

IN RE: **PETITION FOR ADMIN. VARIANCE**

E side of Old Fredrick Road; 220 feet S of
the c/l of Stonewall Road
(2409 Old Frederick Road)
1st Election District
1st Council District

Jeffrey M. Seligson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* Case No. 2010-0139-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jeffrey M. Seligson and his wife, Sharon A. Seligson. Variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 20 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' 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 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.

11.23.09
pm

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners propose to construct a shed with a height of 20 feet. This additional height is necessary to accommodate a lawn tractor and its attachments, a chipper and loader so that this equipment is protected from the elements and safe from theft. The overhead space in the garage will be used for smaller tools, supplies and storage. This proposed shed replaces an old shed that had deteriorated beyond repair and was removed during a landscaping project. The size of the shed is required to support the work space and storage needed for the property. Placement of the shed as indicated on the site plan will also shield the Petitioners from the neighbor's deteriorated three-story garage structure. Petitioners have completed significant landscape improvements to their property including arbors, a stone bridge, ornamental pavers, decorative screening and fencing, stream bank stabilization in the rear yard along with improvements to a pond. This project has also included planting of numerous trees and flowering shrubs, such as 251 bronze beauty ajuga, 118 chocolate chip ajuga, 103 yellow, 62 goldenrod, 3 fringetree, 3 kousa dogwood, 207 salvia, 52 little bunny pennisetum, and 271 little rocket ligularia, to name only a portion of the planting materials. A complete list of the planting material and the landscape schematic is contained in the case file. With such extensive improvements to the property, the County and the adjacent neighbors can be assured that the new shed will be an attractive addition to the property. The subject property contains 1.25 acres zoned D.R.1.

Therefore, based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

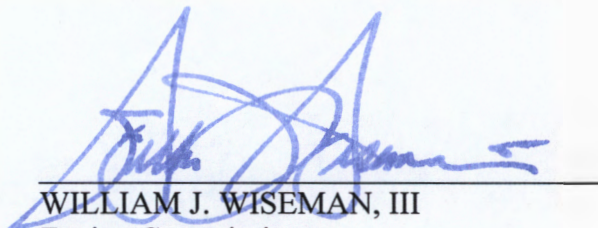
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. The Office of Planning does not oppose the Petitioners' request; however, they recommend that the accessory

structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

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 23rd day of November, 2009 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 20 feet in lieu of the maximum permitted 15 feet be and is hereby GRANTED, subject to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

11-23-09
pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 23, 2009

Jeffrey M. and Sharon A. Seligson
2409 Old Frederick Road
Catonsville MD 21228

RE: Petition for Administrative Variance
2409 Old Frederick Road
Case No. 2010-0139-A

Dear Mr. and Mrs. Seligson:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2409 OLD FREDERICK ROAD 21228
which is presently zoned DR 1

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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) WITH A HEIGHT OF
20-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11-23-09 day of November 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.

Legal Owner(s):

Jeffrey M. Seligson
Name - Type or Print

Signature

Sharon A. Seligson
Name - Type or Print

Signature

2409 Old Frederick Rd. 410-747-6640
Address Telephone No.

Catonsville MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 2010-0139-A

Reviewed By D.T. Date 10/22/09

REV 10/25/01

Estimated Posting Date 11/1/09

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 2409 Old Frederick Road
Address
Catonsville MD 21228
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):

Attached

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.

Signature

Jeffrey M. Seligson
Name - Type or Print

Signature

Sharon A. Seligson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of October, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey M. Seligson & Sharon A. Seligson
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

10/1/10

**Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 2409 Old Frederick Road 21228 which is
presently zoned DR1**

This variance is for a shed that exceeds Baltimore County's 15 foot height limit for sheds. In addition, we need a variance to allow the replacement shed to be as close to the property line as the old shed (one foot). This is vital because of the narrowness of the lot. The shed will hold the tools, equipment and supplies needed to maintain the house and property including the landscape, grass, trees, shrubs and perennials and to provide needed storage.

We are replacing an old shed that had deteriorated beyond repair and was removed during a major landscaping project this past summer. The new shed will be located in the same position in the yard as the old shed. The size of the shed is required to support the workspace and storage needed for this property. That particular location is important because of access to the house and driveway. The narrowness (the property is only 100 feet wide), slope, and drainage pattern of our property prevents the effective use of several smaller sheds.

The reshaping of the property this past summer to reduce and control drainage and runoff problems has limited the places where an out-building can be located. These problems were exacerbated by the actions of our neighbor and were a major issue discussed during zoning hearings held in 2007 (see Zoning Variance Cases #08-022-A and #08-023-SPHA, Old Frederick & Stonewall Roads properties, Charles Peddicord – Petitioner). In that case the decision of the zoning commissioner did not resolve the water issues created by the zoning variances requested by the petitioner, saying that the water problems created by the actions and potential actions of the zoning variances were the responsibility of the Department of Natural Resources. That zoning decision to not prevent the resculpting of the land and to allow further division of the Peddicord property to several lots of less than one acre to allow the building of another house, has made permanent the impact of the changes to water flow on our property. The impact of that

decision was a major driving force in the development of the landscape plans that had to be executed in the summer of 2009.

There are no other flat areas that can be used for the shed. One out-building is required rather than the several smaller sheds as used by neighbors. The neighbors' properties on either side of us have several sheds, and one has a three story high barn backed up to our property where our shed was located. Our replacement shed will be at the same location as the old shed. From an aesthetic perspective, the high shed will help obscure the view of the neighbor's unsightly and deteriorated three story barn. This location is on the plans for which a permit was approved by the county for the landscaping (Building Permit #: B710782, issued on 05/29/2009). That plan shows a garage to be located in this position.

Without this shed our tools, supplies and equipment such as the lawn tractor, its attachments, a chipper, and a loader will not have protection from the weather or security from theft. The new shed's floor will be used for heavy equipment and tools the overhead space will be used primarily for smaller tools, supplies and storage. Our neighbors have no objections to our shed plans.

The current situation is that we have tools and supplies stored in a relative's garage while the larger equipment is exposed to the weather and in public view.

Zoning Description for **2409 OLD FREDERICK ROAD**

Beginning at a point on the east side of Old Frederick Road having a 50-foot wide right-of-way at a distance of 220-feet south of the centerline of Stonewall Road which has a 40-foot right-of-way. Being Lot #5 in the subdivision known as "Stonewall Park" in Plat Book No. 7 Folio 18 and containing 1.25 acres and located in the 1st Election District and 1st Councilman District.

2010-0139-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0139 -A Address 2409 OLD FREDERICK RD.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/22/09 Posting Date: 11/1/09 Closing Date: 11/16/09

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2010- 0139 -A Address 2409 OLD FREDERICK RD.
Petitioner's Name SELIGSON Telephone 410-747-0640
Posting Date: 11/1/09 Closing Date: 11/16/09
Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED) WITH A
HEIGHT OF 20-FEET IN LIEU OF THE MAXIMUM PERMITTED
15-FEET.

Revised 8/20/09

**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: 2010-0139-A

Petitioner: SELIGSON

Address or Location: 2409 OLD FREDERICK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. JEFFREY M. SELIGSON

Address: 2409 OLD FREDERICK RD.

CATONSVILLE, MD 21228

Telephone Number: 410-747-0640

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 47532
Date: 10/22/09

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	200	000							

Total: _____

Rec From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
November 16, 2009
*Department of Permits and
Development Management*

Jeffrey and Sharon Seligson
2409 Old Fredrick Rd.
Catonsville, MD 21228

RE: Case Number 2010-0139-A, 2409 Old Fredrick Rd.

Dear: Jeffrey and Sharon Seligson

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 22, 2009.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lw

C: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 19, 2009

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

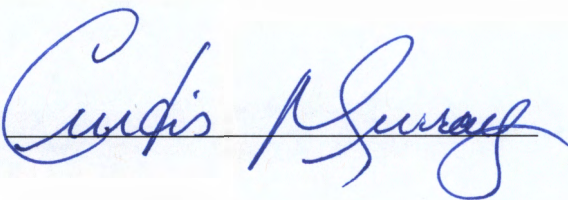
SUBJECT: 10-139 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:
AFK/LL: CM



RECEIVED

NOV 23 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 13, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For November 23, 2009
Item Nos. 2010-0139

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11.23.2009 -NO COMMENTS.doc



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 12, 2009

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

RE: Baltimore County
Item No. 2010-0139-A
2409 Old Frederick Road
SELIGSON PROPERTY
ADMIN. 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. 2010-0139-A.

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

Very truly yours,

Fon¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 11 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 11, 2009

SUBJECT: Zoning Item # 10-139-A
Address 2409 Old Frederick Road
(Seligson Property)

Zoning Advisory Committee Meeting of November 9, 2009

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X 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).

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

Additional Comments:

1. In order to determine if the proposed plan complies with Sections 33-3-101 through 33-3-120, the location of the existing stream and wetlands need to be shown and approved by this office. Also the proposed shed needs to be located and a minimum 25 feet from the approved stream and/or wetland limit whichever is greater.
2. In order for the proposed plan to comply with forest conservation, the limit of existing forest needs to be shown and approved by this office and single lot declaration of intent must be submitted and approved.

Reviewer: J. Russo

Date: 11/25/09

Patricia Zook - Re: Case 2010-0139-A - comments needed

From: Roland Bosley
To: Zook, Patricia
Date: 11/18/2009 11:03 AM
Subject: Re: Case 2010-0139-A - comments needed

The Fire Marshals office has no comment at this time.

Lt. Bosley

>>> Patricia Zook 11/18/2009 11:00 AM >>>
Gentlemen -

The below described administrative variance case is missing comments from your respective offices. The file was not marked as being in the CBCA, but perhaps DEPRM has comments. Just let me know.

CASE NUMBER: 2010 - 0139 - A

2409 Old Frederick Road

Location: E side of Old Fredrick Road; 220 feet S of the c/l of Stonewall Road.

1st Election District, 1st Councilmanic District

Legal Owner(s): Jeffrey and Sharon Seligson

Closing Date: 11/16/2009

ADMINISTRATIVE VARIANCE To permit an accessory structure (shed) with a height of 20 feet in lieu of the maximum permitted 15 feet.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2010-0139-A - comments needed

From: Patricia Zook
To: Bosley, Roland; Livingston, Jeffrey; Murray, Curtis
Date: 11/18/2009 11:00 AM
Subject: Case 2010-0139-A - comments needed

Gentlemen -

The below described administrative variance case is missing comments from your respective offices. The file was not marked as being in the CBCA, but perhaps DEPRM has comments. Just let me know.

CASE NUMBER: 2010 - 0139 - A

2409 Old Frederick Road

Location: E side of Old Fredrick Road; 220 feet S of the c/l of Stonewall Road.

1st Election District, 1st Councilmanic District

Legal Owner(s): Jeffrey and Sharon Seligson

Closing Date: 11/16/2009

ADMINISTRATIVE VARIANCE To permit an accessory structure (shed) with a height of 20 feet in lieu of the maximum permitted 15 feet.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov



Account Identifier: District - 01 Account Number - 0106100480

Owner Information

Owner Name:	SELIGSON JEFFREY M	Use:	RESIDENTIAL
	SELIGSON SHARON A	Principal Residence:	YES
Mailing Address:	2409 OLD FREDERICK RD	Deed Reference:	1) /17671/ 619
	BALTIMORE MD 21228-5421		2) /17671/ 615

Location & Structure Information

Premises Address	Legal Description
2409 OLD FREDERICK RD	STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					5	1	Plat Ref: 7/ 18

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,470 SF	1.25 AC	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	194,750	194,750		
Improvements:	244,550	244,550		
Total:	439,300	439,300	439,300	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	FENYES CATHERINE WILLHEMINA	Date:	03/13/2003	Price:	\$231,100
Type:	IMPROVED ARMS-LENGTH	Deed1:	/17671/ 619	Deed2:	/17671/ 615
Seller:	FENYES CATHERINE	Date:	03/31/1993	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 9685/ 40	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

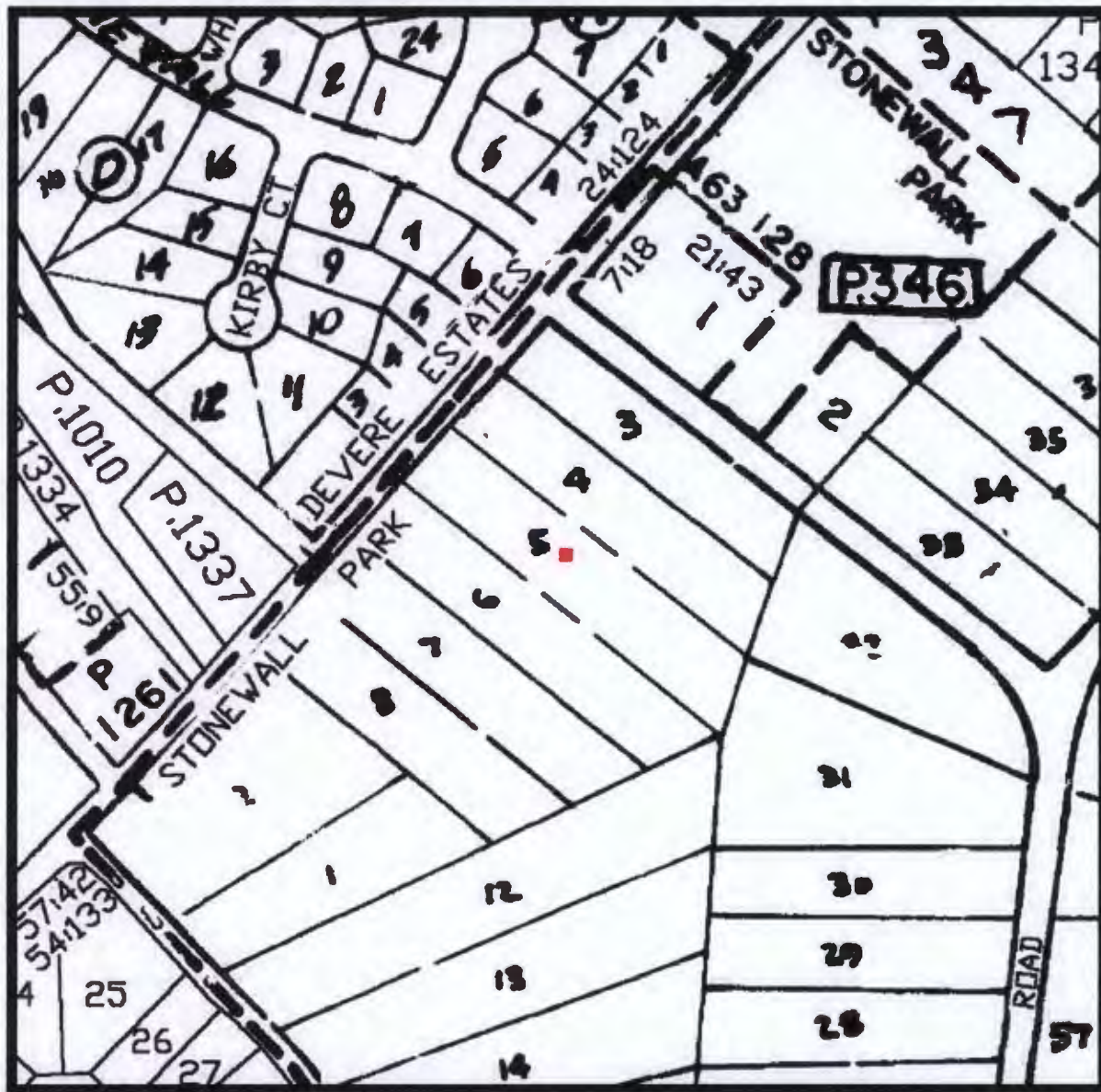
Special Tax Recapture:
* NONE *



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

[Go Back](#)
[View Map](#)
[New Search](#)

District - 01 Account Number - 0106100480



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department of Planning web
site at www.mdp.state.md.us/webcom/index.html



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

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 01 Account Number - 0106100480

Owner Information

Owner Name:	SELIGSON JEFFREY M SELIGSON SHARON A	Use:	RESIDENTIAL
Mailing Address:	2409 OLD FREDERICK RD BALTIMORE MD 21228-5421	Principal Residence:	YES
		Deed Reference:	1) /17671/ 619 2) /17671/ 615

Location & Structure Information

Premises Address	Legal Description
2409 OLD FREDERICK RD	STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					5	1	Plat Ref: 7/ 18

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,470 SF	1.25 AC	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	194,750	194,750		
Improvements:	244,550	244,550		
Total:	439,300	439,300	439,300	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: FENYES CATHERINE WILLHEMINA	Date: 03/13/2003	Price: \$231,100
Type: IMPROVED ARMS-LENGTH	Deed1: /17671/ 619	Deed2: /17671/ 615
Seller: FENYES CATHERINE	Date: 03/31/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9685/ 40	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



2010-0139-A



PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
251	AB	<i>Ajuga 'Bronze Beauty'</i>	BRONZE BEAUTY AJUGA	1 QUART CONT., 15" C
118	AC	<i>Ajuga 'Chocolate Chip'</i>	CHOCOLATE CHIP AJUGA	1 QUART CONT., 15" C
103	AM	<i>Achillea 'Moonshine'</i>	YARROW	1 QUART CONT., 15" C
36	CC	<i>Caryopteris 'Dark Knight'</i>	DARK KNIGHT CARYOPTERIS	1 GALLON CONT., 2' C
3	CH	<i>Chionanthus virginicus</i>	FRINGETREE	6-7' HEIGHT, B
3	CK	<i>Cornus kousa</i>	KOUSA DOGWOOD	6-7' HEIGHT, B
64	CV	<i>Cereopsis verticillata 'Moonbeam'</i>	MOONBEAM COREOPSIS	1 QUART CONT., 15" C
37	DC	<i>Deschampsia caespitosa</i>	TUFTED HAIR GRASS	1 GALLON CONT., 2' C
70	EP	<i>Echinacea purpurea</i>	PURPLE CONE FLOWER	1 QUART CONT., 15" C
85	HS	<i>Hemerocallis 'Stella d'oro'</i>	STELLA D'ORO DAYLILY	1 QUART CONT., 15" C
25	IV	<i>Itea virginica 'Henry's Garnet'</i>	SWEETSPIRE	18-24" HEIGHT, CO
271	LS	<i>Ligularia 'Little Rocket'</i>	LITTLE ROCKET LIGULARIA	1 QUART CONT., 15" C
5	MP	<i>Myrica pennsylvanica</i>	BAYBERRY	30-35" HEIGHT, CO
38	PA	<i>Pennisetum 'Hameln'</i>	HAMELN PENNISETUM	1 GALLON CONT., 2' C
10	PF	<i>Potentilla fruticosa 'Goldfinger'</i>	PONTENTILLA	1 GALLON CONT., 2' C
30	PH	<i>Panicum virgatum 'Heavy Metal'</i>	HEAVY METAL PANICUM	1 GALLON CONT., 2' C
52	PL	<i>Pennisetum 'Little Bunny'</i>	LITTLE BUNNY PENNISETUM	1 GALLON CONT., 2' C
5	PP	<i>Picea pungens 'Thompsoni'</i>	THOMPSEN SPRUCE	4-5' HEIGHT, B
1	PS	<i>Pinus strobus 'Pendula'</i>	WEeping WHITE PINE	4-5' HEIGHT, B
35	PN	<i>Panicum virgatum 'Shenandoah'</i>	SHENANDOAH PANICUM	1 GALLON CONT., 2' C
62	SF	<i>Solidago 'Fireworks'</i>	GOLDENROD	1 GALLON CONT., 2' C
207	SN	<i>Salvia nemerosa 'May Night'</i>	SALVIA	1 GALLON CONT., 2' C
35	VC	<i>Viburnum carlesii 'Compactum'</i>	KOREANSPICE VIBURNUM	18-24" HEIGHT, CO

MASTER PLAN

FOR:

SELIGSON RESIDENCE

FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

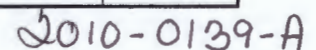
TAX MAP - 100, GRID - 10, PARCEL - 648

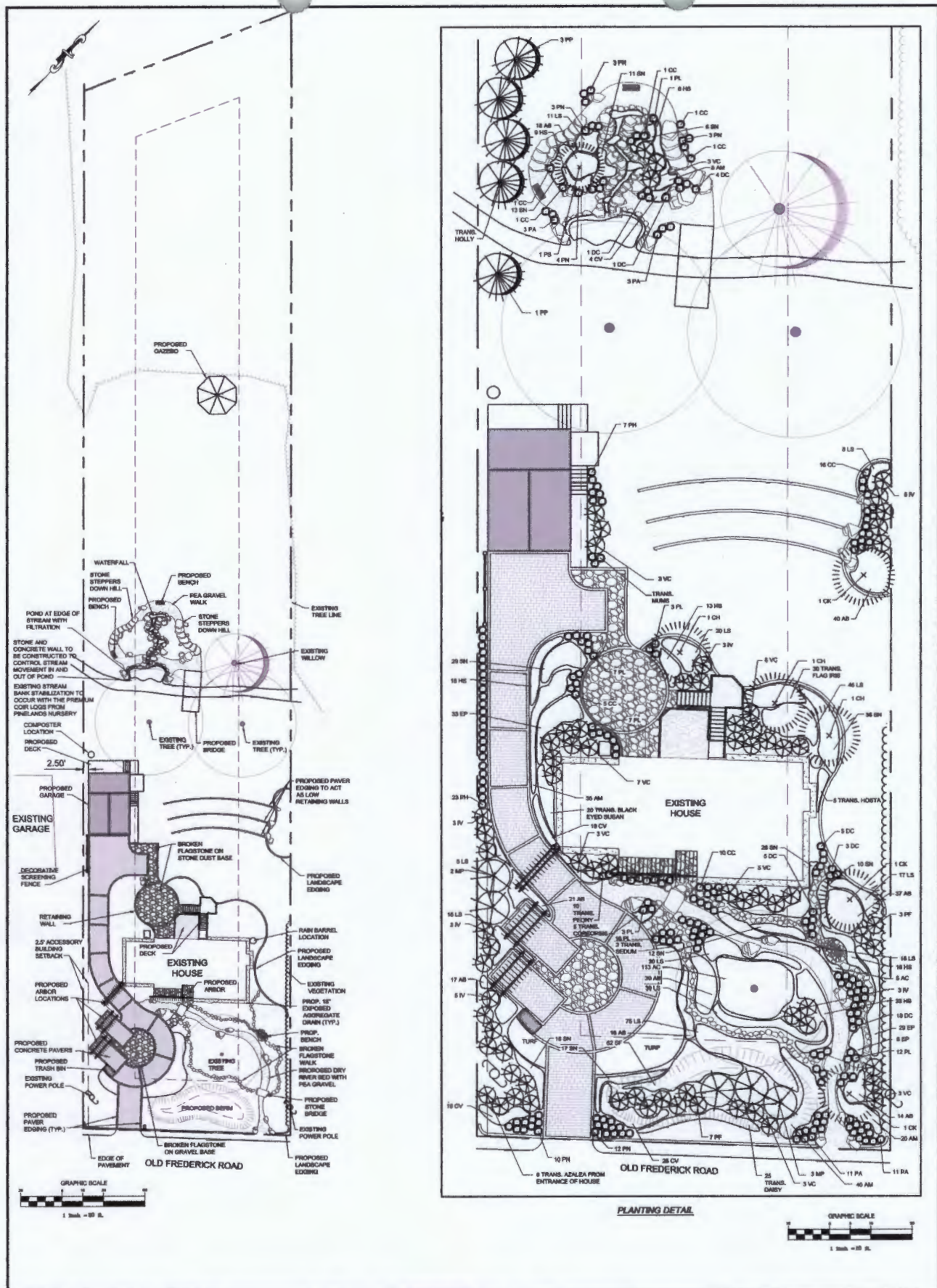
PREPARED FOR: JEFFERY AND SHARON SELIGSON

FILE NO.:
01-Site Layout.dwg

SHEET NO.:

2





FILE NO.: SHEET NO.: OF TOTAL SHEETS	MASTER PLAN FOR SELIGSON RESIDENCE FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND TAX MAP - 100, GRID - 10, PARCEL - 048 PREPARED FOR JEFFERY AND SHARON BELORON	DATE: JUNE 2007 JOB NUMBER: 0407000 SCALE: AS SHOWN DRAWN BY: LMS DESIGNED BY: LMS APPROVED BY: LMS FOLDER REFERENCE: 004	MCCRONE • Engineering • Environmental Sciences • Construction Services • Land Planning & Surveying ANNAPOLIS • CENTREVILLE • DOWER • ELKTON • SALISBURY 400 NORTH LIBERTY STREET CENTREVILLE, MARYLAND 21031 (410) 700-0000 • FAX (410) 700-0000 Copyright 2006	REVISIONS <table border="1"> <thead> <tr> <th>REV. #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. #	DATE	DESCRIPTION																SEAL DATE
	REV. #	DATE	DESCRIPTION																				

2010-0139-A



100B1

PDM # 010451

DR 5.5

DR 1

1 ED
SW 3-H

1 CD
100B2

SITE

2010-0139-A

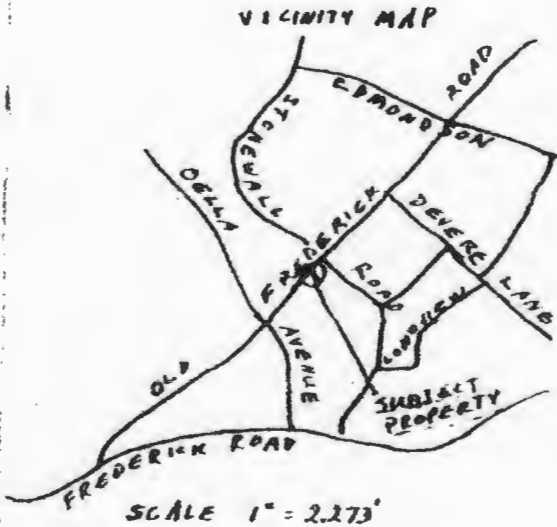
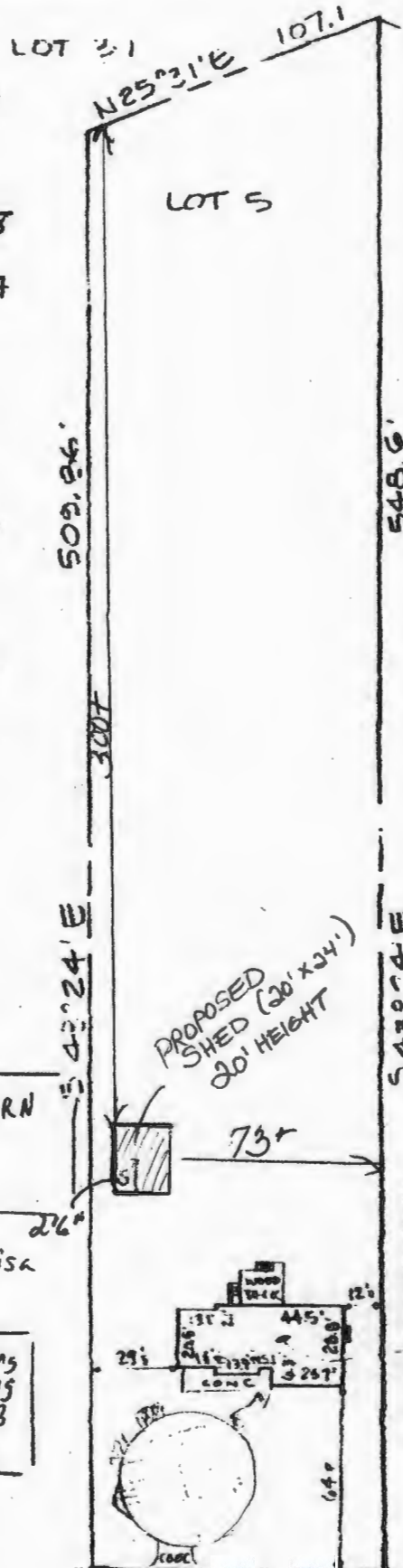
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 20 OLD FREDERICK ROAD

OWNER JEFFREY & SHARON SELIGSON

Flood Zone C
 LOT 5
 STONEWALL PARK
 Book 7
 Folio 18
 Dist 1
 Co BALTIMORE
 MD
 Scale 1" = 60'

Map 100
 Grid 10
 Parcel 648
 LOT 4



LOCATION INFORMATION	
ELECTION DISTRICT 1	
COUNCILMANIC DISTRICT 1	
1" = 60' SCALE	
ZONING	DR 1
MAP	100B2
LOT SIZE	1.25 Acres
SEWER	PUBLIC
WATER	PUBLIC
CHESAPEAKE BAY	NO
CRITICAL AREA	
1-YEAR FLOOD PLAIN	NO
HISTORIC PROPERTY/ BUILDING	NO
PRIOR ZONING HEARING	NONE
ZONING	
REVIEWED BY	ITEM CASE
D.T. / 0139 / 0137-A	2010-0137-A

Charles + Lisa Peddicord

Existing Dwelling #2403 FRONT

Rob + Joan Baim

Existing Dwelling #2411 FRONT

OLD FREDERICK RD
 40' R/W