IN RE: **PETITION FOR VARIANCE** S/S Seneca Road, 1,000' E of Chestnut Road **(1130 Seneca Road)** 15th Election District 6th Council District John Wesley Lewis Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 08-193-A**

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, John Wesley Lewis. The Petitioner requests variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side lot line setback of 16 feet for a proposed one-story addition and an existing side lot line setback of 25 feet for the existing house both in lieu of the required 50 feet respectively. 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.

Appearing at the requisite public hearing in support of the request were the property owner, John Wesley Lewis, and his wife, Maria Lewis, and Robert Infussi, the consultant who assisted the Petitioner in the filing process. There were no Protestants or interested persons present.

Testimony and evidence offered disclosed that the property under consideration consists of two (2) lots of record (Lots 170 and 171) as shown on Tax Map 91 and when combined form a rectangular shaped water-oriented parcel located with frontage on the south side of Seneca Road near the Seneca Creek in the Bowleys Quarters area of eastern Baltimore County. The properties contain a gross area of 25,000 square feet, more or less, zoned R.C.5 and improved with a

modest (1,488 square foot) two-store dwelling built in 1938. As is often the case with older subdivisions, the Bowleys Quarters community was laid out many years ago, well prior to the adoption of the zoning regulations in Baltimore County. Thus, many of the lots in the neighborhood are undersized and do not meet current area and width requirements. As shown on the site plan, the subject property has 100 feet of road frontage and is 250 feet deep. The property has been in the Petitioner's family for many years with Mr. Lewis obtaining ownership in 1968 and he has raised three children in the home. As shown on the plan, the Petitioner is now desirous of further improving the property by adding a 26' wide x 28' deep, one-story addition with fireplace and bay windows to the east side of the dwelling to be used as a great room. In that the R.C.5 development regulations require a minimum 50-foot setback to any property line and a 75-setback from any road, the requested variance relief is necessary. In support of the request, testimony indicated that the proposed dwelling would be consistent with other homes in the community and feature similar setbacks as those on Seneca Road. Moreover, the Petitioner testified that he has spoken with his neighbors about the plans and no one had any objection. Mr. Infussi points out that the R.C.5 zoning classification was placed on the property when utility services were non-existent and now that they have been provided, the zoning classification should rightly be changed to D.R.5.5. Further, he indicates that this is to be considered a larger lot in the community where many of the existing homes were built on 50-foot wide lots. Thus, he submits that the relief requested is appropriate and is consistent with the neighborhood.

After due consideration of the testimony and evidence presented, I find that the proposed addition is in keeping with the homes in the area and meets the spirit and intent of Section 307 and *Cromwell v. Ward*, 102 Md. App. 691 (1995) for variance relief to be granted. As noted

above, the subject property has been a lot of record since the early 1900's, well prior to the adoption of the R.C.5 zoning regulations in 1979. It is clear that strict compliance with the regulations would result in practical difficulty for the Petitioner and prevent further improvements of the property for a permitted purpose. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and none of the neighbors have any objections. Thus, I find 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 close proximity to Seneca Creek, the proposed improvements must comply with Chesapeake Bay Critical Area regulations as set forth in the attached ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM).

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

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of January 2008, that the Petition for Variance seeking relief from Section A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side lot line setback of 16 feet for a proposed one-story addition and an existing side lot line setback (east side) of 25 feet for the existing house both in lieu of the required 50 feet respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for his 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 Chesapeake Bay Critical Area regulations and the Limited Development Area (LDA) requirements. A copy of the DEPRM comment, dated December 18, 2007, is attached hereto and made a part hereof.

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

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

BW
11 AM
1-8-08

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
DEC 18 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: December 18, 2007

SUBJECT: Zoning Item # 08-193-A
Address 1130 Seneca Road
(Lewis Property)

Zoning Advisory Committee Meeting of October 29, 2007

_____ 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:
The property is within a Limited Developemtn Area (LDA). Therefore, impervious surface is limited to 5,445 square feet and there must be 15% afforestation on site.

Reviewer: Regina Esslinger Date: 11/27/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-193-A.doc

CHECKED AND MAILED
Date 1-24-08
By EC

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 24, 2008

John Wesley Lewis
Maria Lewis
1130 Seneca Road
Baltimore, Maryland 21220

IN RE: **PETITION FOR VARIANCE**
S/S Seneca Road, 1,000' E of Chestnut Road
(1130 Seneca Road)
15th Election District - 6th Council District
John Wesley Lewis - Petitioner
Case No. 08-193-A

Dear Mr. and Mrs. Lewis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions 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
Enclosure

c: Robert Infussi, P.O. Box 1043, Bel Air, MD 21014
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, MD 21401
People's Counsel; DEPRM; File

ORIGINAL KEEP RC-5 J. FILE CBC

TAX ACCOUNT # 1510250800

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1130 Seneca Road

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) 1A04.3.B.2.b TO PERMIT A SIDE LOT LINE SETBACK OF 16 FT. FOR A PROPOSED ONE-STORY ADDITION AND AN EXISTING SIDE LOT LINE SETBACK OF 25 FT FOR THE EXISTING HOUSE BOTH IN LIEU OF THE REQUIRED 50' RESPECTIVELY

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 DETERMINED 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):

John Wesley Lewis
Name - Type or Print

John W. Lewis
Signature

Name - Type or Print

Signature

1130 Seneca Road — 410-355-5111
Address — Telephone No.

Baltimore — MD — 21220
City — State — Zip Code

Representative to be Contacted:

Robert Infussi
Name

P.O. Box 1043 — 410-812-2236
Address — Telephone No.

Bel Air — MD — 21014
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING —

Case No. 08 193 A

Reviewed By VL **Date** 10/23/07

REV 9/15/98

APP ADVISED OF POSSIBLE ADMIN. VAR. CHISE HEARING.

ORDER RECEIVED FOR FILING

Date 1-24-08

By DW

ZONING DESCRIPTION
1130 SENECA RD

BEGINNING AT A POINT ON THE SOUTH SIDE SENECA RD AT A DISTANCE OF 1,000 FT± EAST OF CHESTNUT RD.

BEING LOTS 169 – 173, PLAT 2 BOWLEYS QUARTERS IN PLAT BOOK WHM #9, FOLIO 12.

LOT SIZE 25,000 ±, 15TH ED., 6TH COUNCIL DIST.

08-195-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

2L
193

No. 06823

Date: 10/23/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	806			6150				65.00

Total: 65.00

Rec. From: Expedite LLC

For: Res Var 1030 Sewell Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
HISTORY ACTUAL TIME DRW
10/4/2007 10/23/2007 10:34:44 2
02 MAIL IRM JEF
RECEIPT # 54516 10/23/2007 OFLH
Dept 3 520 ZONING VERIFICATION
06823
Recpt 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: #08-193-A
1130 Seneca Road
S/side of Seneca Road, 1,000 feet east +/- from Chestnut Road
15th Election District - 6th Councilmanic District
Legal Owner(s): John Wesley Lewis

Variance: to permit a side lot line setback of 16 feet for a proposed one-story addition and an existing side lot line setback of 25 feet for the existing house both in lieu of the required 50 feet respectively.

Hearing: Tuesday, January 8, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

12/210 Dec. 20 158501

CERTIFICATE OF PUBLICATION

12/20/, 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 12/20/, 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: 08-193-A

Petitioner/Developer: BOB INFUSSI

Date Of Hearing/Closing: 1/8/08

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

Attention:

Ladies and Gentlemen:

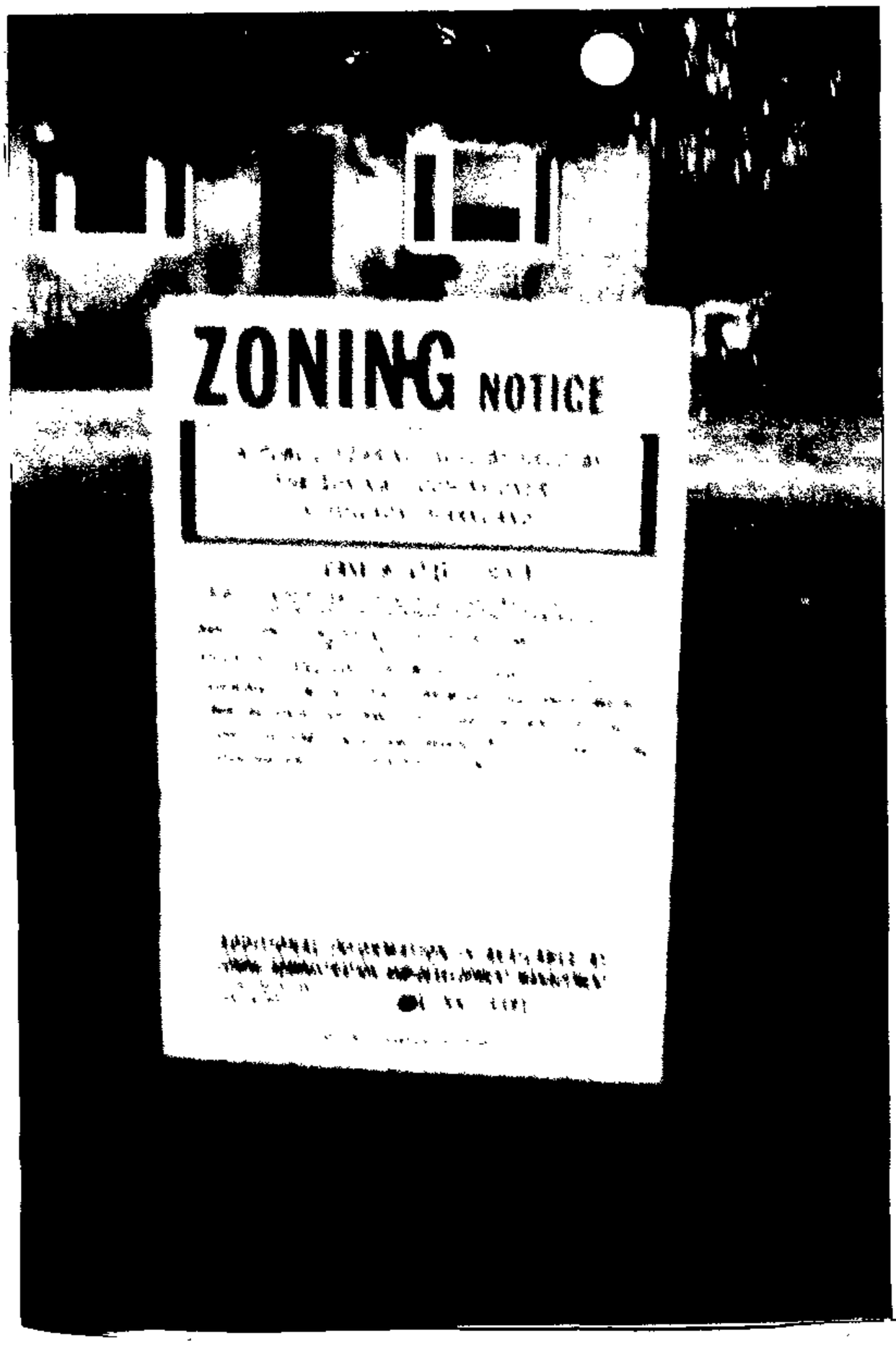
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 1130 SENECA RD

This sign(s) were posted on December 22, 2007.
(Month, Day, Year)

Sincerely,

Martin Ogle 12/22/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)


ZONING NOTICE

Department of Permits and Development Management

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

Baltimore County

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

November 16, 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: 08-193-A
1130 Seneca Road
S/side of Seneca Road, 1,000 feet east +/- from Chestnut Road
15th Election District – 6th Councilmanic District
Legal Owners: John Wesley Lewis

Variance to permit a side lot line setback of 16 feet for a proposed one-story addition and an existing side lot line setback of 25 feet for the existing house both in lieu of the required 50 feet respectively.

Hearing: Tuesday, January 8, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: John Wesley Lewis, 1130 Seneca Road, Baltimore 21220
Robert Infussi, P.O. Box 1043, Bel Air 21014

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., DECEMBER 22, 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
Thursday, December 20, 2007 Issue - Jeffersonian

Please forward billing to:
Robert Infussi
Expedite, LLC
P.O. Box 1043
Bel Air, MD 21014

410-812-2236

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: 08-193-A
1130 Seneca Road
S/side of Seneca Road, 1,000 feet east +/- from Chestnut Road
15th Election District – 6th Councilmanic District
Legal Owners: John Wesley Lewis

Variance to permit a side lot line setback of 16 feet for a proposed one-story addition and an existing side lot line setback of 25 feet for the existing house both in lieu of the required 50 feet respectively.

Hearing: Tuesday, January 8, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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: 08 193 A

Petitioner: John W. Lewis

Address or Location: 1130 Seneca Rd. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Expedite, LLC (Robert Infussi)

Address: P.O. Box 1043
Bel Air, MD 21014

Telephone Number: 410-812-2236

Revised 7/11/05 - SCJ

a front setback of 73' in lieu of the
the required 75' from the ℄ of the road and
a side yard setback of 48' in lieu of the
required 50'. And to amend the previously approved
site plan in case # 07-447-SPA

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 2, 2008

John Wesley Lewis
1130 Seneca Road
Baltimore, MD 21220

Dear Mr. Lewis:

RE: Case Number: 08-193-A, 1130 Seneca Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 23, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Robert Infussi P.O. Box 1043 Bel Air 21014

1/8 BW
11AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2007

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

RECEIVED
NOV 01 2007
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-193**

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

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: R. Bruce Seeley

Division Chief: Lynn Lanham /RBS

rbs

W \DEVREV\ZAC\08-193.doc

BW
11 AM
1-8-08

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
DEC 1 8 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: December 18, 2007

SUBJECT: Zoning Item # 08-193-A
Address 1130 Seneca Road
(Lewis Property)

Zoning Advisory Committee Meeting of October 29, 2007

_____ 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:
The property is within a Limited Developemtn Area (LDA). Therefore, impervious surface is limited to 5,445 square feet and there must be 15% afforestation on site.

Reviewer: Regina Esslinger Date: 11/27/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-193-A.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 30, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2007
Item Nos. 08-157, 184, 185, 186, 187, 188, 190, 191, 192, 193, 194, and 196

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-10302007.doc

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

State Highway Administration
Maryland Department of Transportation

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

Date: November 1, 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. 8-193-A
1130 Seneca Road
Lewis 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. 8-193-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

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-193**

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

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: R. Bruce Seeley

Division Chief: Lynn Lanham /RBS

rbs

W:\DEVREV\ZAC\08-193.doc

RE: PETITION FOR VARIANCE 1130 Seneca Road; S/S Seneca Road, 1,000' E Chestnut Road 15th Election & 6th Councilmanic Districts Legal Owner(s): John Wesley Lewis Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-193-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 31st day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, Robert Infussi, P.O. Box 1043, Bel Air, MD 21014, Representative for Petitioner(s).

RECEIVED
OCT 31 2007
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-193 A
DATE 1/8/08

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bob Infrassi	P.O. Box 1043	Bel Air, Md 21014	
JOHN W. LEWIS	1130 SENECA RD		
MARIA LEWIS	1130 SENECA RD	BALTO, MD 21220	

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

Go Back
View Map
New Search

Account Identifier: **District** - 15 **Account Number** - 1510250800

Owner Information

Owner Name:	LEWIS JOHN WESLEY	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	3815 BAY DR BALTIMORE MD 21220-4407	**Deed Reference:**	1) / 8986/ 236 2)

Location & Structure Information

Premises Address
1130 SENECA RD

Legal Description
LT 170-171
150 E 20 FT ROAD
BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
91	23	133					170	3	Plat Ref:	9/ 12

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1936	1,488 SF	25,000.00 SF	04

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

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	41,000	125,250		
Improvements:	83,870	140,260		
Total:	124,870	265,510	218,630	265,510
Preferential Land:	0	0	0	0

Transfer Information

Seller: LEWIS JOHN WESLEY		**Date:** 11/29/1991	**Price:** $0
Type: NOT ARMS-LENGTH		**Deed1:** / 8986/ 236	**Deed2:**
Seller:		**Date:**	**Price:**
Type:		**Deed1:**	**Deed2:**
Seller:		**Date:**	**Price:**
Type:		**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

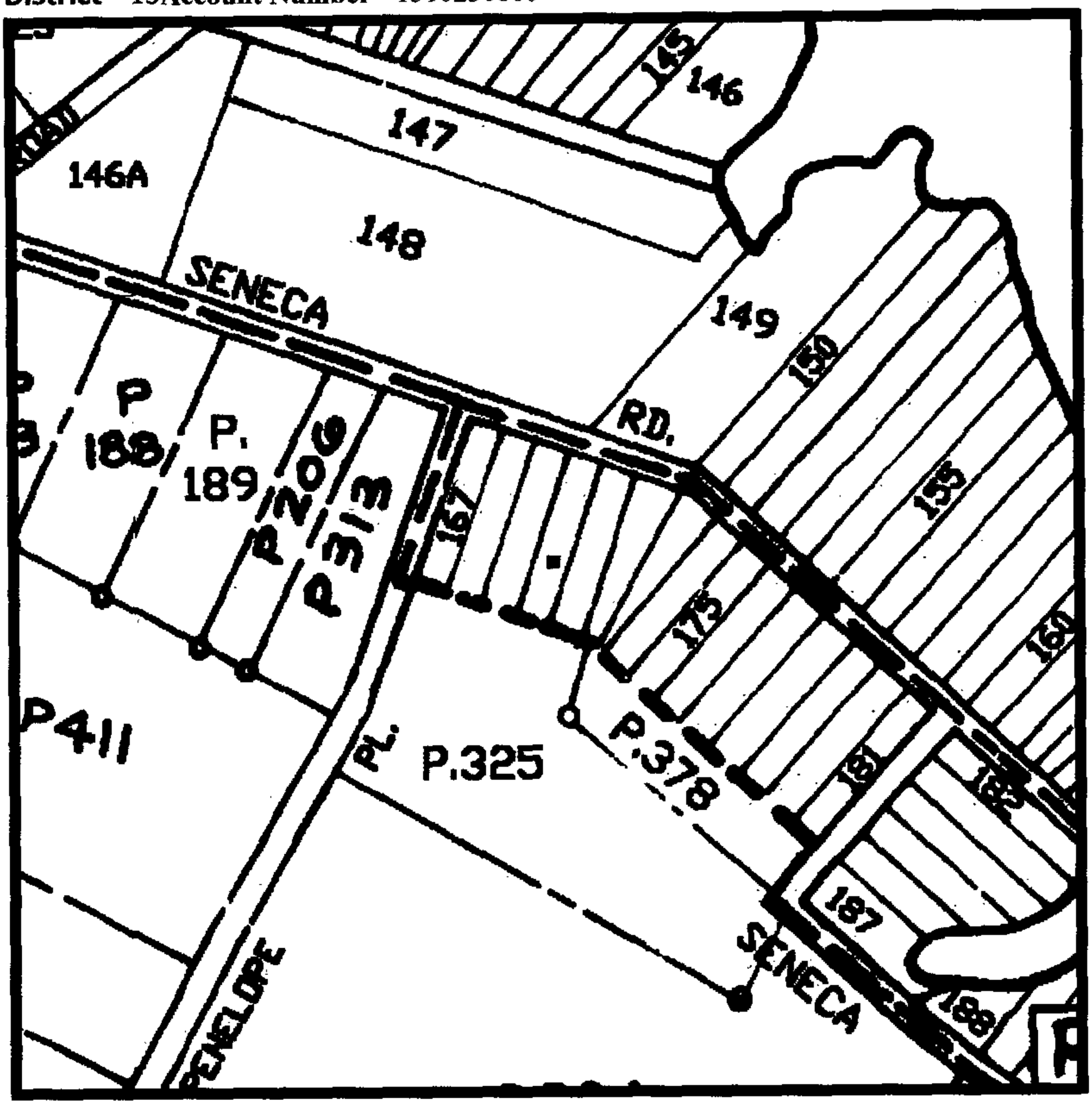
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

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

Go Back
View Map
New Search

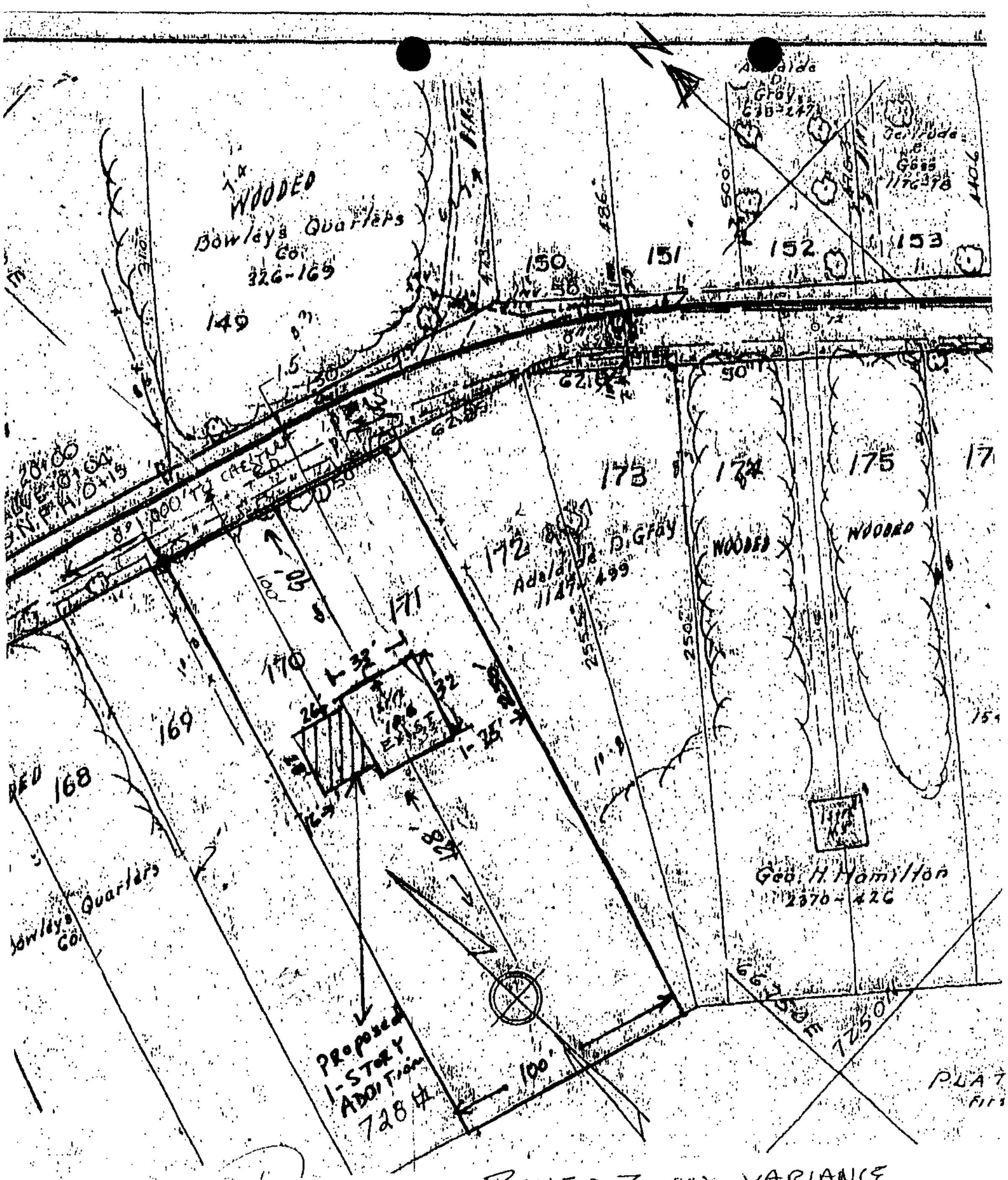
District - 15**Account Number** - 1510250800



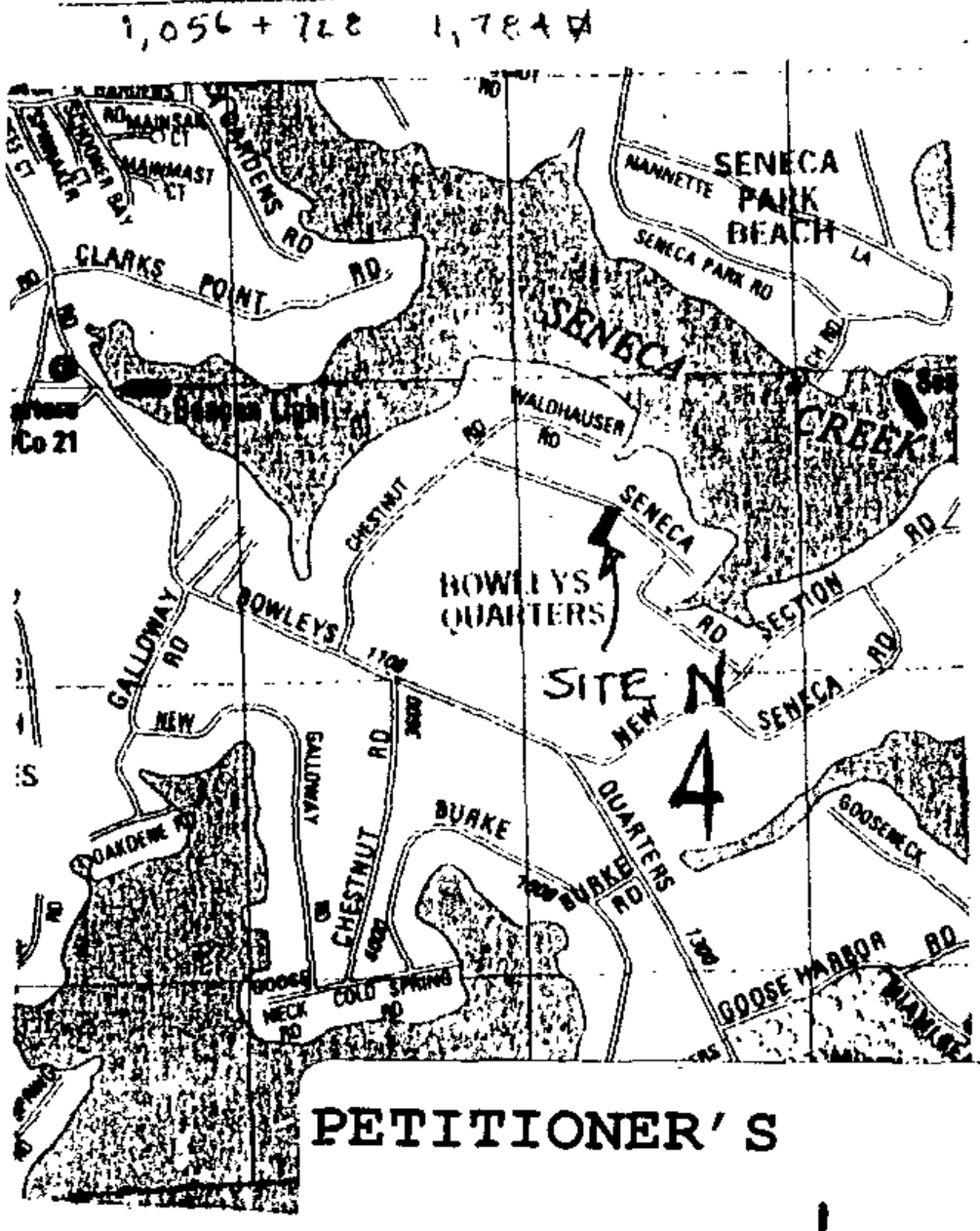
Case No.: 08-193-A 1130 SENECA RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	BLDG Elevations Reviewed + Returned	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



1,056 + 728 1,784 ±



PETITIONER'S

EXHIBIT NO. 1

PLAN FOR ZONING VARIANCE

15TH ED.
6TH C.D.

OWNERS NAME JOHN W. LEWIS
1130 SENECA RD.
BALTO MD 21220

ZONE RC 5

SCALE 1" = 50'

CASE # 08-193-A

LOT SIZE: 25,000 SQ FT.
IN: CBCA
NOT IN FLOOD ZONE A ("B"/EL. 10.4 FT)
UTILITIES: PUBLIC.
NOT HISTORIC.
COVERAGE OF BLDGS IS LESS THAN 15%
NO PRIOR HRNGS.

I ACCEPT RESPONSIBILITY FOR ALL INFO. WRITTEN OR DRAWN BY BALTO. CO. FOR THIS VARIANCE

10/23/07

ROBERT INFUSSI

SUBDIVISION: BOWLEYS QUARTERS
LOTS 169 THRU 173 PLAT 2
IN BOOK WHM #9, FOLIO 12.