

IN RE: PETITION FOR ADMIN. VARIANCE

NE of Seawall Road; 560 feet NW of
the c/l of Mansfield Road
15th Election District
6th Councilmanic District
(755 Seawall Road)

Eleanor C. and Dwain C. Wolf, Jr.
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0202-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Eleanor C. and Dwain C. Wolf, Jr. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition in the rear of the existing dwelling with a rear setback of 38 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated March 29, 2012 which state:

"DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. The subject property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to construct an addition with less rear setback than permitted. To minimize impacts on water quality, the 10% pollutant reduction requirements must be met. This may include planting 3 trees on the lot, paying a fee-in-lieu (\$125.25), or a combination of both. By meeting this requirement, the relief requested by the applicant will result in minimal impacts to water quality.

ORDER RECEIVED FOR FILING

Date

4-3-12

pm

2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.

3. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 11, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

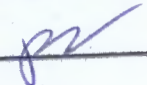
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 3rd day of April, 2012 that the Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition in the rear of the existing dwelling with a rear setback of 38 feet in lieu of the required 50 feet, be and is hereby GRANTED, subject to the following:

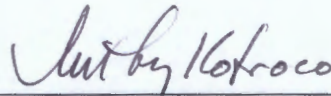
ORDER RECEIVED FOR FILING

Date 4-3-12

By 

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated March 29, 2012, a copy of which is attached hereto and made a part hereof.

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



TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date

4-3-12

By



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 29 2012

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 29, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0202-A
Address 755 Seawall Road
(Wolf Property)

Zoning Advisory Committee Meeting of March 5, 2012.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. The subject property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to construct an addition with less rear setback than permitted. To minimize impacts on water quality, the 10% pollutant reduction requirements must be met. This may include planting 3 trees on the lot, paying a fee-in-lieu (\$125.25), or a combination of both. By meeting this requirement, the relief requested by the applicant will result in minimal impacts to water quality.
2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.
3. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: Regina Esslinger; Environmental Impact Review

ORDER RECEIVED FOR FILING

Date

4-3-12

By

A handwritten signature in blue ink, appearing to be "R. Esslinger", written over a horizontal line.



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 3, 2012

ELEANOR C. AND DWAIN C. WOLF, JR.
755 SEAWALL ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2012-0202-A
Property: 755 Seawall Road

Dear Mr. and Mrs. Wolf:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 755 Seawall Rd which is presently zoned Residential
 Deed Reference 05B58100634 10 Digit Tax Account # 16 0000 1939
 Property Owner(s) Printed Name(s) Eleanor + Dwan C Wolf Jr

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 1 B02.3C.1 TO PERMIT AN ADDITION IN THE REAR OF THE EXISTING DWELLING WITH A REAR SETBACK OF 38 FEET IN LIEU OF THE REQUIRED 50 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

Dwan C Wolf Jr Eleanor C Wolf
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] Eleanor Wolf
 Signature #1 Signature #2
755 Seawall Rd Baltimore md
 Mailing Address City State
21221 / 574-9313
 Zip Code Telephone # Email Address

Representative to be contacted:

Dwan C Wolf Jr
 Name – Type or Print
[Signature]
 Signature
755 Seawall Rd Baltimore md
 Mailing Address City State
21221 / 410 574-9313
 Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0202A Filing Date 2/27/12 Estimated Posting Date 3/11/12 Reviewer AT.
~3/26/12 Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 755 Seawall Rd Baltimore md 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

My wife and I Both ARE 60. OUR KNEES HAVE WORN OUT BECAUSE OF OUR JOBS THAT REQUIRE STANDING ON CEMENT FLOORS ALL DAY. WE HAVE NO BATHROOM OR SLEEPING AREA ON THE FIRST FLOOR. WE WISH TO STAY IN OUR HOME WE BOUGHT 35 YEARS AGO. CLIMBING STEPS FOR EVERYTHING AS WE GROW OLD IS NOT IN OUR FUTURE.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

Dwain C. Wolf

Name- Print or Type

Signature of Affiant

Eleanor Wolf

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of February 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Dwain Wolf and Eleanor Wolf
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Kimberly A. Funk
Notary Public

04/20/12

KIMBERLY A. FUNK
Notary Public, State of Maryland
County of Baltimore
My Commission Expires April 1, 2012
04/20/12



Zoning Property Description for 755 Seawall Rd

Beginning at a point on the north side of Seawall rd. which is ~~60~~⁵⁶⁰ feet wide at the distance of ~~300~~³⁷⁵ feet ^{North} west of the center line of the nearest improved intersecting street, Mansfield rd. which is ~~60~~⁵⁶⁰ feet wide. WJ

Being lot #49, block H, section #3 in Subdivision of County Ridge as recorded in Baltimore County.

Plate book # 26 Folio# 83 Containing 2070 square feet.

Located in the 15th Election district and 15th Council District.

2012-0202-A

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

No. **73639**

Date:

2/27/12

PAID RECEIPT

BUSINESS SYSTEM TIME PER
2/27/2012 2/27/2012 10:17:43 2
REQ NO: 00000000000000000000
RECEIPT NO: 73639 2/27/2012 001A
Dep: 5 5% ANNUAL TERM DEPOSIT
Dep: 073639
Dept: 00000000000000000000
73639 12 7.00 DA
Baltimore County, Maryland

				Rev	Sub						
				Source/	Rev/						
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS	Acct	Amount	
001	806	0000		6150						\$ 75-	

Total:

\$ 75 --

Rec
From:

For:

1755 SEANALL RD

2012-0202-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0202 -A Address 755 SEAWALL ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/27/2012 Posting Date: 3/11/12 Closing Date: 3/26/12

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

- 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.
- 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.
- 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.
- 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 2012- 0202 -A Address 755 SEAWALL ROAD

Petitioner's Name WOLF Telephone 410-574-9313

Posting Date: 3/11/12 Closing Date: 3/26/12

Wording for Sign: To Permit AN ADDITION IN THE EXISTING DWELLING
WITH A REAR SETBACK OF 38 FEET IN LIEU OF THE
REQUIRED 50 FEET.

Revised 7/06/11

Certificate of Posting

RE: Case NO. 2012-0202-A

Petitioner/Developer _____

Mr. Wolf

Date of Hearing/Closing 3/26/12

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

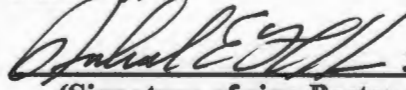
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

755 Seawall Road

The sign(s) were posted on 3/11/12
(Month, Day, Year)

Sincerely,

 3/11/12
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2012-0202-A

Petitioner/Developer: _____

Mr. Wolf

Date of Hearing/Closing: 3/26/12



755 Seawall Road

Posting Date: 3/11/12

[Signature] 3/11/12
(Signature and date of sign poster)

M E M O R A N D U M

DATE: May 7, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0202-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 3, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Case No.: 2012-0202-A

Exhibit Sheet

4/3/12

[Signature]

Petitioner/Developer

Protestant

5-11-12
BW

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

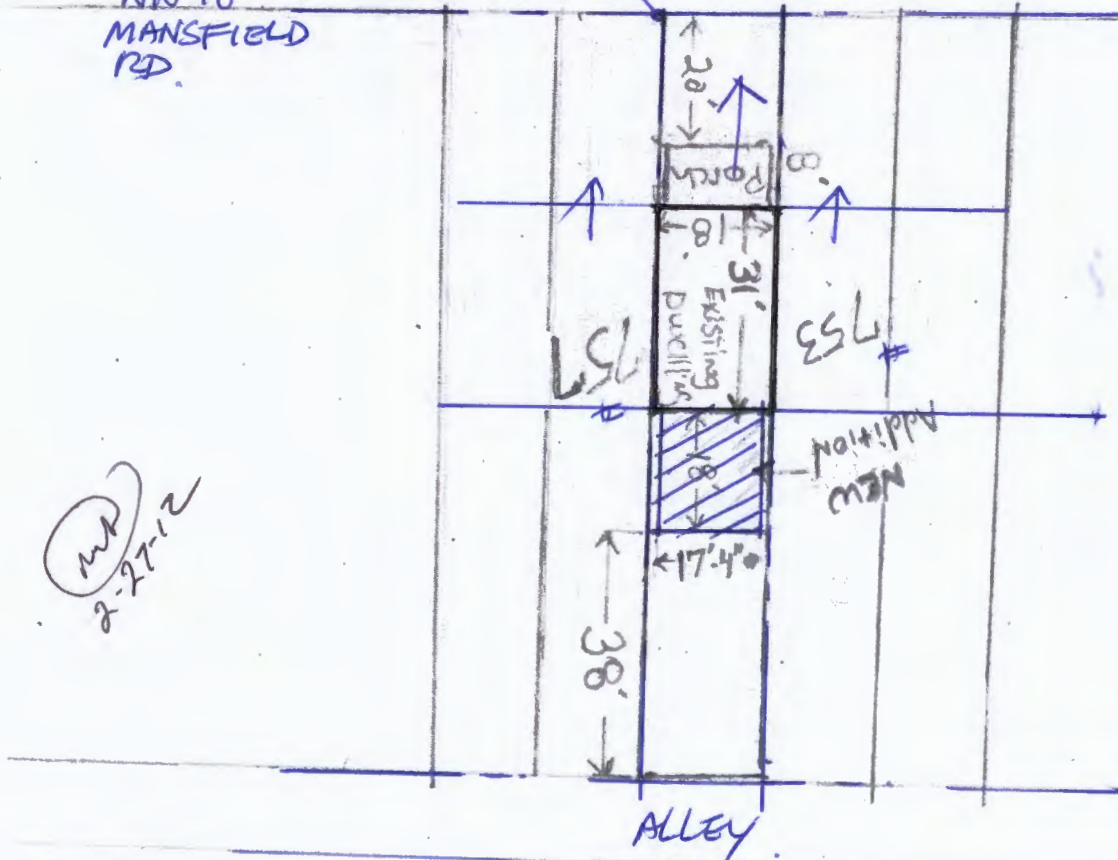
755 Seawall Rd OWNER(S) NAME(S) Dwain + Eleanor Wolf

ION NAME Country Ridge LOT# 49 BLOCK# H SECTION# 3

IK# 0026 FOLIO# _____ 10 DIGIT TAX# 16 0000 1939 DEED REF.# 05858100634
0083

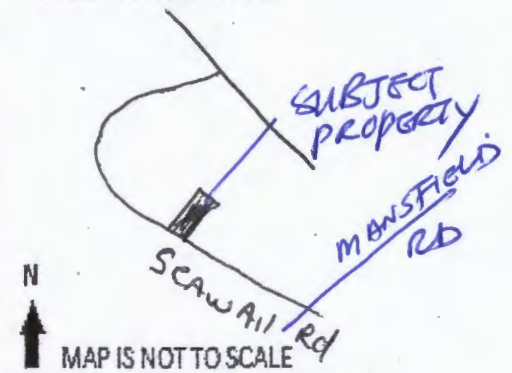
560 FT
NW TO
MANSFIELD
RD.

755 Seawall Rd (60 FT ROW)



DW
2-27-12

SITE VICINITY MAP



ZONING MAP# 097B1
SITE ZONED Residential
ELECTION DISTRICT 15 TH
COUNCIL DISTRICT 6 TH
LOT AREA ACREAGE _____
OR SQUARE FEET 2,070 SF.
HISTORIC? NO
IN CBCA? Yes
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ✓ PRIVATE _____
SEWER IS:
PUBLIC ✓ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

VIOLATION CASE INFO:

NONE
A-TSUI 2/27/2012

AWN BY Dwain Wolf DATE 2-16-12 SCALE: 1 INCH = 30' FEET

EXHIBIT 1

2012-0202-A

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3-8DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)nc3-29DEPS
(if not received, date e-mail sent _____)Comments

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

3-5

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 3-11by Hoffman

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Patricia Zook - DEPS comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 3/28/2012 2:01 PM
Subject: DEPS comments needed

Hi Jeff -

I have two administrative variances that closed on March 26 and I need DEPS comment. The cases are: 2012-0202-A and 2012-0204-A.

Thanks for your help.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

2012-0202-A

Account Identifier:

District - 15 Account Number - 1600001939

Owner Information

Owner Name:	WOLF DWAIN C JR WOLF ELEANOR C	Use:	RESIDENTIAL
Mailing Address:	755 SEAWALL RD BALTIMORE MD 21221-3940	Principal Residence:	YES
		Deed Reference:	1) /05858/ 00634 2)

Location & Structure Information

Premises Address
755 SEAWALL RD
0-0000

Legal Description

565 SE MANSFIELD RD
COUNTRY RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0097	0004	0252		0000	3	H	49	3	Plat Ref:	0026/ 0083

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1970	1,116 SF	2,070 SF	04

Stories	Basement	Type	Exterior
2.000000		CENTER UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	40,000	40,000		
Improvements:	90,600	66,500		
Total:	130,600	106,500	130,600	106,500
Preferential Land:	0			0

Transfer Information

Seller:	NORTON ROBERT W	Date:	02/24/1978	Price:	\$29,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/05858/ 00634	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/5/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/5/2012 10:50 AM
Subject: ZAC Comments - Distribution Mtg. of 3/5/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0198-A (4315 Notchcliff Rd.)
Administrative Variance - Closing Date: 3/19/12

2012-0199-A (5309 Forge Rd.)
No hearing date assigned as of 3/5/12

2012-0200-A (8624 Wise Ave.)
Administrative Variance - Closing Date: 3/19/12

2012-0201-A (8112 Anita Rd.)
No hearing date assigned as of 3/5/12

2012-0202-A (755 Seawall Rd.) - **CRITICAL AREA**
Administrative Variance - Closing Date: 3/26/12

2012-0203-A (219 Gateswood Rd.)
Administrative Variance - Closing Date: 3/26/12

2012-0204-A (8257 Bull Neck Rd.) - **CRITICAL AREA & FLOODPLAIN**
Administrative Variance - Closing Date: 3/26/12

2012-0205-A (2315 Martin Dr. (Lot 136) - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned as of 3/5/12

2012-0206-A (8808 Harkate Way)
Administrative Variance - Closing Date: 3/26/12

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

ZAC AGENDA

Case Number: 2012-0202-A

Primary Use: Residential

Reviewer: AT

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Dwain & Eleanor Wolf

Contract Purchaser:

Critical Area: YES Flood Plain: NO

Historic: NO

Election Dist: 15th

Councilmanic Dist: 6th

Property Address: 755 Seawall Rd

Location: NE of Seawall Road, 560 ft NW of the centerline Mansfield Road

Existing Zoning: DR 10.5

Area: 2,070Sq ft

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an addition in the rear of the existing dwelling with a rear setback of 38 feet in lieu of the required 50 ft

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 3/26/2012

Miscellaneous:

Case Number: 2012-0203-A

Primary Use: Residential

Reviewer: AT

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ethan Adler & Eyleen Reina-Rumirez

Contract Purchaser:

Critical Area: NO Flood Plain: NO

Historic: NO

Election Dist: 8th

Councilmanic Dist: 3rd

Property Address: 219 Gateswood Rd

Location: S/S of Gateswood Rd, 270 ft. W of centerline of Knollton Road

Existing Zoning: DR 2

Area: 20,590 sq ft

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an addition in the rear of the property with a rear setback of 34 ft in lieu of the required 40 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 3/26/2012

Miscellaneous:



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 27, 2012

Dwain & Eleanor Wolf
755 Seawall Road
Baltimore MD 21221

RE: Case Number: 2012-0202A, Address: 755 Seawall Road, 21221

Dear Mr. & Ms. Wolf:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 27, 2012. 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: March 08, 2012

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 19, 2012
Item Nos. 2012-198,199,200, 201, 202, 203,205
And 206

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03192012-NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 3-5-12

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

RE: Baltimore County
Item No. 2012-0202-A
Administrative Variance
Swain & Eleanor Wolf
755 Seawall Road.

Dear Ms. Lewis:

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. 2012-0202-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

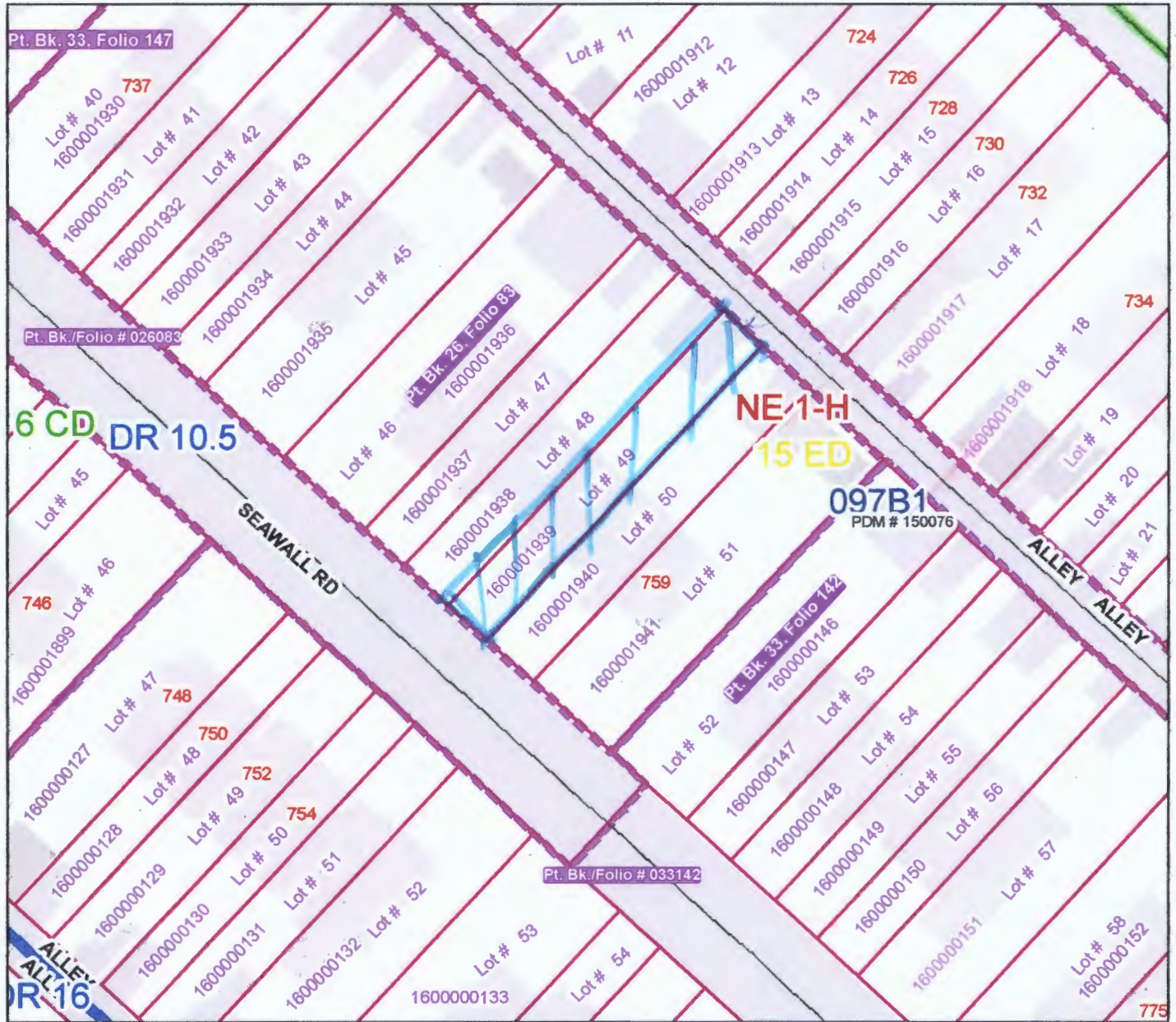
SDF/raz

My telephone number/toll-free number is _____

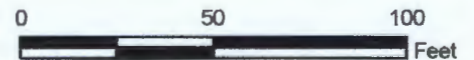
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

755 Seawall Raod



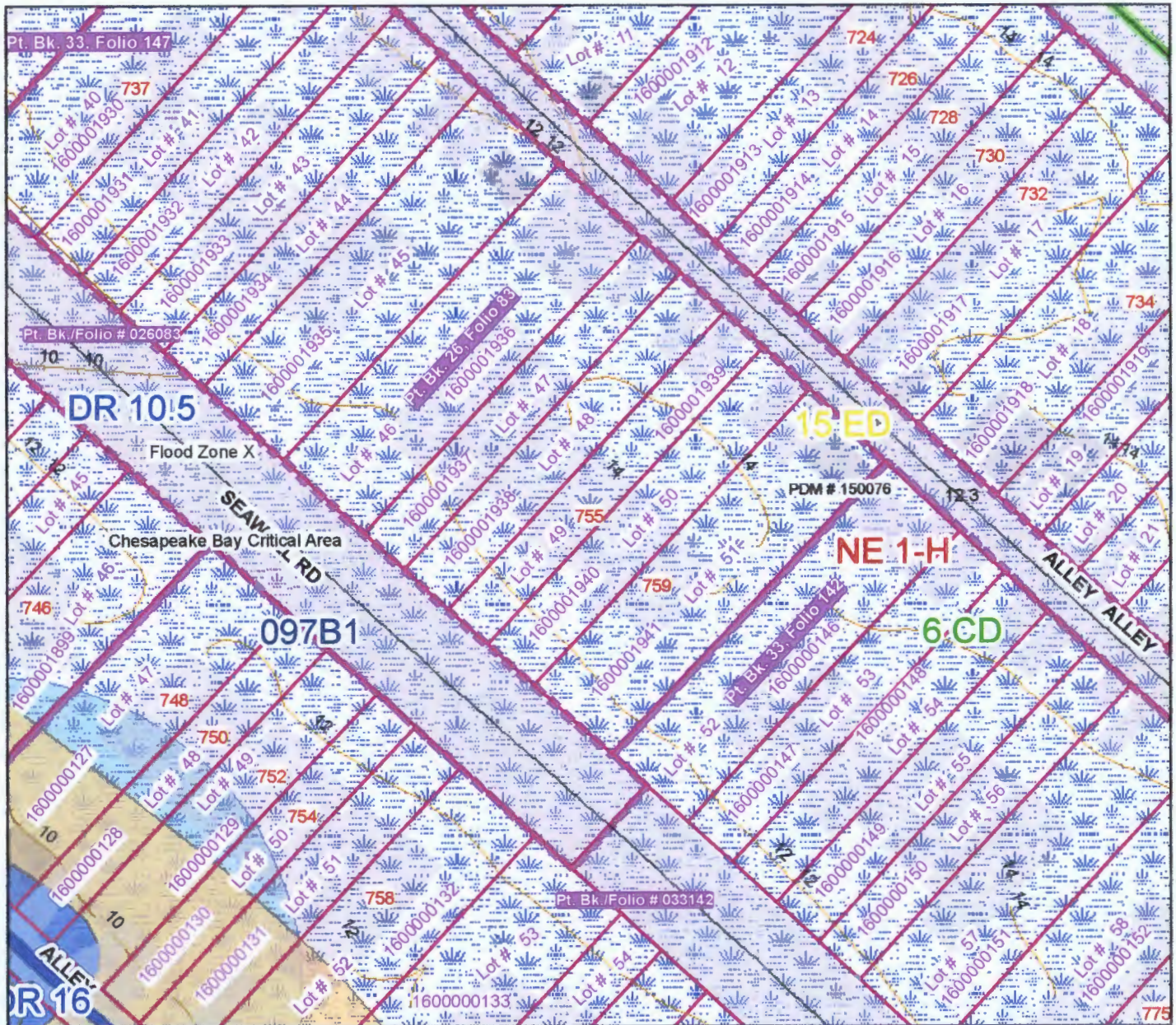
Publication Date: December 21, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

2012-0202-A

Elevations and Flood Hazards



Publication Date: December 21, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
 Feet

1 inch = 50 feet

2012-0202-A

0083

560 FT
NW TO
MANSFIELD
RD

755 SEAWALL RD (60 FT ROW)

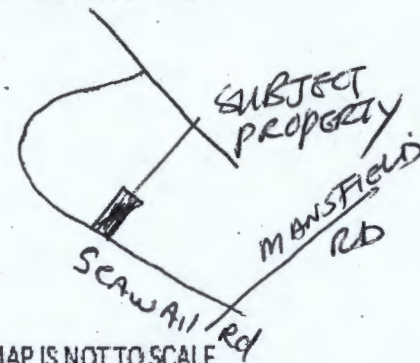
2-27-12

[illegible]

AWN BY DWAIN WOLF DATE 2-16-12 SCALE: 1 INCH = 30' FEET

2012-0202-A

SITE VICINITY MAP



ZONING MAP# 097B1
SITE ZONED Residential
ELECTION DISTRICT 15 TH
COUNCIL DISTRICT 6 TH
LOT AREA ACREAGE _____
OR SQUARE FEET 2,070 SF
HISTORIC? NO
IN CBCA? Yes
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: ☒ PUBLIC ☐ PRIVATE
SEWER IS: ☒ PUBLIC ☐ PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

VIOLETION CASE INFO:

NONE
A-TSUI 2/27/2012