



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 5, 2015

Charles A. Lipsey, Jr.
816 Seneca Park Road
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 2015-0119-A
Property: 816 Seneca Park Road

Dear Mr. Lipsey:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: William N. Bafitis, P.E., 1249 Engleberth Road, Baltimore, Maryland 21221
Gary Linder, 824 Seneca Park Drive, Baltimore, Maryland 21220

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(816 Seneca Park Road) *
15th Election District * OFFICE OF
6th Council District *
Charles A. Lipsey, Jr. * ADMINISTRATIVE HEARINGS
Petitioner * FOR BALTIMORE COUNTY
* Case No. 2015-0119-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Charles A. Lipsey, Jr. ("Petitioner"). The variance request is from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to allow a height of 28 ft. in lieu of the required 15 ft. for an accessory structure. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated December 15, 2014 indicating that prior to building permit application, the Petitioner must contact the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set. In addition, an e-mail dated December 15, 2014 was received from Gary Linder (824 Seneca Park Drive) raising concerns about the current/future conditions of the property. It is also to be noted that because the property is located within three (3) miles of Martin State Airport, the Maryland Aviation Administration ("MAA") is authorized, pursuant to the Federal Aviation Administration and the Code of Maryland Regulations, to perform reviews of the property with respect to potential wildlife hazards such as sediment erosion control, storm water management and landscape plans.

ORDER RECEIVED FOR FILING

Date 1-5-15

By LOW

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 6, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 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 § 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 Petitioner.

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 6th day of January, 2015, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to allow a height of 28 ft. in lieu of the required 15 ft. for an accessory structure, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 1-5-15

2

By [Signature]

3. The garage shall not be used for commercial purposes.
4. The Petitioner must comply with the ZAC comments from the Bureau of Development Plans Review (DPR) dated December 15, 2014 prior to building permit application; a copy of which is attached hereto and made a part thereof.
5. The Petitioner must comply with Critical Area regulations prior to building permit application.
6. The Petitioner must raze within six (6) months of the date hereof the existing abandoned single family dwelling and garage on the subject property.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-5-15

By aw

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 15, 2014
Item No. 2015-0119

DATE: December 15, 2014

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0119-12152014.doc

ORDER RECEIVED FOR FILING

Date 1-5-15

By AD

CBCA

FLOOD



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 816 SENECA PARK ROAD which is presently zoned DR 5.5

Deed Reference 12001/043

10 Digit Tax Account # 15-02571790 & 15-03000470

Property Owner(s) Printed Name(s) CHARLES A. LIPSEY JR.

(SELECT THE HEARING(S) BY MARKING **X** 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. X **ADMINISTRATIVE VARIANCE** from section(s)

TO ALLOW A HEIGHT OF 28' IN LIEU OF THE REQUIRED 15' FOR AN ACCESSORY STRUCTURE PER SECTION 400.3 (B.C.Z.R.)

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 raise, 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:

CHARLES A. LIPSEY JR.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

816 SENECA PARK ROAD BALTO. MD.

Mailing Address

City

State

21220

410-952-1093

Zip Code

Telephone #

Email Address

Representative to be contacted:

WILLIAM N. BAFITIS, P.E.

Name - Type or Print

Signature

1249 ENGLEBERTH RD. BALTO. MD

Mailing Address

City

State

21221

410-391-2336

bafitisassoc@comcast.net

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 2015-0119-A Filing Date 11/24/2014 Estimated Posting Date 12/7/2014 Reviewer JNP

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: 816 SENECA PARK ROAD BALTIMORE MD 21220
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)

WE ARE RAZING AN EXISTING ONE STORY GARAGE OF 902 S.F. WHICH IS OLD AND IN DISREPAIR AND PROPOSING A TWO STORY GARAGE FOR OUR CARS TO GET OUT OF THE ELEMENTS AND PROVIDE STORAGE SPACE ON THE SECOND FLOOR. TWO STORY GARAGES ARE NOT UNCOMMON FOR OUR NEIGHBORHOOD. ALSO, STORAGE SPACE IN THIS SECEOND FLOOR AREA OF THE GARAGE ABOVE THE BASE FLOOD ELEVATION IS ESSENTIAL. THE LOST OF STORAGE SPACE IN THE EXISTING OLD HOUSE AND AND OLD GARAGE, WHICH BOTH ARE BEING RAZED, WILL CAUSE A HARDSHIP.

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

Signature of Affiant

Name- Print or Type

CHAUSSA LIPSEY JR

Signature of Affiant

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 21st day of November, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Charles Lipsey JR
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



Notary Public

My Commission Expires

Arthur Leroy Matthews II
08/26/2018



Bafitis & Associates, Inc.

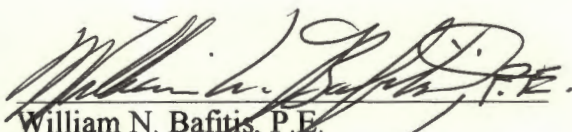
ZONING DESCRIPTION
FOR
#816 SENECA PARK ROAD
BALTIMORE, MARYLAND 21220

Beginning at a point on the Southside of Seneca Park Road 30 feet wide; at a distance of 832' Southeasterly from the centerline intersection of Nannette Lane 30 feet, wide;

- 1.) Thence running along Seneca Park Road, South $68^{\circ}-47'-02''$ East 103.00 feet to a point;
- 2.) Thence leaving said road South $35^{\circ}-05'-26''$ West 327.98 feet to a point in the waters of Seneca Creek;
- 3.) Thence running in said creek North $47^{\circ}-30'-46''$ West 100.84 feet to a point;
- 4.) Thence leaving said creek North $35^{\circ}-05'-26''$ East 290.30 feet to a point of beginning;

Containing 30,922 Square Feet or 0.70 Acres.

Being known as Lot 19 & 20 shown on a plat entitled, Seneca Park Beach, recorder among the Land records of Baltimore County, Maryland; Plat Book 08, Folio 045.


William N. Bafitis, P.E.
President



MD. Reg No. 11641

(Seal)

M E M O R A N D U M

DATE: February 6, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0119-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 5, 2015. 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

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0119 -A Address 816 Seneca Park Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/24/2014 Posting Date: 12/7/2014 Closing Date: 12/22/2014

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 2015- 0119 -A Address 816 Seneca Park Road

Petitioner's Name Charles A. Lipsey, Jr. Telephone 410-952-1093

Posting Date: 12/7/2014 Closing Date: 12/22/2014

Wording for Sign: To permit a proposed accessory building (detached garage) with a height of 28 feet in lieu of the maximum allowed 15 feet,

Revised 7/18/14

CERTIFICATE OF POSTING

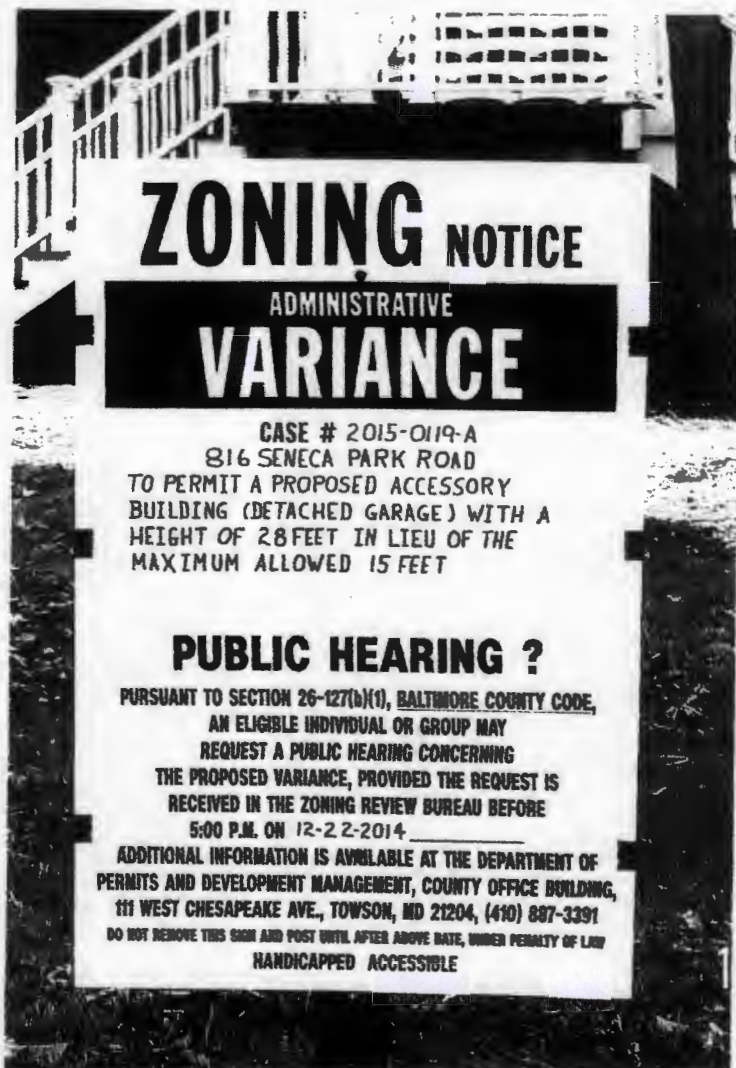
Date: 12/06/2014

RE: Project Name: ADMINISTRATIVE VARIANCE
Case Number /PAI Number: 2015-0119-A
Petitioner/Developer: Charles A. Lipsey, Jr.
Date of Hearing/Closing: 12/22/2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 816 Seneca Park Road Baltimore, MD. 21220

The sign(s) were posted on 12/06/2014

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382-6580

(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0119 -A Address 816 Seneca Park Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/24/2014 Posting Date: 12/7/2014 Closing Date: 12/22/2014

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 2015- 0119 -A Address 816 Seneca Park Road

Petitioner's Name Charles A. Lipsey, Jr Telephone 410-952-1093

Posting Date: 12/7/2014 Closing Date: 12/22/2014

Wording for Sign: To permit a proposed accessory building (detached garage) with a height of 28 feet in lieu of the maximum allowed 15 feet,

Revised 7/18/14

Debra Wiley

From: Debra Wiley
Sent: Wednesday, December 31, 2014 8:07 AM
To: Jeffery Livingston
Subject: FW: CBCA ZAC Comment Needed - 2nd Reminder

Jeff,

We still need.

From: Debra Wiley
Sent: Monday, December 22, 2014 11:05 AM
To: Jeffery Livingston
Subject: CBCA ZAC Comment Needed

Hi Jeff,

Please send ZAC comment for item below asap. Thanks.

CASE NUMBER: 2015-0119-A

816 SENECA PARK RD.

Location: SW/S of Seneca Park Road, 832 ft. SE of Nannette Lane
15th Election District, 6th Council District

Legal owner: Charles A Lipsey Jr.

ADMINISTRATIVE VARIANCE To allow a height of 28 ft. in lieu of the required 15 ft. for an accessory structure.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

From: Debra Wiley
Sent: Monday, December 22, 2014 11:05 AM
To: Jeffery Livingston
Subject: CBCA ZAC Comment Needed

Hi Jeff,

Please send ZAC comment for item below asap. Thanks.

CASE NUMBER: 2015-0119-A

816 SENECA PARK RD.

Location: SW/S of Seneca Park Road, 832 ft. SE of Nannette Lane

15th Election District, 6th Council District

Legal owner: Charles A Lipsey Jr.

ADMINISTRATIVE VARIANCE To allow a height of 28 ft. in lieu of the required 15 ft. for an accessory structure.

Debra Wiley

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS <u>missing</u> (if not received, date e-mail sent <u>12-22</u> ^X <u>12-31</u>)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-8</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>12-15</u>	ADJACENT PROPERTY OWNERS <u>Gary Linder 824 Seneca Plk.</u>	<u>Concerns/ Comments</u> <u>Dr.</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>12-6</u> by <u>Altmeier</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

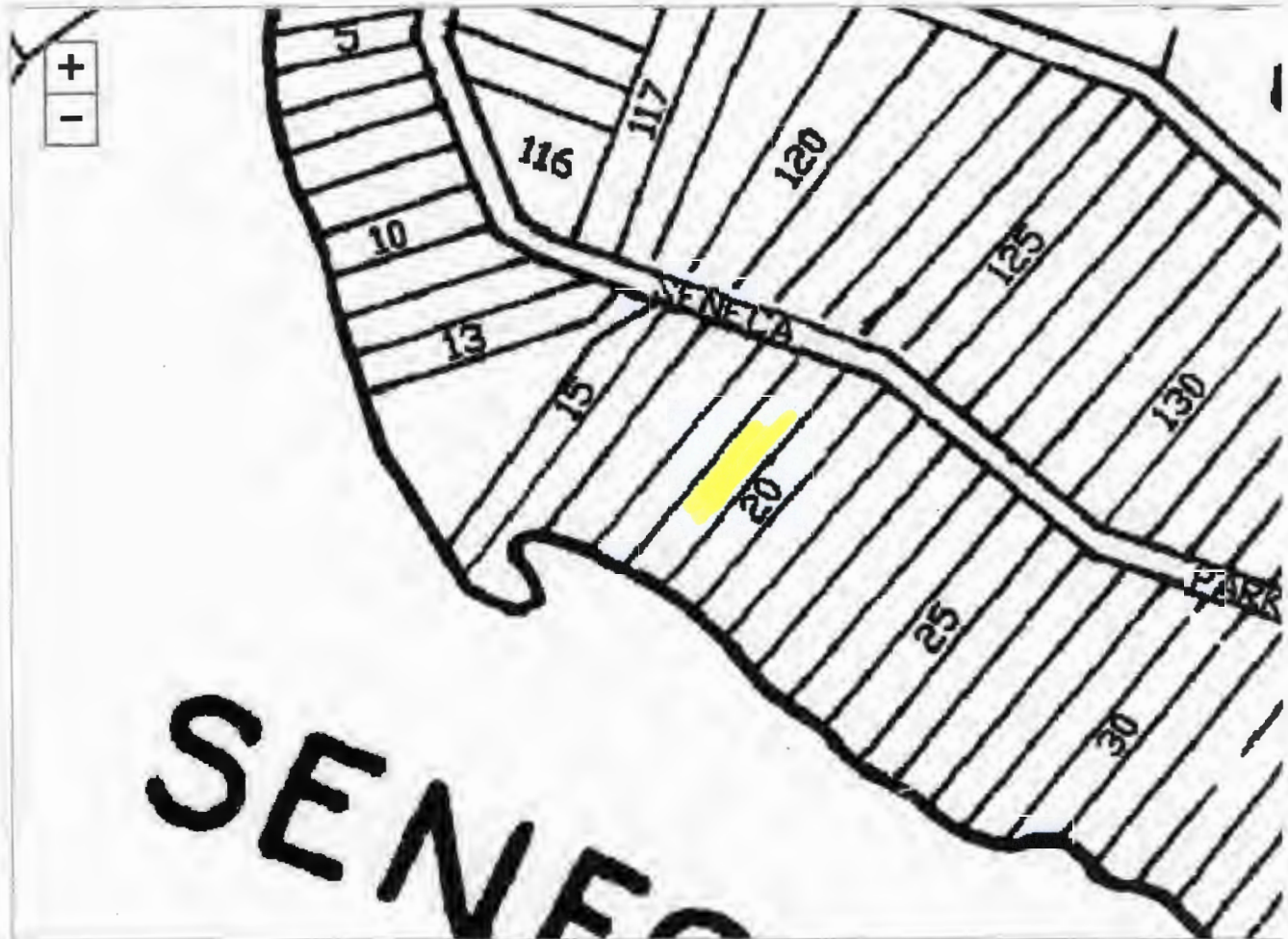
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1502571790							
Owner Information									
Owner Name:		LIPSEY CHARLES A JR				Use:		RESIDENTIAL	
Mailing Address:		816 SENECA PARK RD BALTIMORE MD 21220-2312				Principal Residence:		YES	
						Deed Reference:		/12001/ 00043	
Location & Structure Information									
Premises Address:		816 SENECA PARK RD 0-0000 Waterfront				Legal Description:			
						816 SENECA PARK RD SENECA PARK BEACH			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0091	0017	0139		0000			19	2015	Plat Ref: 0008/0045
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
2005		3,986 SF				15,000 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2 1/2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Detached				
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2012	07/01/2014		07/01/2015		
Land:			178,900	178,900					
Improvements			461,600	461,600					
Total:			640,500	640,500	640,500				
Preferential Land:			0						
Transfer Information									
Seller: LIPSEY CHARLES A, JR				Date: 01/22/1997				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /12001/ 00043				Deed2:	
Seller: LIPSEY CHARLES A, JR				Date: 09/30/1994				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /10773/ 00292				Deed2:	
Seller: ROVECAMP FREDERICK W				Date: 08/31/1990				Price: \$1	
Type: ARMS LENGTH IMPROVED				Deed1: /08583/ 00340				Deed2:	
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 11/09/2011									

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1502571790**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

→

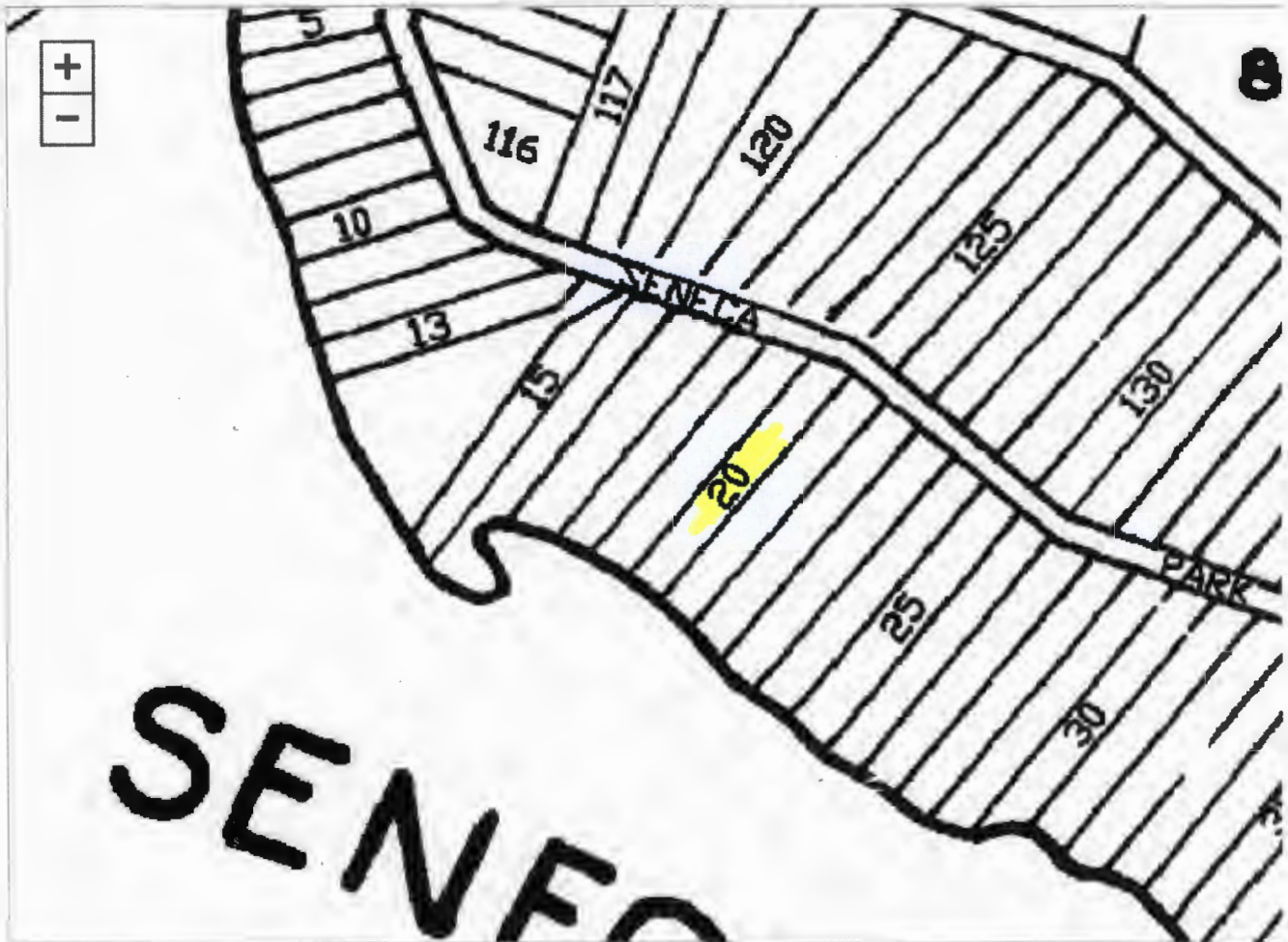
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 15 Account Number - 1803000470							
Owner Information									
Owner Name:		LIPSEY CHARLES A JR			Use:		RESIDENTIAL		
Mailing Address:		816 SENECA PARK RD BALTIMORE MD 21220-2312			Principal Residence:		NO		
					Deed Reference:		/12001/ 00043		
Location & Structure Information									
Premises Address:		816 SENECA PARK RD 0-0000 Waterfront			Legal Description:				
					SENECA PARK BEACH				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0091	0017	0139		0000			20	2015	Plat Ref: 0008/ 0045
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						16,400 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:			47,600	47,600					
Improvements			4,800	4,800					
Total:			52,400	52,400	52,400				
Preferential Land:			0						
Transfer Information									
Seller: LIPSEY CHARLES A, JR				Date: 01/22/1997			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /12001/ 00043			Deed2:		
Seller: LIPSEY CHARLES A, JR				Date: 09/30/1994			Price: \$1		
Type: NON-ARMS LENGTH OTHER				Deed1: /10773/ 00292			Deed2:		
Seller: ROVECAMP FREDERICK W				Date: 08/31/1990			Price: \$1		
Type: ARMS LENGTH IMPROVED				Deed1: /08583/ 00340			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014			07/01/2015		
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00			0.00		
Tax Exempt:					Special Tax Recapture:				
Exempt Class:					NONE				
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

New Search (<http://sdats.resiusa.org/RealProperty/>)District: **15** Account Number: **1503000470**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

->



KEVIN KAMENETZ
County Executive

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

December 23, 2014

Charles A Lipsey Jr
816 Seneca Park Road
Baltimore MD 21220

RE: Case Number: 2015-0119 A, Address: 816 Seneca Park Drive

Dear Mr. Lipsey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 24, 2014. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
William N Bafitis P E, 1249 Engleberth Road, Baltimore MD 21221

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



MARYLAND DEPARTMENT OF TRANSPORTATION

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 12/8/14

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

RE: Baltimore County

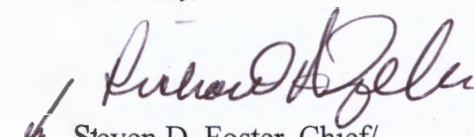
Item No 2015-0119-A
Administrative Variance
Charles A. Lipsey, Jr.
816 Seneca Park Road.

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. 2015-0119-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 15, 2014
Item No. 2015-0119

DATE: December 15, 2014

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
cc:file

ZAG-ITEM NO 15-0119-12152014.doc

From: <GLinder@maximcrane.com>
To: <jwisnom@baltimorecountymd.gov>
Date: 12/15/2014 10:27 AM
Subject: 2015-0119A 816 Seneca Park Road
Attachments: 2014-12-14 13.25.53.jpg; 2014-12-14 13.26.28.jpg; 2014-12-14 13.39.34.jpg

June -

Attached are current conditions of the property.

My concerns are:

1. When will existing abandoned house be demolished ?
2. What will the new garage look like?
3. Is this going to be built by a professional builder in a timely fashion?
4. Once the work is started when will it be complete? The neighbor has a habit of starting but not finishing any project. (see attached photos)
5. The dumpster has been sitting there full since last summer
6. Is the lean to structure next to the garage legal?
7. Will the existing garage structures be removed?

Thank You,

Gary Linder
Maxim Crane
443-250-5873

CONFIDENTIALITY NOTICE

This e-mail, and the information transmitted, along with any attachments, contains information that is, or may be, covered by electronic communication privacy laws, and is also confidential, proprietary legally privileged and/or otherwise exempt from disclosure. This e-mail, and the information transmitted, along with any attachments, is intended only for the person or entity to which it is addressed. If you are not the intended recipient, please be advised that any review, re-transmission, dissemination, copying, or any other use of, or taking of any action in reliance upon, this information is strictly prohibited. If you receive this e-mail in error, please contact the sender immediately by telephone (412-504-0200) or by return e-mail, and immediately delete the material and any and all attachments thereto. Thank you in advance for your cooperation.







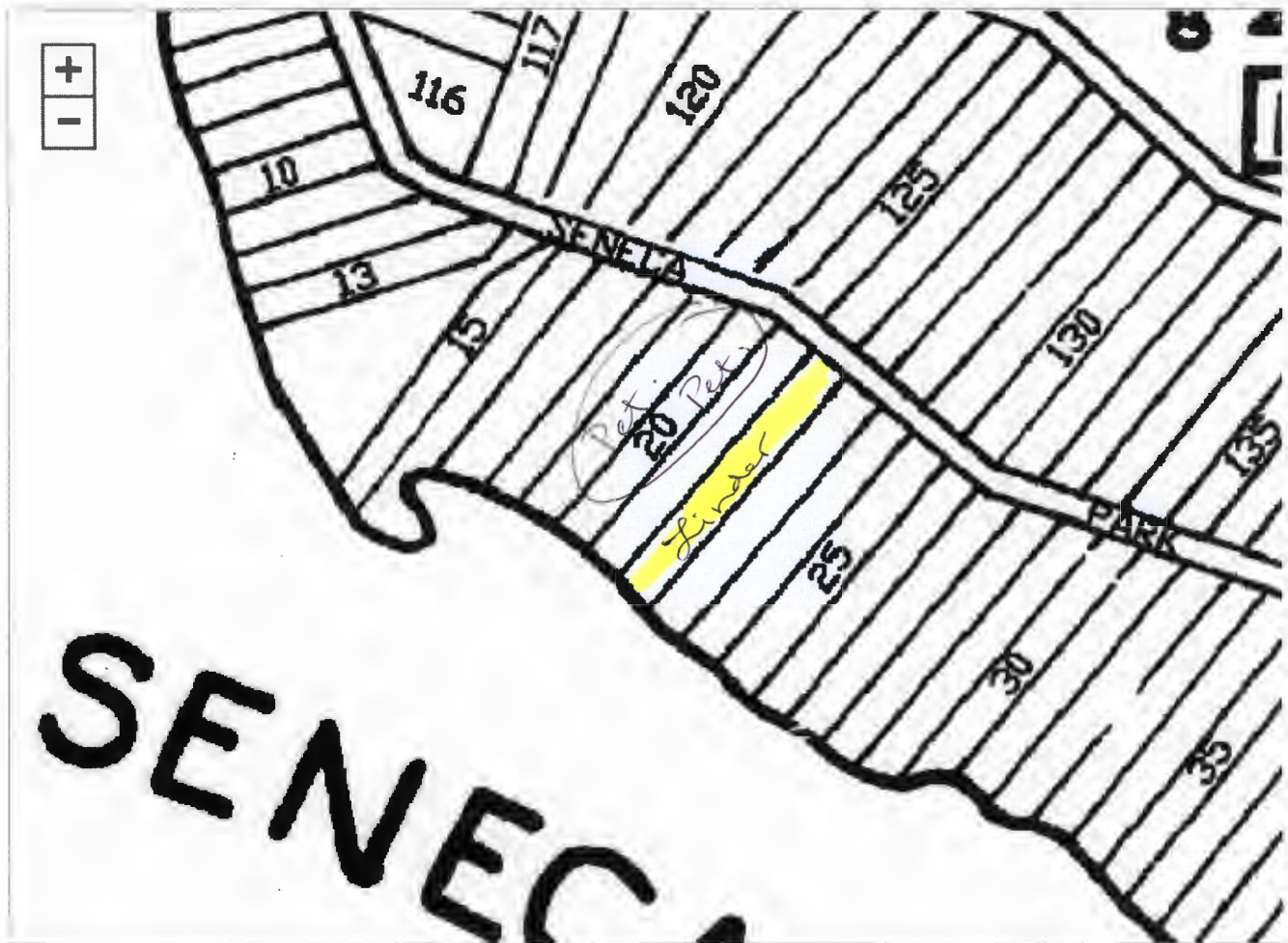
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration											
Account Identifier:		District - 15 Account Number - 1516000380															
Owner Information																	
Owner Name:		LINDER GARY J LINDER JOAN M				Use:		RESIDENTIAL									
Mailing Address:		824 SENECA PARK DR BALTIMORE MD 21220-2312				Principal Residence:		YES									
						Deed Reference:		/30009/ 00285									
Location & Structure Information																	
Premises Address:		824 SENECA PARK RD BALTIMORE 21220-2312 Waterfront				Legal Description:		824 SENECA PARK RD SENECA PARK BEACH									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:								
0091	0017	0139		0000			22	2015	Plat Ref: 0008/0006								
Special Tax Areas:					Town:		NONE										
					Ad Valorem:												
					Tax Class:												
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use									
2001		3,202 SF				16,100 SF		34									
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation											
2	NO	STANDARD UNIT	SIDING	3 full	1 Detached												
Value Information																	
		Base Value		Value		Phase-in Assessments											
				As of		As of		As of									
				01/01/2012		07/01/2014		07/01/2015									
Land:		179,500		179,500													
Improvements		394,800		394,800													
Total:		574,300		574,300		574,300											
Preferential Land:		0															
Transfer Information																	
Seller: PIECHOCKI RAYMOND J				Date: 10/19/2010		Price: \$740,000											
Type: ARMS LENGTH IMPROVED				Deed1: /30009/ 00285		Deed2:											
Seller: PIECHOCKI RAYMOND J				Date: 10/30/1996		Price: \$0											
Type: NON-ARMS LENGTH OTHER				Deed1: /11873/ 00145		Deed2:											
Seller: WITYK JOSEPH J				Date: 04/19/1989		Price: \$100,000											
Type: ARMS LENGTH IMPROVED				Deed1: /08152/ 00049		Deed2:											
Exemption Information																	
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015											
County:		000		0.00													
State:		000		0.00													
Municipal:		000		0.00		0.00											
Tax Exempt:				Special Tax Recapture:													
Exempt Class:				NONE													
Homestead Application Information																	
Homestead Application Status: Approved 12/08/2010																	

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1516000380**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

-->



①

← 816 SENECA PARK RD.

822 SENECA PARK RD →



②

2015-
0119-6



3

812 SENeca PARK RD

808 SENeca PARK RD



4

2015-
0119-

816 Seneca Park Drive



Publication Date: 10/21/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2015-0119-A



EXISTING LOT COVERAGE

HOUSE	1,627 S.F.
COVERED PORCHES	831 S.F.
(OLD) HOUSE	1,015 S.F.
GARAGE	902 S.F.
BOAT HOUSE	350 S.F.
CONC.WALK/CONC.PAD	270 S.F.
DRIVEWAY	3,414 S.F.
TOTAL	8,409 S.F./28,550 S.F.= 29.45%

PROPOSED LOT COVERAGE

HOUSE	1,627 S.F.
GARAGE	784 S.F.
COVERED PORCH	831 S.F.
BOAT HOUSE	350 S.F.
CONCRETE WALK	81 S.F.
DRIVEWAY	1,121 S.F.
TOTAL	4,794 S.F./28,550 S.F.= 16.79%

LOT COVERAGE ALLOW

5,445 S.F./28,550 S.F. = 19.07%

NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & updated by field survey (AUG. 2014).
- The Firm Insurance Rate Map, 240010-0435 G indicates this is situated within flood Zone AE. A minimum first floor elevation 10.5 NAVD 88.
- Property lines shown hereon were established by public information.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA) (MAP 91).
- There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Any Critical Area easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
- This site is situated within a Mapped Buffer Management Area of the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are no Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- Septic systems on this site are abandoned.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- The site has 100% of water frontage.
- Public Water and sewer serve this site.
- Caution: underground utilities may exist in Bird River Grove Road & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed garage height > 15'.

PREVIOUS PERMITS

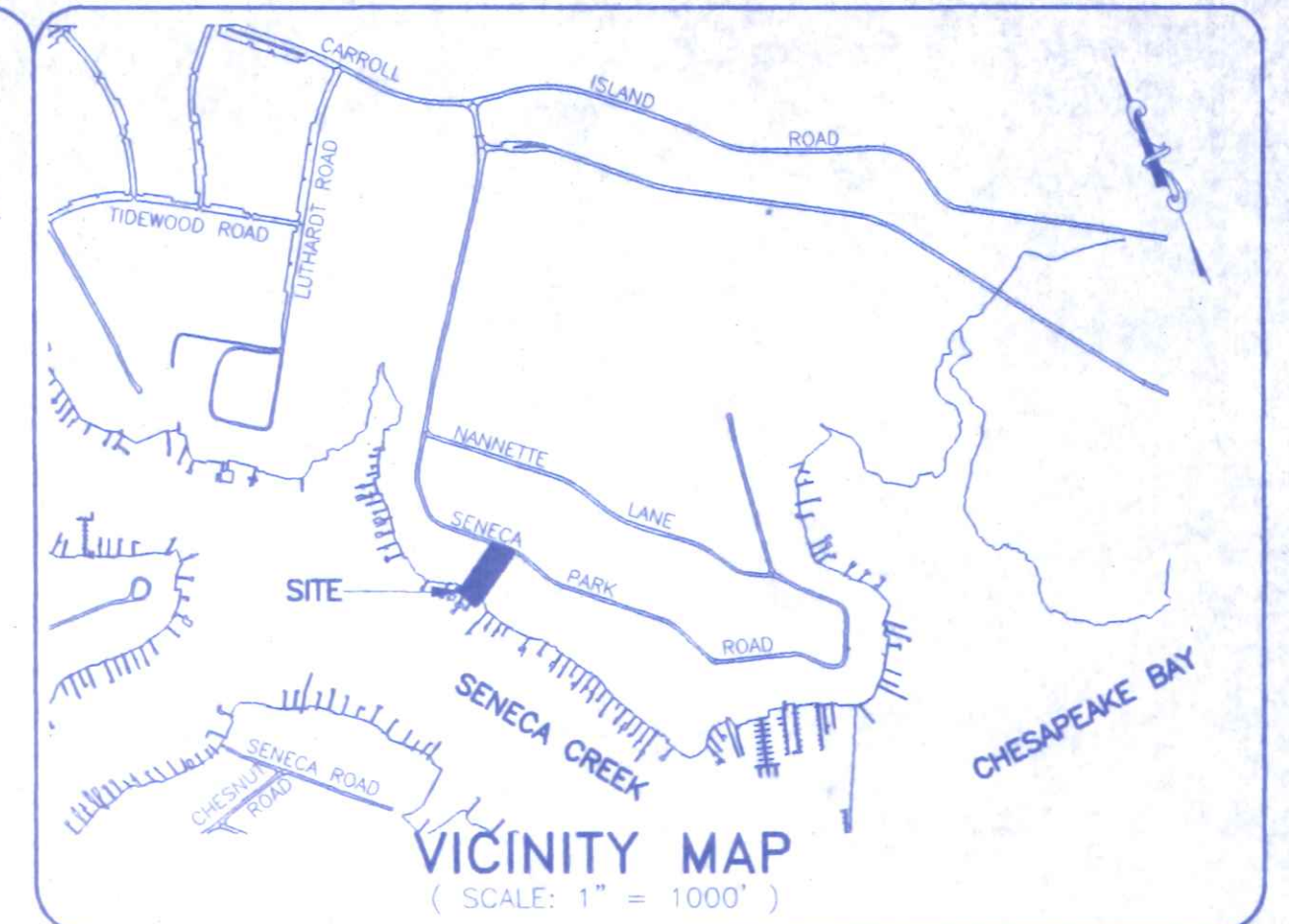
B-253361 DATE 12/28/95
B-473516 DATE 03/01/02 EXTENDED 02/26/03

ZONING HISTORY

THERE NO ZONING CASES FOR THIS SITE.

ZONING VARIANCE

- TO ALLOW A HEIGHT OF 28' IN LIEU OF THE REQUIRED 15' FOR AN ACCESSORY STRUCTURE PER SECTION 400.3(B)(2)(B).



SITE DATA

- OWNER: CHARLES A. LIPSEY JR.
#816 SENECA PARK ROAD
BALTIMORE, MARYLAND 21220
- DEED REF: 12001/043
- TAX ACC. NO.: 15-02571790 & 15-03000470
- TAX MAP: 91 PARCEL: 139 LOT: 19 & 20
- PLAT REF: SENECA PARK BEACH BOOK 08, FOLIO 045
- ELECTION DISTRICT: 15TH
- COUNCILMANIC DISTRICT: 6TH
- REGIONAL PLANNING DISTRICT: 322C
- CENSUS TRACT: 4518.02
- ZONING: DR-5.5
- ZONING MAP: 091C3
- USE: EXISTING: RESIDENTIAL, TWO STORY DWELLING
PROPOSED: TWO STORY GARAGE
- SITE AREA: LAND 28,550 S.F. OR 0.65 AC.
WATER 2,372 S.F. OR 0.05 AC.
TOTAL 30,922 S.F. OR 0.70 AC.

Bafitis & Associates, Inc.

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
1249 Engleberth Rd. Baltimore, MD 21221 (410) 391-2336

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE FOR PROPOSED 2-STORY GARAGE #816 SENECA PARK ROAD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

	1	SCALE: 1" = 20'
		JOB ORDER NO: 95004A
		DATE: 10/28/14
		CHECKED: W.N.B.
		DRAWN: W.N.B.
SHEET <u>1</u> OF <u>1</u>		
NO. REVISIONS DATE		



EXISTING LOT COVERAGE

HOUSE	1,627 S.F.
COVERED PORCHES (OLD) HOUSE	831 S.F.
GARAGE	902 S.F.
BOAT HOUSE	350 S.F.
CONC.WALK/CONC.PAD	270 S.F.
DRIVEWAY	3,414 S.F.
TOTAL	8,409 S.F./28,550 S.F. = 29.45%

PROPOSED LOT COVERAGE

HOUSE	1,627 S.F.
GARAGE	784 S.F.
COVERED PORCHES	831 S.F.
BOAT HOUSE	350 S.F.
CONCRETE WALK	81 S.F.
DRIVEWAY	1,121 S.F.
TOTAL	4,794 S.F./28,550 S.F. = 16.79%

LOT COVERAGE ALLOW

5,445 S.F./28,550 S.F. = 19.07%

NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey, (AUG. 2014).
- The Firm Insurance Rate Map, 240010-0435 G indicates this is situated within flood Zone AE. A minimum first floor elevation 10.5 NAVD 88.
- Property lines shown hereon were established by public information.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA) (MAP 91).
- There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Any Critical Area easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
- This site is situated within a Mapped Buffer Management Area of the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are no Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- Septic systems on this site are abandoned.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- The site has 100'± of water frontage.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in Bird River Grove Road & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed garage height > 15'.

PREVIOUS PERMITS

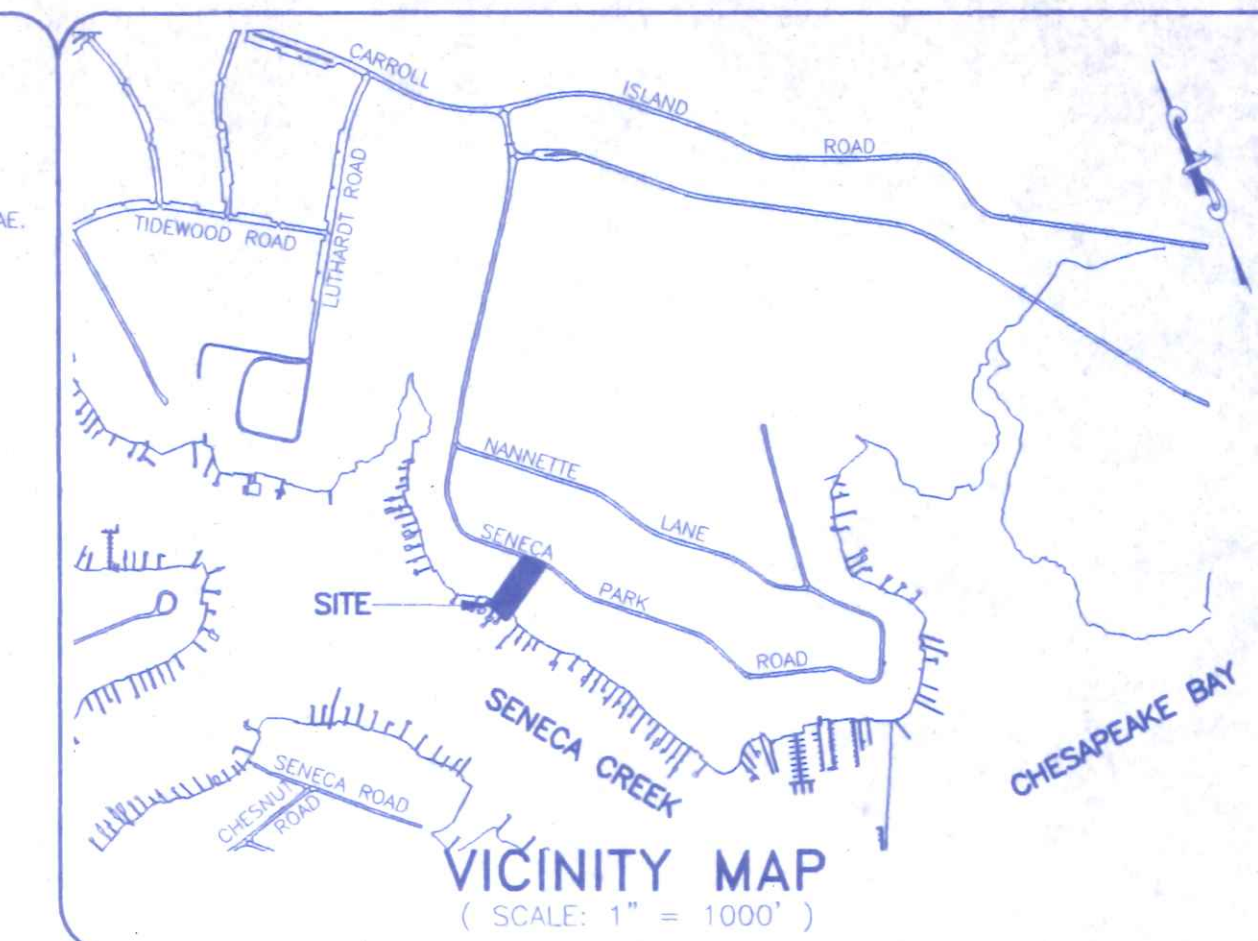
B-253361 DATE 12/28/95
B-473516 DATE 03/01/02 EXTENDED 02/26/03

ZONING HISTORY

THERE NO ZONING CASES FOR THIS SITE.

ZONING VARIANCE

- TO ALLOW A HEIGHT OF 28' IN LIEU OF THE REQUIRED 15' FOR AN ACCESSORY STRUCTURE PER SECTION 400.3(B.C.Z.R.).



SITE DATA

- OWNER: CHARLES A. LIPSEY JR.
#816 SENECA PARK ROAD
BALTIMORE, MARYLAND 21220
- DEED REF: 12001/043
- TAX ACC. NO.: 15-02571790 & 15-03000470
- TAX MAP: 91 PARCEL: 139 LOT: 19 & 20
- PLAT REF: SENECA PARK BEACH BOOK 08. FOLIO 045
- ELECTION DISTRICT: 15TH
- COUNCILMANIC DISTRICT: 6TH
- REGIONAL PLANNING DISTRICT: 322C
- CENSUS TRACT: 4518.02
- ZONING: DR-5.5
- ZONING MAP: 091C3
- USE: EXISTING: RESIDENTIAL, TWO STORY DWELLING
PROPOSED: TWO STORY GARAGE
- SITE AREA: LAND 28,550 S.F. OR 0.65 AC.
WATER 2,372 S.F. OR 0.05 AC.
TOTAL 30,922 S.F. OR 0.70 AC.

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE FOR PROPOSED 2-STORY GARAGE #816 SENECA PARK ROAD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

	SCALE: 1" = 20'
	JOB ORDER NO: 95004A
	DATE: 10/28/14
	CHECKED: W.N.B.
	DRAWN: W.N.B.
SHEET 1 OF 1	
NO.	REVISIONS

2015-0119-A
Pet. Exp. 1