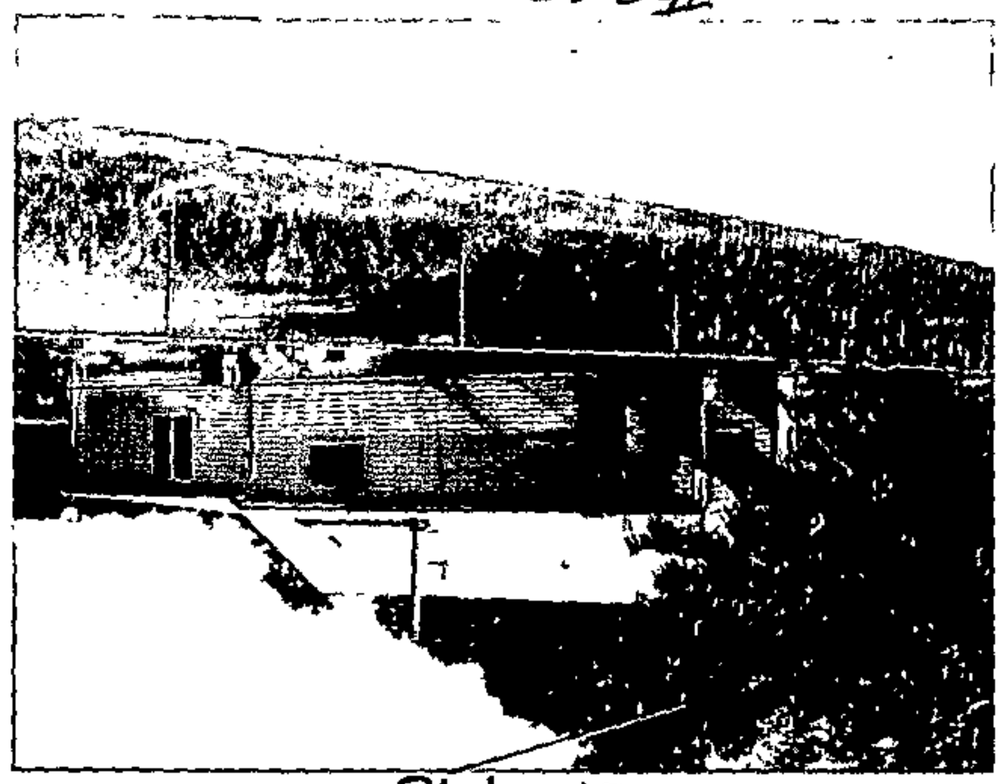

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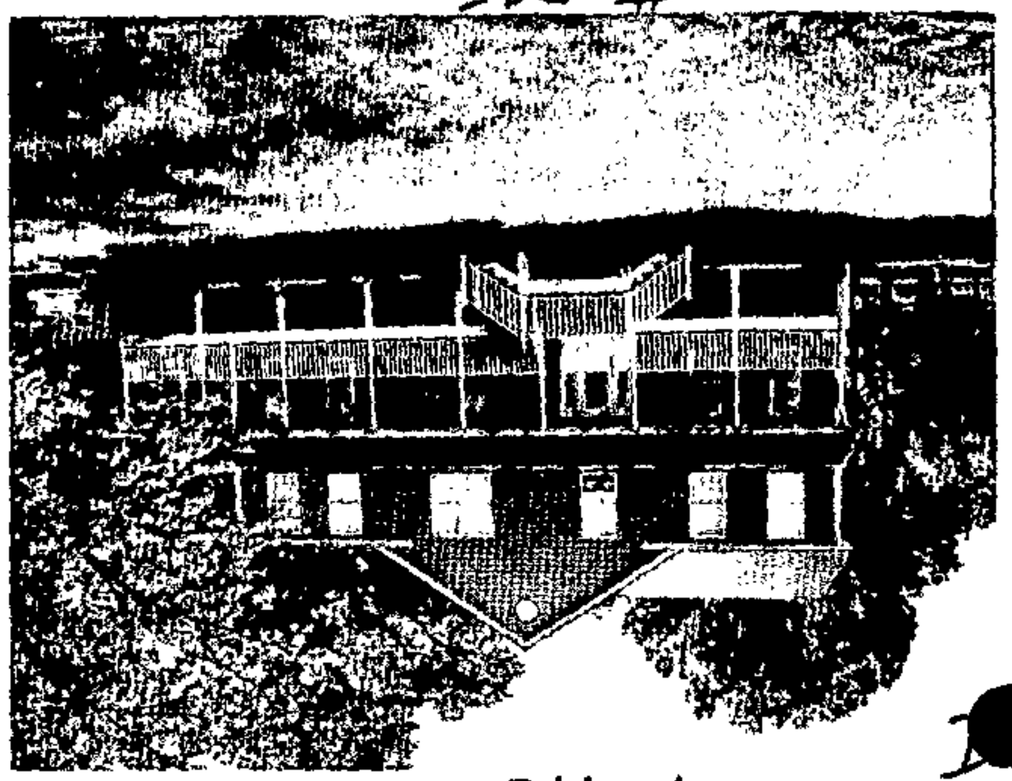

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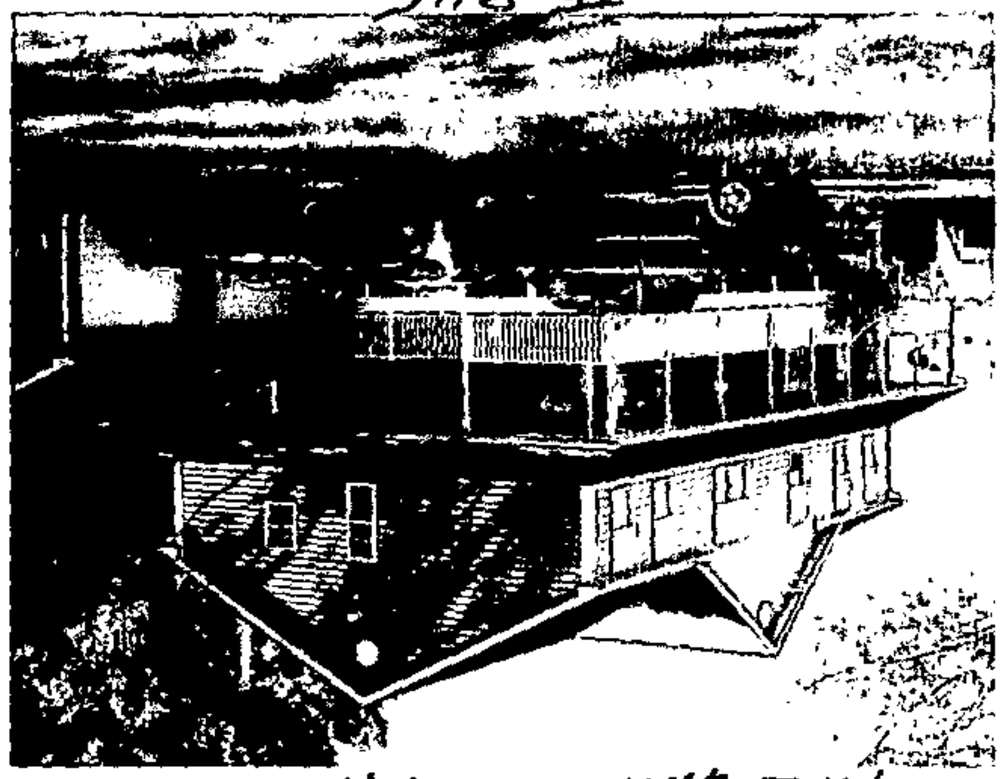

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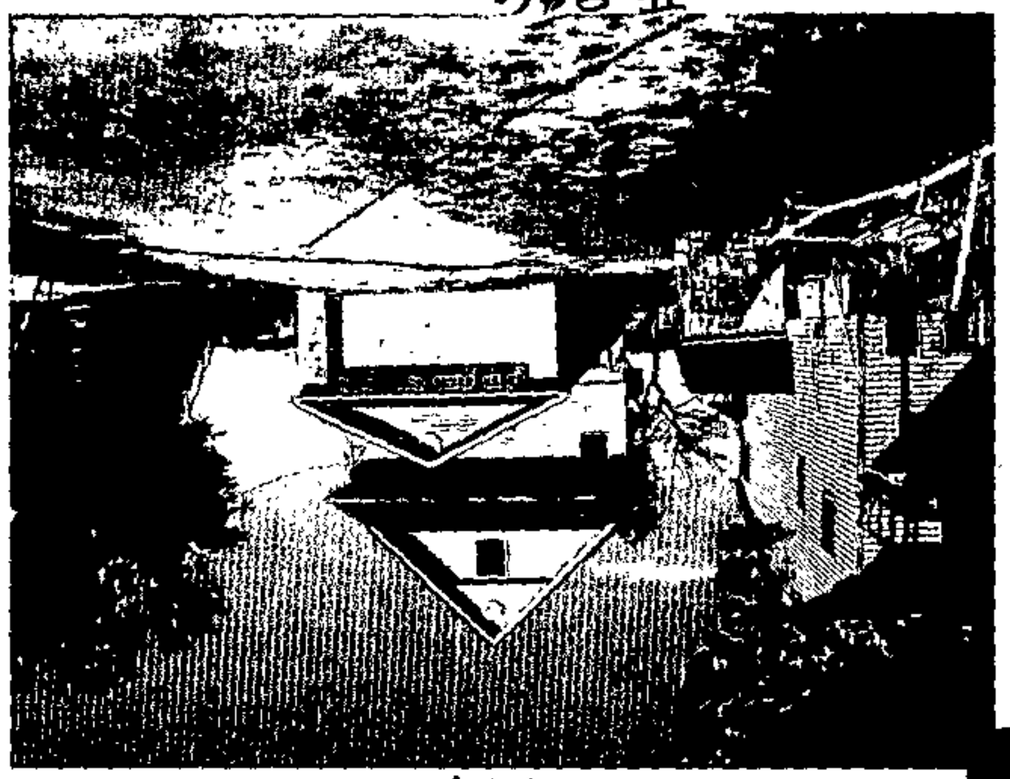

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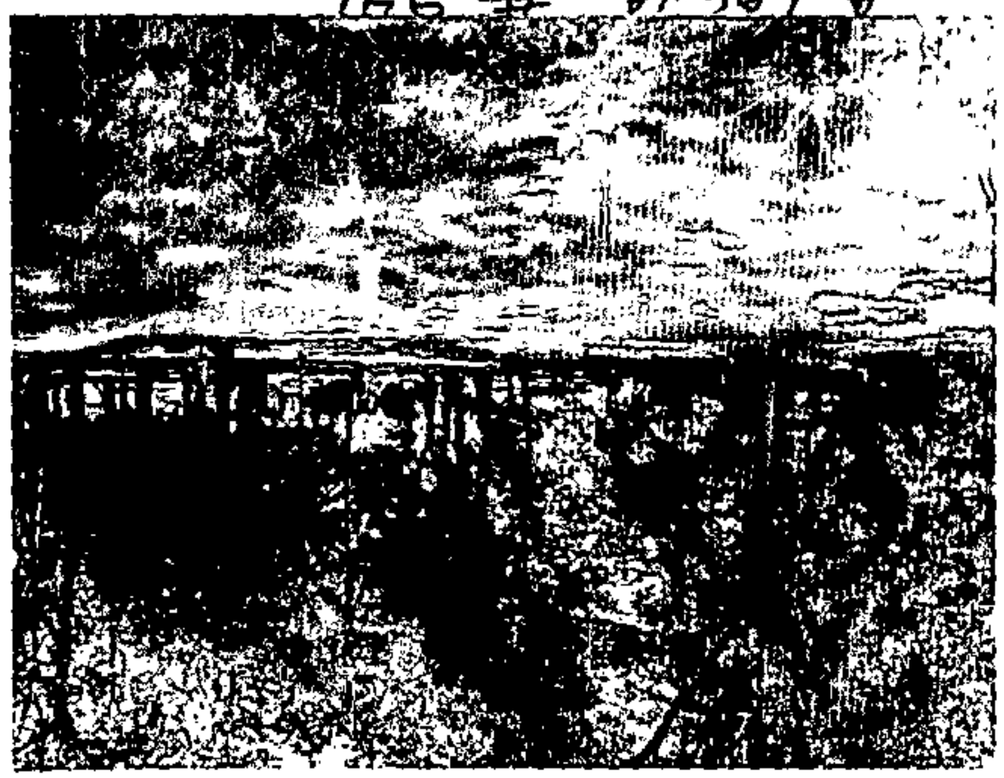
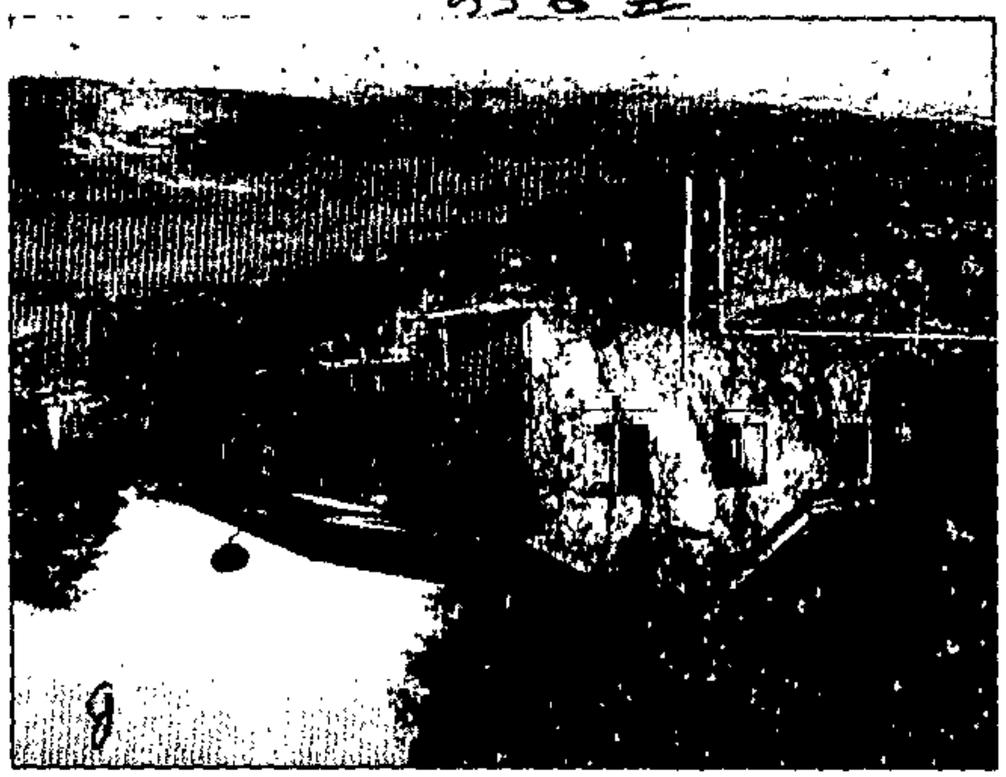


A. Longna #941



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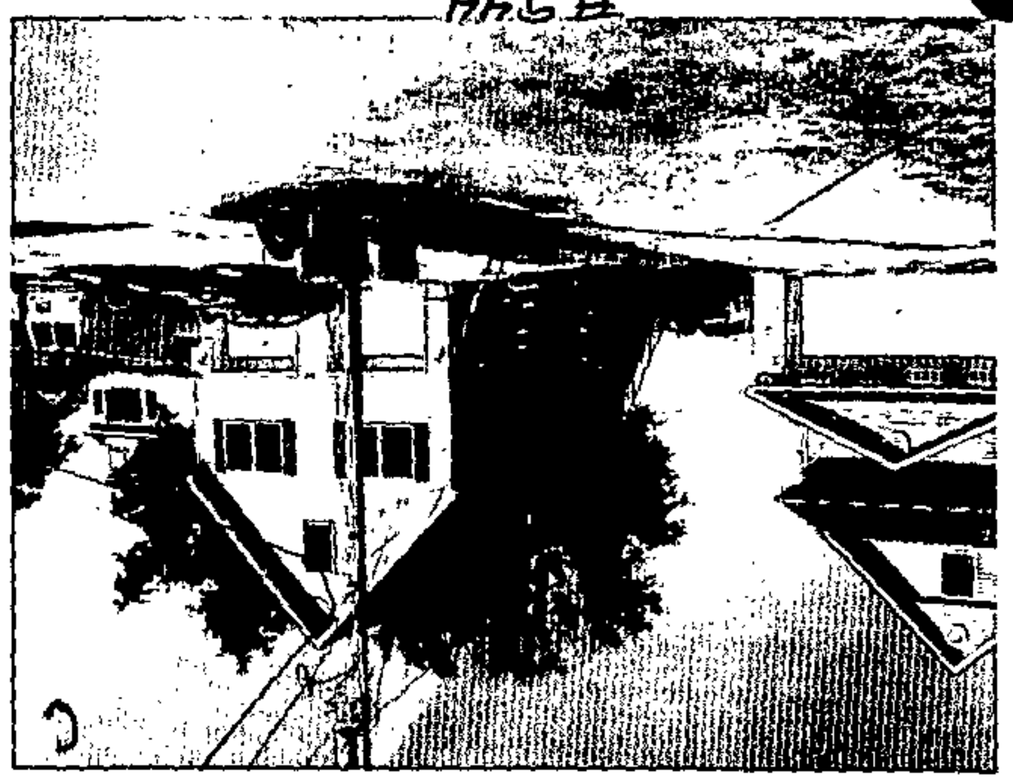

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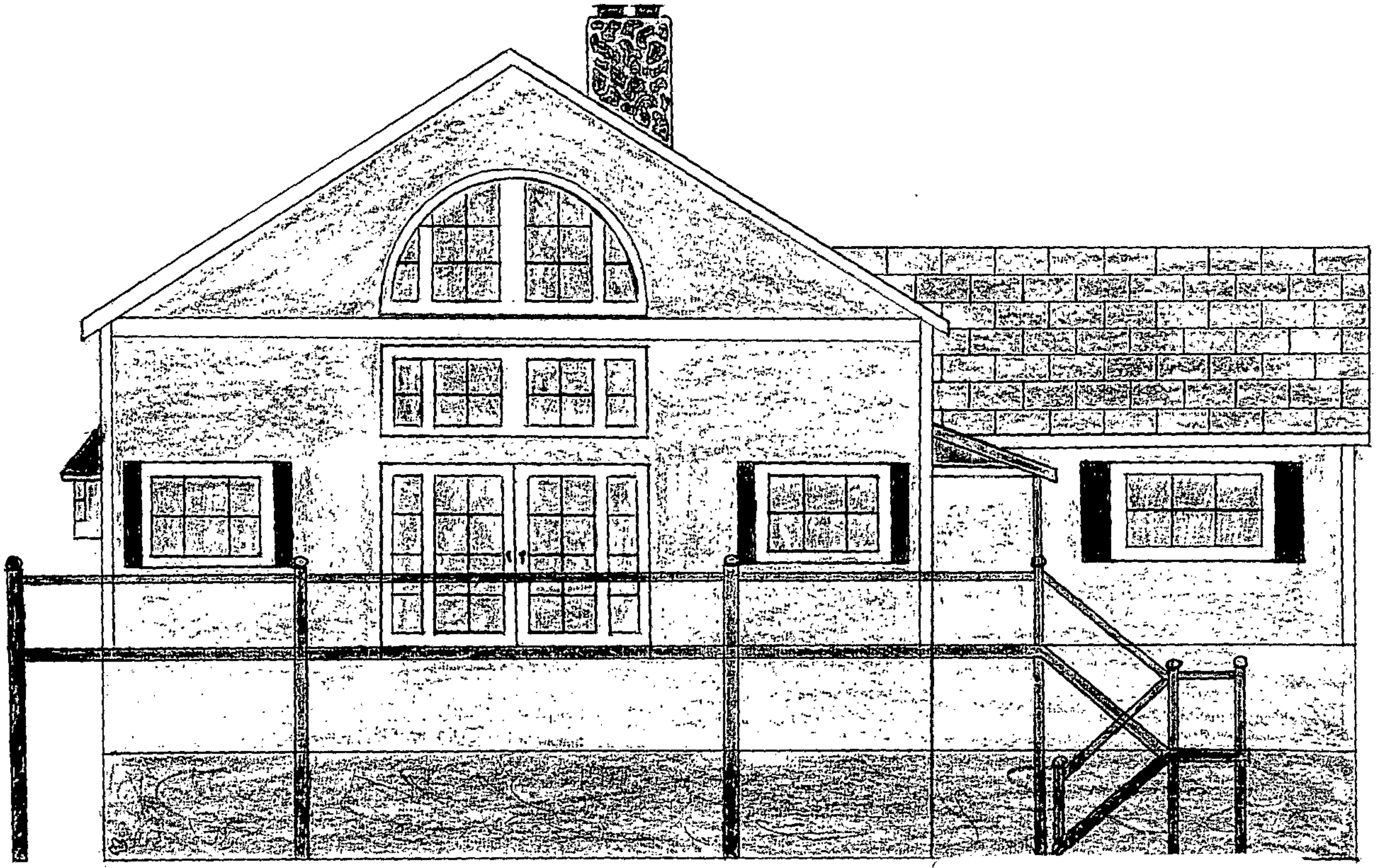


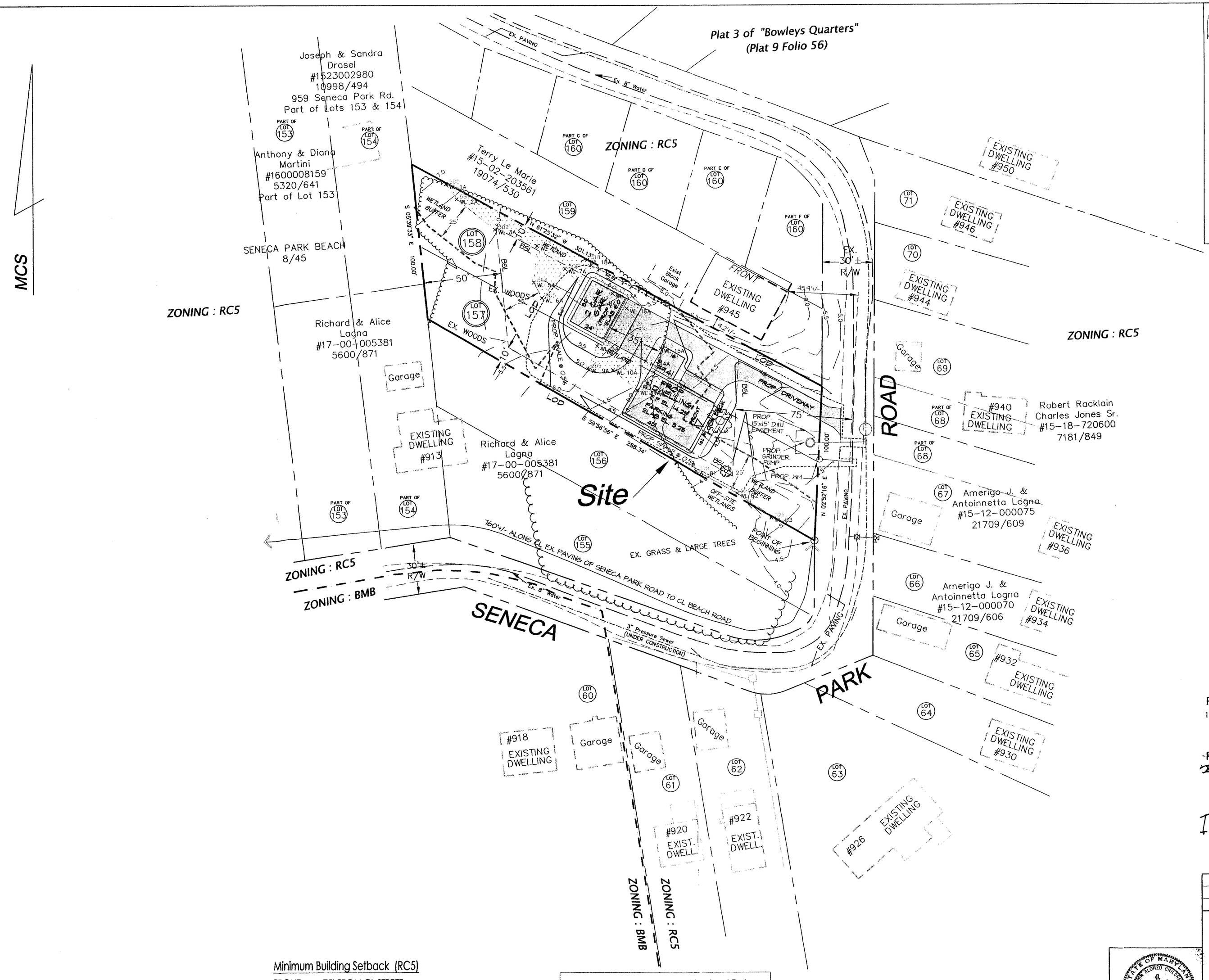
FRONT VIEW

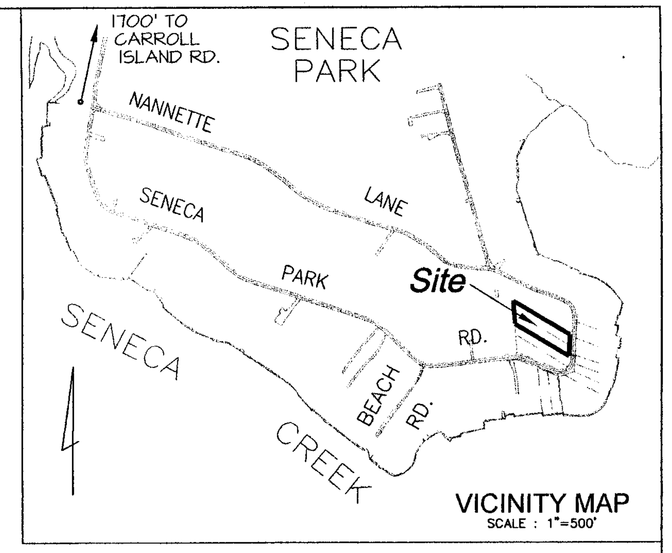
PETITIONER'S

EXHIBIT NO. 5A

SIDE VIEW (NORTH)

PETITIONER'S
EXHIBIT NO. 5B





GENERAL NOTES

SITE

1. DEED REFERENCE : 22711/119
2. TAX ACCOUNT No. #1512000072 #1512000073
3. TAX MAP 91, GRID BLOCK 17, PARCELS 139
4. ELECTION DISTRICT: 15. COUNCILMANIC DISTRICT 6
5. TOTAL AREA OF PROPERTY : 0.580 A.C. ± (APPROX. 25,273 sf)

ENVIRONMENTAL

6. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
7. THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
8. THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
9. FOREST EXIST ON SITE.
10. WETLANDS EXIST ON SITE. SEE REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS INC. AN ENVIRONMENTAL VARIANCE IS REQUIRED TO IMPACT THE WETLAND AND WETLAND BUFFER.
11. THE SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN. ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
12. PUBLIC WATER SERVES THIS SITE. PUBLIC SEWER IS BEING EXTENDED TO THIS COMMUNITY UNDER CONTRACT #05004 SX0

ZONING

13. EXISTING ZONING OF SUBJECT PROPERTY: RC5
14. EXISTING USE: VACANT
    PROPOSED USE: RESIDENTIAL
15. THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP NE 1L (GIS TILE No. 091C3)
16. ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
17. ZONING HISTORY – NONE
18. PARKING
    TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
    TOTAL PROVIDED : 2 SPACES PER DWELLING
19. THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
20. TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY GIS MAPPING AND PARTIAL FIELD RUN SURVEY.
21. FRONT OF PROPOSED DWELLING Δ SYMBOL. (STREET ENTRANCE)
22. MAX. HEIGHT OF PROP. HOUSE (35 FT) FRONT – 2 STORY MIN. FLOOR ELEV. 9.6 (MD DATUM) (= ELEV. 11.2 BALTIMORE COUNTY DATUM)
23. THE ENTIRE SITE IS BELOW ELEV. 9.5, (BCMD) AND IS WITHIN F.E.M.A. FLOOD ZONE "A".
24. PROPOSED CONSTRUCTION ON ALL LOTS MUST COMPLY WITH COUNTY FLOOD PLAIN REGULATIONS.
25. ALL LOTS WITHIN THE 100-YEAR FLOOD PLAIN AREA ARE REQUIRED TO SUBMIT ELEVATION CERTIFICATE PRIOR TO FINAL OCCUPANCY.
26. "CERTIFICATE OF ACKNOWLEDGMENT" WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
27. NEW CONSTRUCTION, INCLUDING ALL ENCLOSED ACCESSORY STRUCTURES AND GARAGES, MUST COMPLY WITH SECTION 517.1.3A OF THE BOCA CODE.
28. THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

PETITION FOR ZONING VARIANCE:

1. TO APPROVE SIDE YARD SETBACKS OF 10' IN LIEU OF REQUIRED 50'

~~PETITION FOR SPECIAL HEARING:~~

~~1.~~ TO APPROVE A 25,273±sf (0.580±ac) UNDERSIZED LOT IN LIEU OF THE REQUIRED MINIMUM 65,340sf (1.5ac) LOT IN RC5 ZONE.

ITEM #028

PETITIONER/OWNER:
ANTHONY J. LAGNA
LOT 158 LOT 157
15-12-000072 15-12-000073
22711/119

Minimum Building Setback (RC5)

FRONT: 75' FROM CL STREET
SIDE: 50'
REAR: 50'
MAX. BUILDING HEIGHT: 35'
* NOTE: ZONING VARIANCE REQUIRED

	Maryland Datum
MIN. ALLOWED FLOOR ELEV	Elev. 9.6
PROP. FIRST FLOOR ELEV.	Elev. 14.5

DATE	REVISION DESCRIPTION	BY

Plan to Accompany Petition for a Zoning Variance & Special Hearing for

Anthony Lagna Property

941 SENECA PARK ROAD

Lots 157 and 158

Plat 3 of "Bowleys Quarters" – (Plat 9 Folio 56)

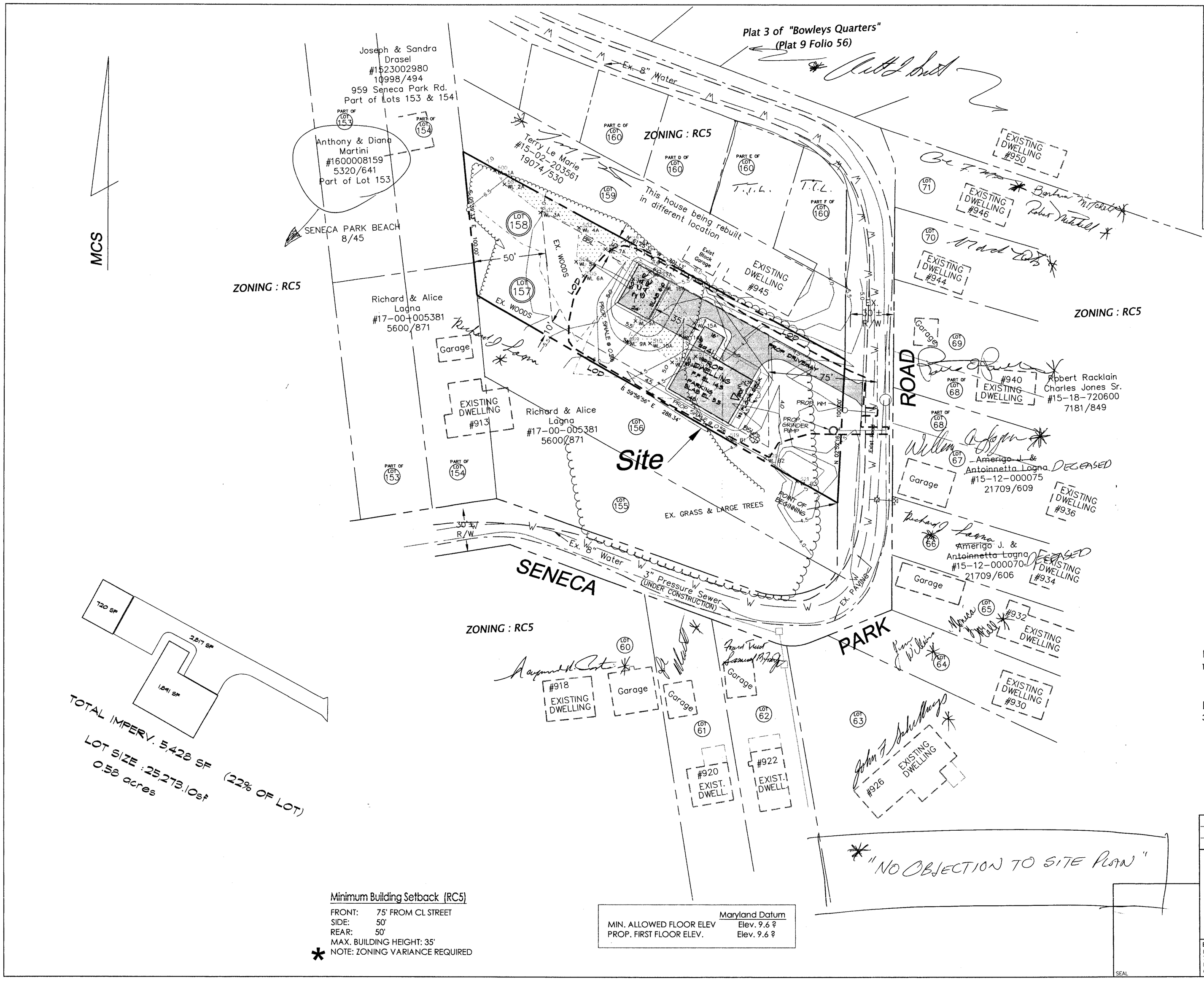
BALTIMORE COUNTY DISTRICT 15 C6 MARYLAND
SCALE: 1" = 30 ft. DATE: 7/16/07

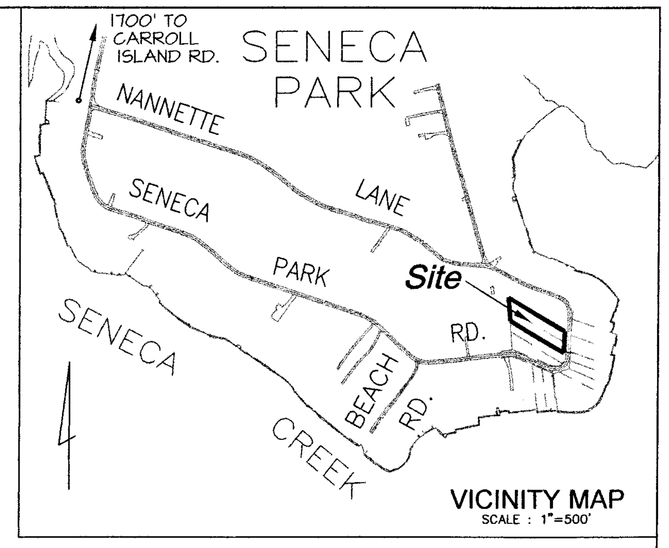
STATE OF MARYLAND — ROBERT ALONZO CHILDRESS — No. 10261 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

OWNER
ANTHONY J. LAGNA
4711 KENWOOD AVE.
BALTIMORE, MD. 21206-1329
(410) 687-1004

DWG. NO.
Z-1
SHEET 1 OF 1





GENERAL NOTES

SITE

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4. ELECTION DISTRICT: 15. COUNCILMANIC DISTRICT 6
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ENVIRONMENTAL

6. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
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12. PUBLIC WATER SERVES THIS SITE. PUBLIC SEWER IS BEING EXTENDED TO THIS COMMUNITY UNDER CONTRACT #05004 SX0

ZONING

13. EXISTING ZONING OF SUBJECT PROPERTY: RC5
14. EXISTING USE: VACANT
    PROPOSED USE: RESIDENTIAL
15. THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP NE 1L (GIS TILE No. 098C2)
16. ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
17. ZONING HISTORY – NONE
18. PARKING
    TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
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19. THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
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28. THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

PETITION FOR ZONING VARIANCE:

1. TO APPROVE SIDE YARD SETBACKS OF 10' IN LIEU OF REQUIRED 50'

PETITION FOR SPECIAL HEARING:

3. TO APPROVE A 25,273±sf (0.580±ac) UNDERSIZED LOT IN LIEU OF THE REQUIRED MINIMUM 65,340sf (1.5ac) LOT IN RC5 ZONE.

PETITIONER'S EXHIBIT NO. 4

PETITIONER/OWNER:
ANTHONY J. LAGNA
LOT 158 LOT 157
15-12-000072 15-12-000073
22711/119

DATE	REVISION DESCRIPTION	BY

Minimum Building Setback (RC5)

FRONT: 75' FROM CL STREET
SIDE: 50'
REAR: 50'
MAX. BUILDING HEIGHT: 35'
* NOTE: ZONING VARIANCE REQUIRED

	Maryland Datum
MIN. ALLOWED FLOOR ELEV	Elev. 9.6 ?
PROP. FIRST FLOOR ELEV.	Elev. 9.6 ?

SEAL

Plan to Accompany Petition for a Zoning Variance & Special Hearing for

Anthony Lagna Property

941? SENECA PARK ROAD
Lots 157 and 158
Plat 3 of "Bowleys Quarters" – (Plat 9 Folio 56)

BALTIMORE COUNTY DISTRICT 15 C6 MARYLAND
SCALE: 1" = 30 ft. DATE: 6/11/07

ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

OWNER
ANTHONY J. LAGNA
4711 KENWOOD AVE.
BALTIMORE, MD. 21206-1329
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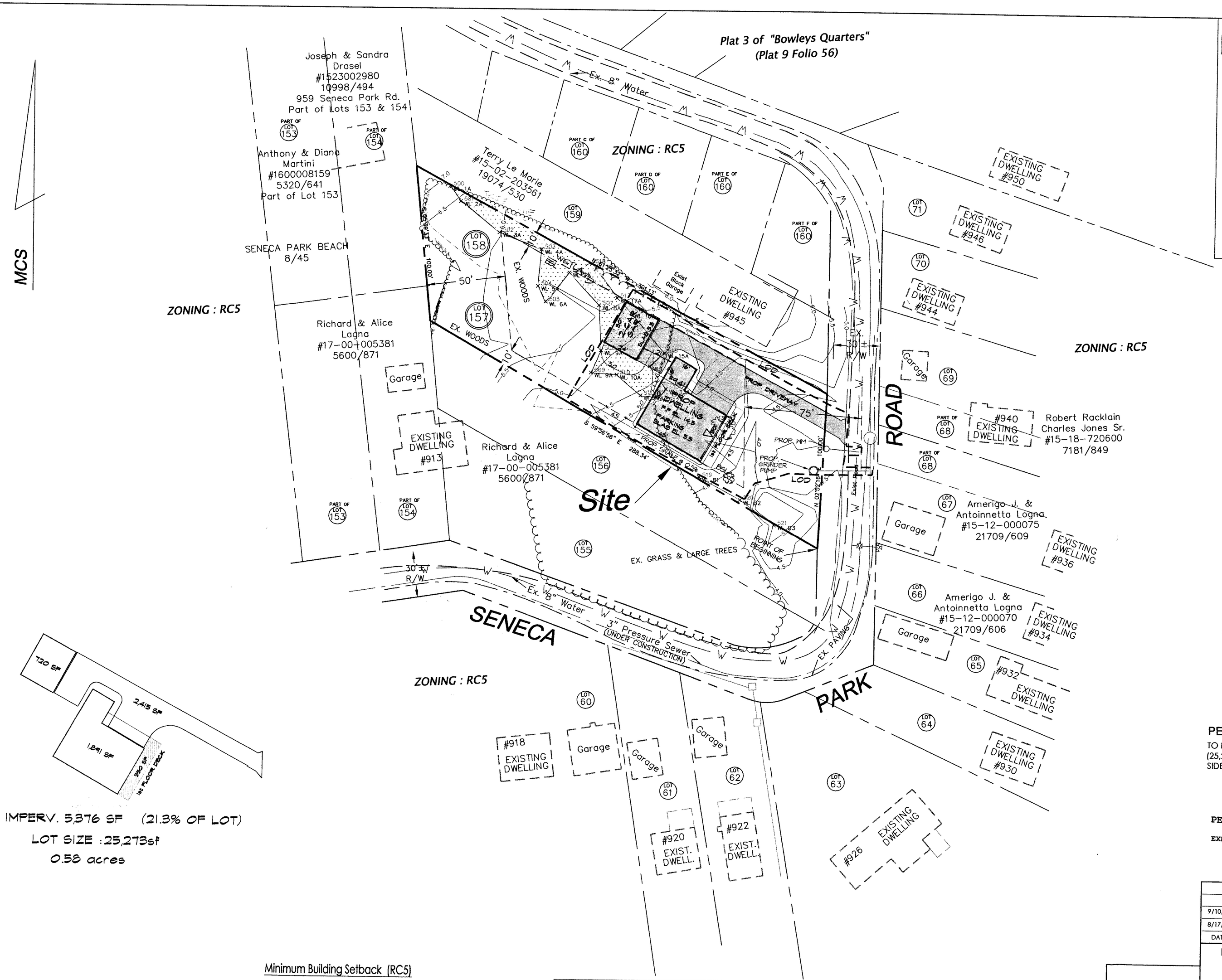
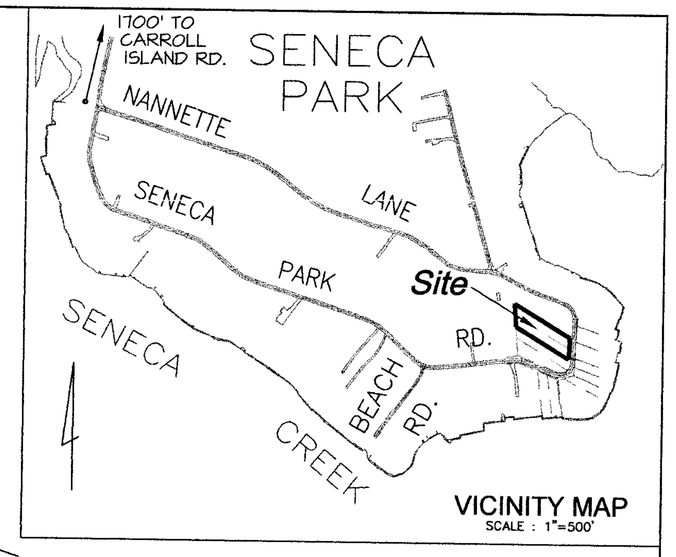
DWG. NO.
Z-1
SHEET 1 OF 1





TOTAL IMPERV. 5,376 SF (21.3% OF LOT)

LOT SIZE : 25,273sf

0.58 acres

GENERAL NOTES

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11. THE SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN. ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL – LIMITED DEVELOPMENT AREA (LDA).
12. PUBLIC WATER SERVES THIS SITE. PUBLIC SEWER IS BEING EXTENDED TO THIS COMMUNITY UNDER CONTRACT #05004 SX0

ZONING

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PETITION FOR ZONING VARIANCE:

TO PERMIT A PROPOSED DWELLING WITH A LOT SIZE OF 0.580± ACRES (25,273±sf) IN LIEU OF THE REQUIRED 1.5 ACRES AND TO PERMIT SIDE YARD SETBACKS OF 10' IN LIEU OF THE REQUIRED 50' IN RC5 ZONE.

PETITIONER'S EXHIBIT NO. 1A

PETITIONER/OWNER:
ANTHONY J. LAGNA
LOT 158 LOT 157
15-12-000072 15-12-000073
22711/119

Minimum Building Setback (RC5)

FRONT: 75' FROM CL STREET
SIDE: 50'
REAR: 50'
MAX. BUILDING HEIGHT: 35'
* NOTE: ZONING VARIANCE REQUIRED

	Maryland Datum
MIN. ALLOWED FLOOR ELEV	Elev. 9.6 ?
PROP. FIRST FLOOR ELEV.	Elev. 9.6 ?

DATE	REVISION DESCRIPTION	BY
9/10/07	REDUCED LIMIT OF DISTURBANCE AND IMPERVIOUS AREA	RAC
8/17/07	REVISED ZONING VARIANCE TO MATCH ZONING PETITION	RAC

Plan to Accompany Petition for a Zoning Variance For

Anthony Lagna Property

941 SENECA PARK ROAD
Lots 157 and 158
Plat 3 of "Bowleys Quarters" – (Plat 9 Folio 56)

BALTIMORE COUNTY DISTRICT 15 C6 MARYLAND
SCALE: 1" = 30 ft. DATE: 6/11/07

ENGINEER:
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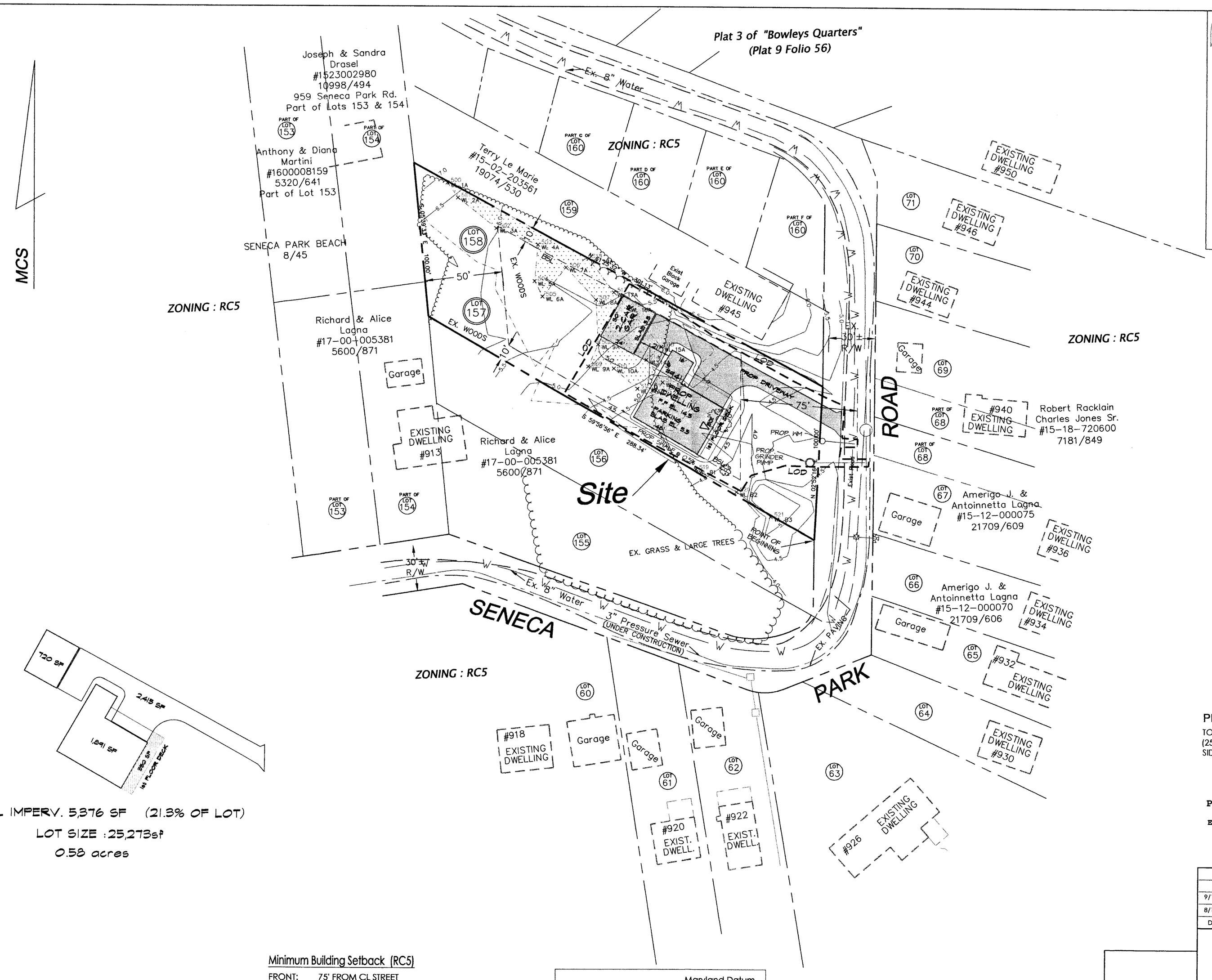
(410) 803-0304

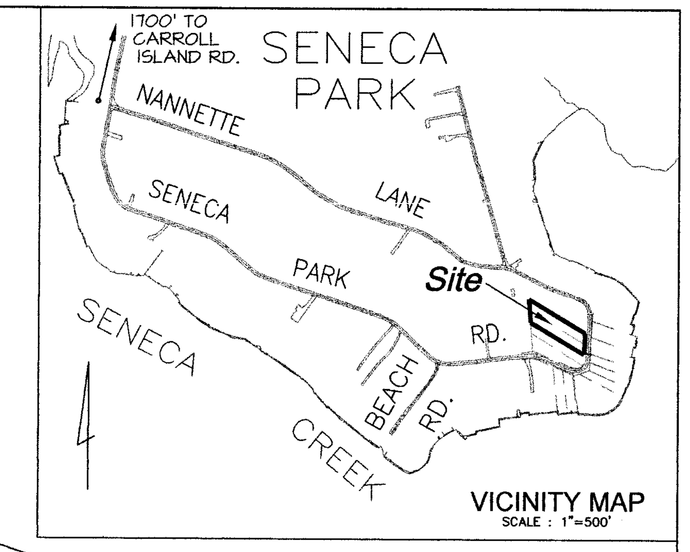
OWNER
ANTHONY J. LAGNA
4711 KENWOOD AVE.
BALTIMORE, MD. 21206-1329
(410) 687-1004

DWG. NO. Z-1

SHEET 1 OF 1

SEAL





TOTAL IMPERV. 5,376 SF (21.3% OF LOT)

LOT SIZE : 25,273sf

0.58 acres

GENERAL NOTES

SITE

1. DEED REFERENCE : 22711/119
2. TAX ACCOUNT No. #1512000072 #1512000073
3. TAX MAP 91, GRID BLOCK 17, PARCELS 139
4. ELECTION DISTRICT: 15. COUNCILMANIC DISTRICT 6
5. TOTAL AREA OF PROPERTY : 0.580 A.C. ± (APPROX. 25,273 sf)

ENVIRONMENTAL

6. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
7. THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
8. THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
9. FOREST EXIST ON SITE.
10. WETLANDS EXIST ON SITE. SEE REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS INC.
11. THE SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN. ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL – LIMITED DEVELOPMENT AREA (LDA).
12. PUBLIC WATER SERVES THIS SITE. PUBLIC SEWER IS BEING EXTENDED TO THIS COMMUNITY UNDER CONTRACT #05004 SX0

ZONING

13. EXISTING ZONING OF SUBJECT PROPERTY: RC5
14. EXISTING USE: VACANT
    PROPOSED USE: RESIDENTIAL
15. THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP NE 1L (GIS TILE No. 098C2)
16. ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
17. ZONING HISTORY – NONE
18. PARKING
    TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
    TOTAL PROVIDED : 2 SPACES PER DWELLING
19. THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
20. TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY GIS MAPPING AND PARTIAL FIELD RUN SURVEY.
21. FRONT OF PROPOSED DWELLING Δ SYMBOL. (STREET ENTRANCE)
22. MAX. HEIGHT OF PROP. HOUSE (35 FT) FRONT – 2 STORY MIN. FLOOR ELEV. 9.6 (MD DATUM) (= ELEV. 11.2 BALTIMORE COUNTY DATUM)
23. THE ENTIRE SITE IS BELOW ELEV. 9.5, (BCMD) AND IS WITHIN F.E.M.A. FLOOD ZONE "A".
24. PROPOSED CONSTRUCTION ON ALL LOTS MUST COMPLY WITH COUNTY FLOOD PLAIN REGULATIONS.
25. ALL LOTS WITHIN THE 100-YEAR FLOOD PLAIN AREA ARE REQUIRED TO SUBMIT ELEVATION CERTIFICATE PRIOR TO FINAL OCCUPANCY.
26. "CERTIFICATE OF ACKNOWLEDGMENT" WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
27. NEW CONSTRUCTION, INCLUDING ALL ENCLOSED ACCESSORY STRUCTURES AND GARAGES, MUST COMPLY WITH SECTION 517.1.3A OF THE BOCA CODE.
28. THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

PETITION FOR ZONING VARIANCE:

TO PERMIT A PROPOSED DWELLING WITH A LOT SIZE OF 0.580± ACRES (25,273±sf) IN LIEU OF THE REQUIRED 1.5 ACRES AND TO PERMIT SIDE YARD SETBACKS OF 10' IN LIEU OF THE REQUIRED 50' IN RC5 ZONE.

PETITIONER'S EXHIBIT NO. 1

PETITIONER/OWNER:
ANTHONY J. LAGNA
LOT 158 LOT 157
15-12-000072 15-12-000073
22711/119

Minimum Building Setback (RC5)

FRONT: 75' FROM CL STREET
SIDE: 50'
REAR: 50'
MAX. BUILDING HEIGHT: 35'
* NOTE: ZONING VARIANCE REQUIRED

	Maryland Datum
MIN. ALLOWED FLOOR ELEV	Elev. 9.6 ?
PROP. FIRST FLOOR ELEV.	Elev. 9.6 ?

DATE	REVISION DESCRIPTION	BY
9/10/07	REDUCED LIMIT OF DISTURBANCE AND IMPERVIOUS AREA	RAC
8/17/07	REVISED ZONING VARIANCE TO MATCH ZONING PETITION	RAC

SEAL

Plan to Accompany Petition for a Zoning Variance For

Anthony Lagna Property

941 SENECA PARK ROAD
Lots 157 and 158
Plat 3 of "Bowleys Quarters" – (Plat 9 Folio 56)

BALTIMORE COUNTY DISTRICT 15 C6 MARYLAND
SCALE: 1" = 30 ft. DATE: 6/11/07

ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

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