

IN RE: PETITION FOR ADMIN. VARIANCE
(962 Homberg Avenue)
15th Election District
7th Council District
Warren & Tammy Senez
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0017-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Warren & Tammy Senez. The Petitioners are requesting variance relief from §400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory building to be located in the side and front yards in lieu of the required rear yard and to permit a front yard to street property line averaged setback of 10 ft. in lieu of the required 24 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The Bureau of Development Plans Reviews (DPR) submitted a comment dated August 6, 2015; indicating that agency had no objection to the requested variance provided the proposed building is not used as a garage. In addition, several letters of support were received from neighbors residing on Homberg and Kinwat Avenues.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 31, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 8/25/15

By sln

should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs 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, this 25th day of August, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory building to be located in the side and front yards in lieu of the required rear yard, and to permit a front yard to street property line averaged setback of 10 ft. in lieu of the required 24 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the accessory building into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory building shall not be used for commercial purposes.
4. Petitioners must comply with the comments submitted by DPR dated August 6, 2015, a copy of which is attached hereto and made a part thereof.

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By Sen

5. Petitioners must comply with Critical Area and Floodplain regulations prior to building permit application.

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:sln

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By Den

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 August 3, 2015
Item No. 2016-0017

DATE: August 6, 2015

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

We have no objection to the requested variance if, and only if, the proposed building is not used as a garage. The plan refers to a shed but the pictures included on the plan look like a garage and the variance request is for a garage. If used as a garage, the front set back should be at least 20' so that vehicles parked in front of the door do not extend into the County right-of-way.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0017-08032015.doc

ORDER RECEIVED FOR FILING

Date

8/25/15

By

DAK



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 Hearings for Baltimore County for the property located at:

Address 962 HOMBERG AVENUE Currently zoned DR5.5
 Deed Reference 30487/403 10 Digit Tax Account # 1900009087
 Owner(s) Printed Name(s) WARREN SENEZ & TAMMY SENEZ

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZR; TO PERMIT A GARAGE TO BE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE REQUIRED REAR YARD, AND TO PERMIT AND TO PERMIT A FRONT YARD TO STREET PROPERTY-LINE VSETBACK OF 10ft. IN LIEU OF THE REQUIRED 24ft AVERAGED

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

ORDER RECEIVED FOR FILING

Date

8/25/15

By

Warren

Owner(s)/Petitioner(s):

WARREN SENEZ

TAMMY SENEZ

Name #1 – Type or Print

Name #2 – Type or Print

Warren

Tammy

Signature #1

Signature #2

962 HOMBERG AVE

ESSEX

MD

Mailing Address

City

State

21221

Telephone #

443-743-0072

Email Address

Zip Code

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0017-A

Filing Date 7/22/15

Estimated Posting Date 8/12/15

Reviewer JCM

Rev 5/8/2014

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 962 HOMBERG AVE ESSEX MD 21221
Print or Type Address of property City State Zip Code

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

DUE TO THE DESIGN OF PROPERTY LAYOUT

NOT SUITABLE FOR STRUCTURE IN BACKYARD

NEED A PLACE FOR TOOLS AND LAWN CARE EQUIPMENT

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

[Signature]
Signature of Owner (Affiant)

WARREN SENEZ
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

TAMMY SENEZ
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 JUNE, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Warren Senez Tammy Senez

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
6-18-18
My Commission Expires

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

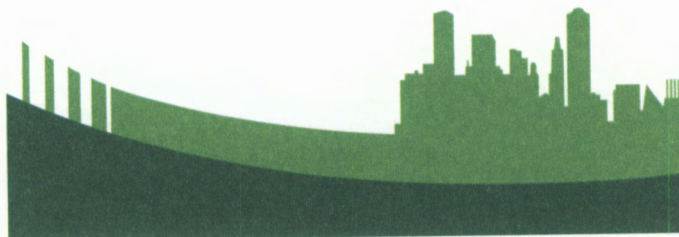
962 Homberg Avenue
Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northwest side of Homberg Road, approximately 150 feet southwest of the south side of Kinwat Avenue,

Being Lot 11A as shown on the plat dated September 23, 1981 and entitled "Resubdivision of Lot 11 Block C Plat B Marlyshire", which is recorded in the Land Records of Baltimore County in Plat Book EHK Jr 48, page 105.

Containing 6135 square feet of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

CASE # 2016-0017-A

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

No. **127372**

Date: **7/22/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/22/2015 7/22/2015 09:40:25

REG 4502 WALKIN JEVA JEE

RECEIPT # 727372 7/22/2015 OFLH

Net 5 523 DOWING VERIFICATION

CO NO. 127372

Receipt Tot \$75.00
 \$75.00 CA \$0.00 CA
 Baltimore County, Maryland

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

Total: **75.-**

Rec From: **BRUCE DOAK**

For: **2016-0017-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 31, 2015

Re:

Zoning Case No. 2016-0017-A

Petitioner: Warren Senez

Date of Closing: August 17, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **962 Homberg Avenue**.

The sign was posted on **July 31, 2015**.

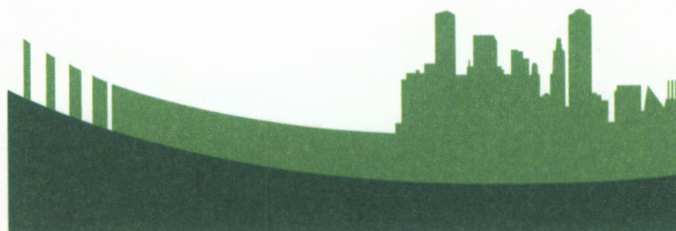
Sincerely,



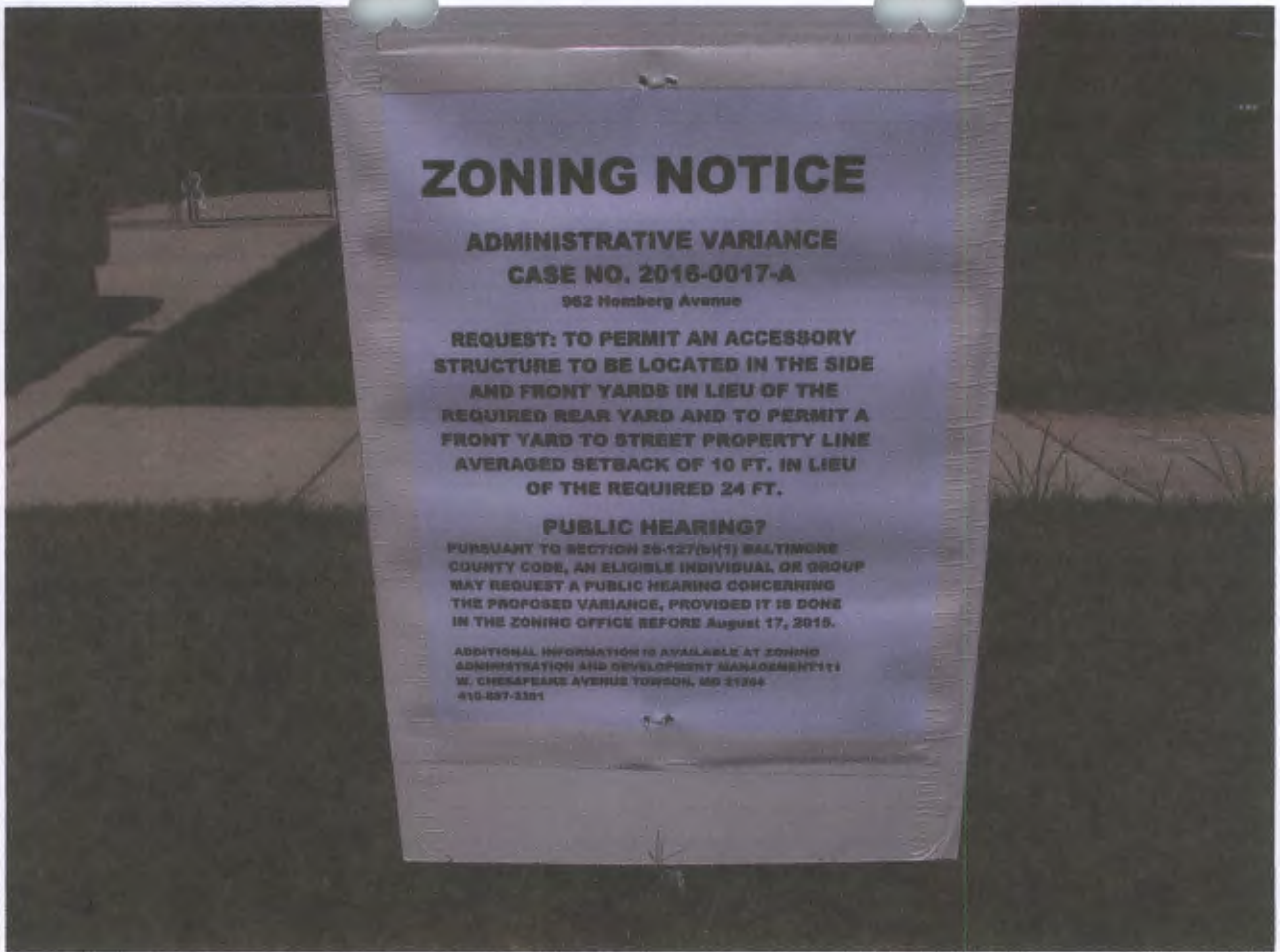
Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



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 August 3, 2015
Item No. 2016-0017

DATE: August 6, 2015

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

We have no objection to the requested variance if, and only if, the proposed building is not used as a garage. The plan refers to a shed but the pictures included on the plan look like a garage and the variance request is for a garage. If used as a garage, the front set back should be at least 20' so that vehicles parked in front of the door do not extend into the County right-of-way.

8/25/15 * * * *

DEAR SIR,

THE OWNER HAS CONFIRMED FOR ME THAT NO CAR WILL EVER BE PLACED IN THE PROPOSED SHED. THERE IS NO CURB CUT TO ALLOW ACCESS. THE GARAGE DOOR ALLOWS ONLY FOR EASY ACCESS FOR SMALL ITEMS BEING STORED IN IT.

DAK:CEN
cc:file

BRUCE DOAK

ZAC-ITEM NO 16-0017-08032015.doc

MEMORANDUM

DATE: September 25, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0017-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>1</u>	PLANNING (if not received, date e-mail sent _____)	_____
<u>7/29</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7/31/15</u>	by <u>DOCK</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any:	<u>Support letters from several adjacent neighbors.</u>	

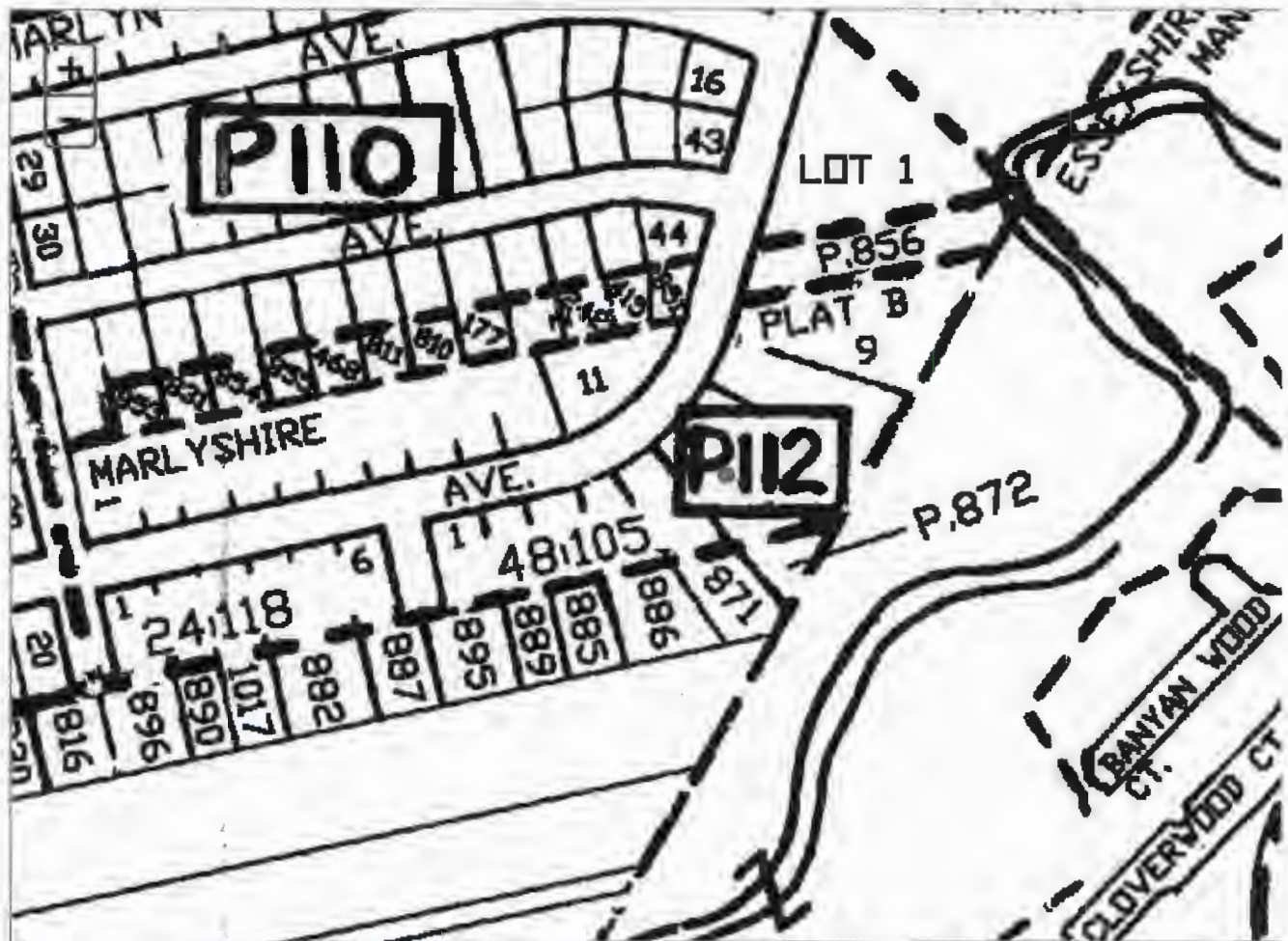
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1900004087			
Owner Information					
Owner Name:	SENEZ WARREN ARTHUR JR SENEZ TAMMY KAY		Use:	RESIDENTIAL YES	
Mailing Address:	962 HOMBERG AVE BALTIMORE MD 21221-5213		Deed Reference:	/30487/ 00403	
Location & Structure Information					
Premises Address:		962 HOMBERG AVE 0-0000		Legal Description:	.1408 AC 962 HOMBERG AVE MARLYSHIRE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: B
0097	0010	0112		0000	C 11A 2015 Plat Ref: 0048/0105
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1998	1,710 SF	900 SF	6,135 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	3 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		61,100	61,100		
Improvements		182,000	190,100		
Total:		243,100	251,200	245,800	248,500
Preferential Land:		0			0
Transfer Information					
Seller: WHITEMAN DORIS		Date: 02/09/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30487/ 00403		Deed2:	
Seller: PARSONS DAVID		Date: 06/04/2004		Price: \$225,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20180/ 00186		Deed2:	
Seller: HUNDT JANICE LYNN TRUSTEE		Date: 04/13/2000		Price: \$145,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14408/ 00493		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/10/2012					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1900004087**

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://msweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

August 18, 2015

Warren & Tammy Senez
962 Homberg Avenue
Essex MD 21221

RE: Case Number: 2016-0017 A, Address: 962 Homberg Avenue

Dear Mr. & Ms. Kasperska:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 22, 2015. 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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/29/15

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

RE: Baltimore County
Item No. 2016-0017-A
Administrative Variance
Warren & Tammy Senez
962 Homberg Avenue

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. 2016-0017-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

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 August 3, 2015
Item No. 2016-0017

DATE: August 6, 2015

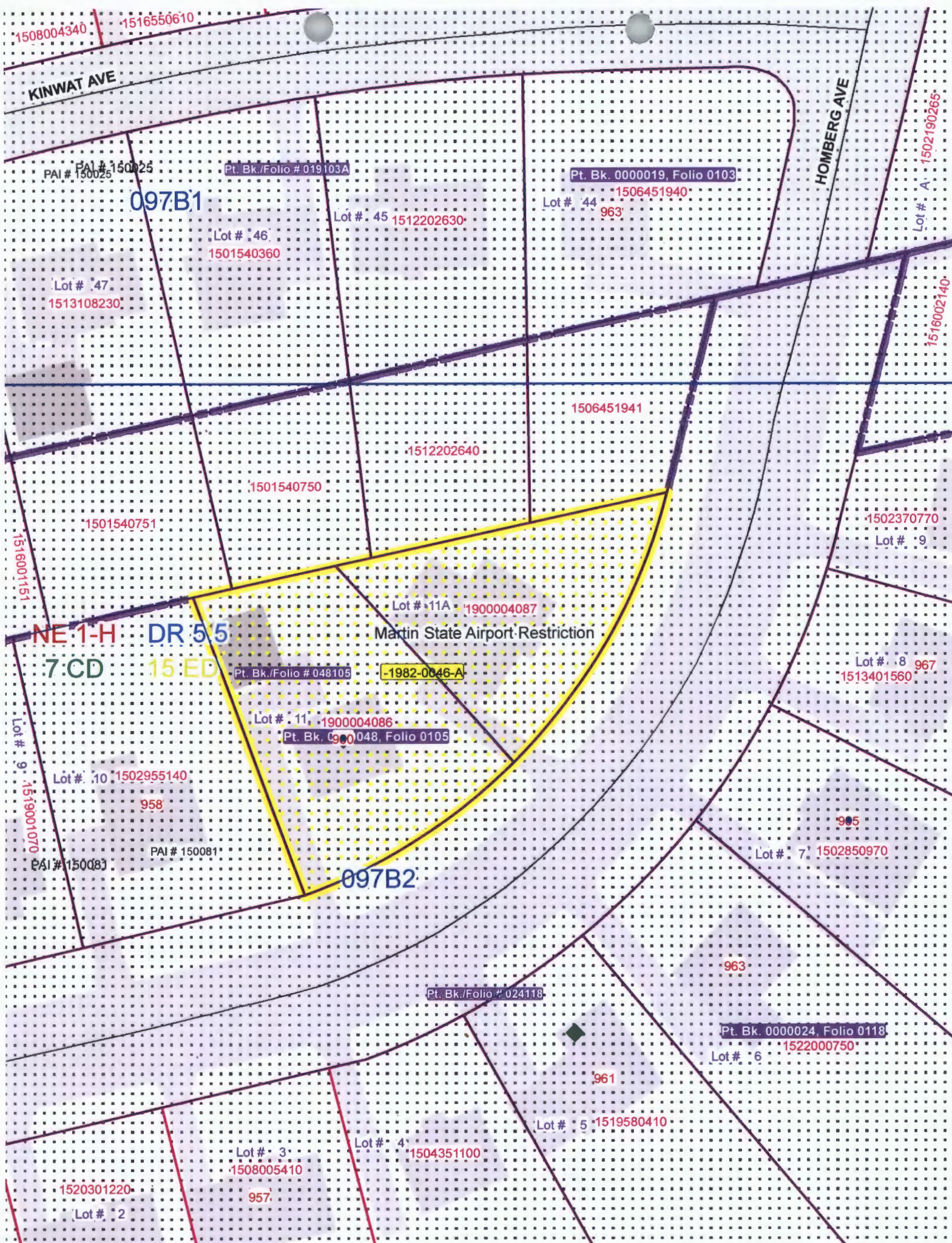
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* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0017-08032015.doc



1508004340 1516550610

KINWAT AVE

HOMBERG AVE

PAI # 150025

Pt. Bk./Folio # 019103A

Pt. Bk. 0000019, Folio 0103

097B1

Lot # 44 1506451940 963

Lot # 46 1501540360

Lot # 45 1512202630

Lot # 47 1513108230

Lot # A 1502190265

1516002140

1506451941

1512202640

1501540750

1501540751

1516001151

1502370770 Lot # 9

NE 1-H DR 5.5 7-CD 15-ED

Lot # 11A 1900004087 Martin State Airport Restriction

Pt. Bk./Folio # 048105

1982-0046-A

Lot # 8 1513401560 967

Lot # 11 1900004086

Pt. Bk. 0000048, Folio 0105

Lot # 10 1502955140

958

PAI # 150081

PAI # 150083

Lot # 7 1502850970

965

097B2

Pt. Bk./Folio # 024118

Pt. Bk. 0000024, Folio 0118

Lot # 6 1522000750

961

Lot # 5 1519580410

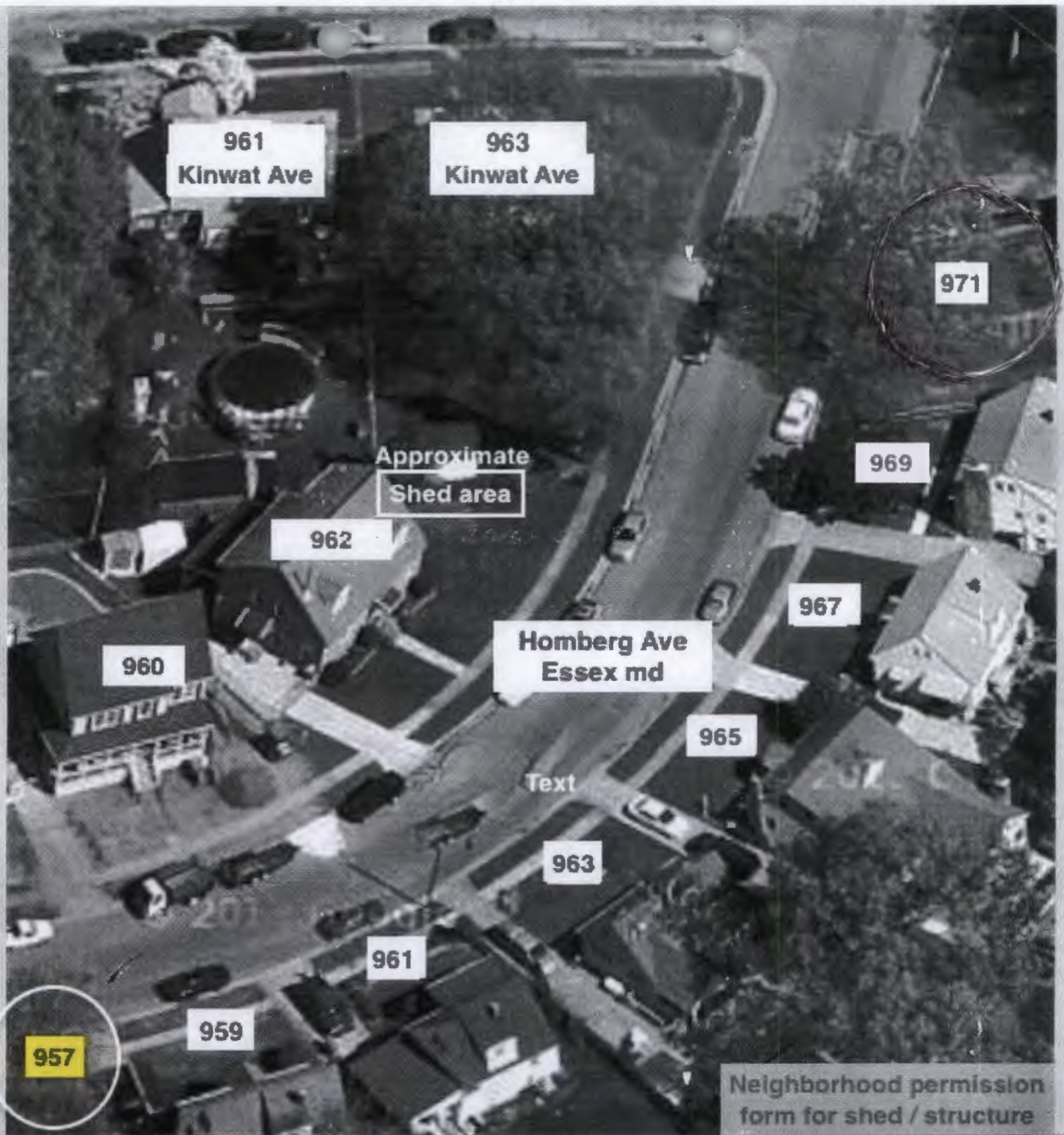
Lot # 3 1508005410

Lot # 4 1504351100

957

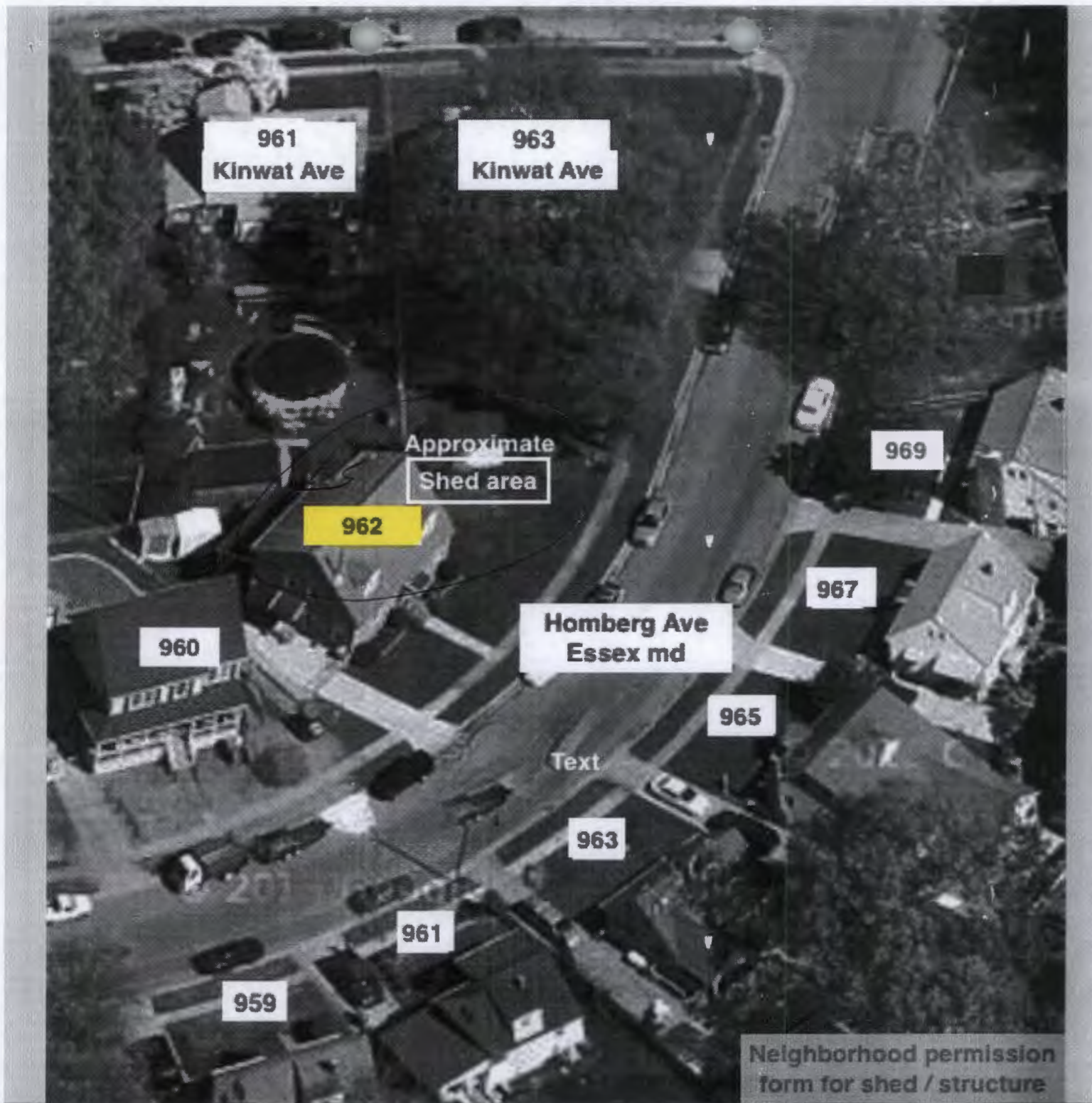
1520301220

Lot # 2



To whom it may concern. I JOAN Hardesten at address 957 Homberg Ave
Do not express any concerns or grievance, nor do I contest any plan, work or construction
of a shed at the (side / front) of 962 Homburg Avenue Essex Md 21221. The home of
Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the
Location of my home in relation to 962 Homburg Avenue. Below is my signature that I approve
and consent for this variance to be submitted and approved. Thank you

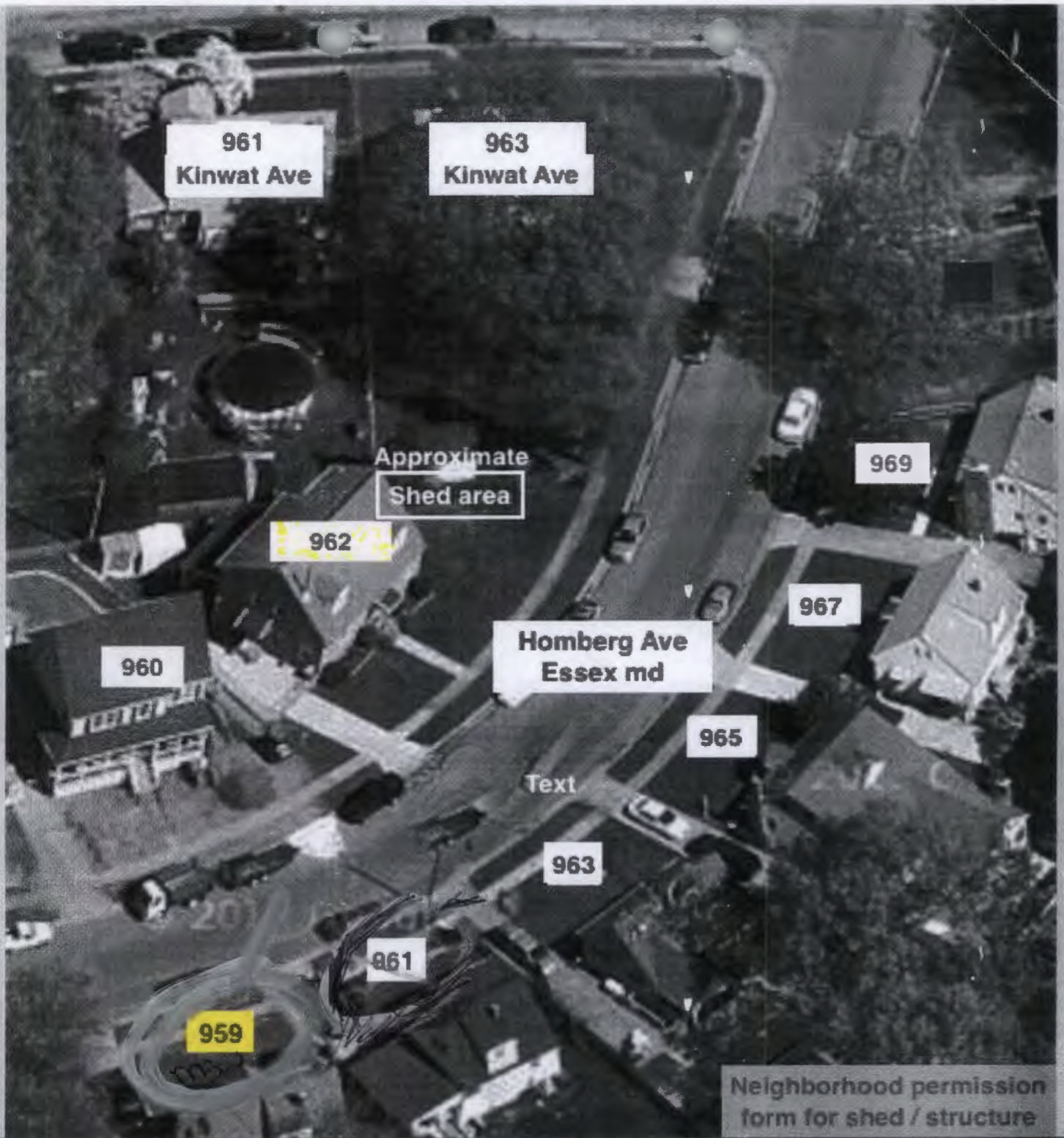
Joan Hardesten
Signature



To whom it may concern. I Warren Senez at address 962 Homberg Ave
Do not express any concerns or grievance, nor do I contest any plan, work or construction
of a shed at the (side / front) of 962 Homberg Avenue Essex Md 21221. The home of
Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the
Location of my home in relation to 962 Homberg Avenue. Below is my signature that I approve
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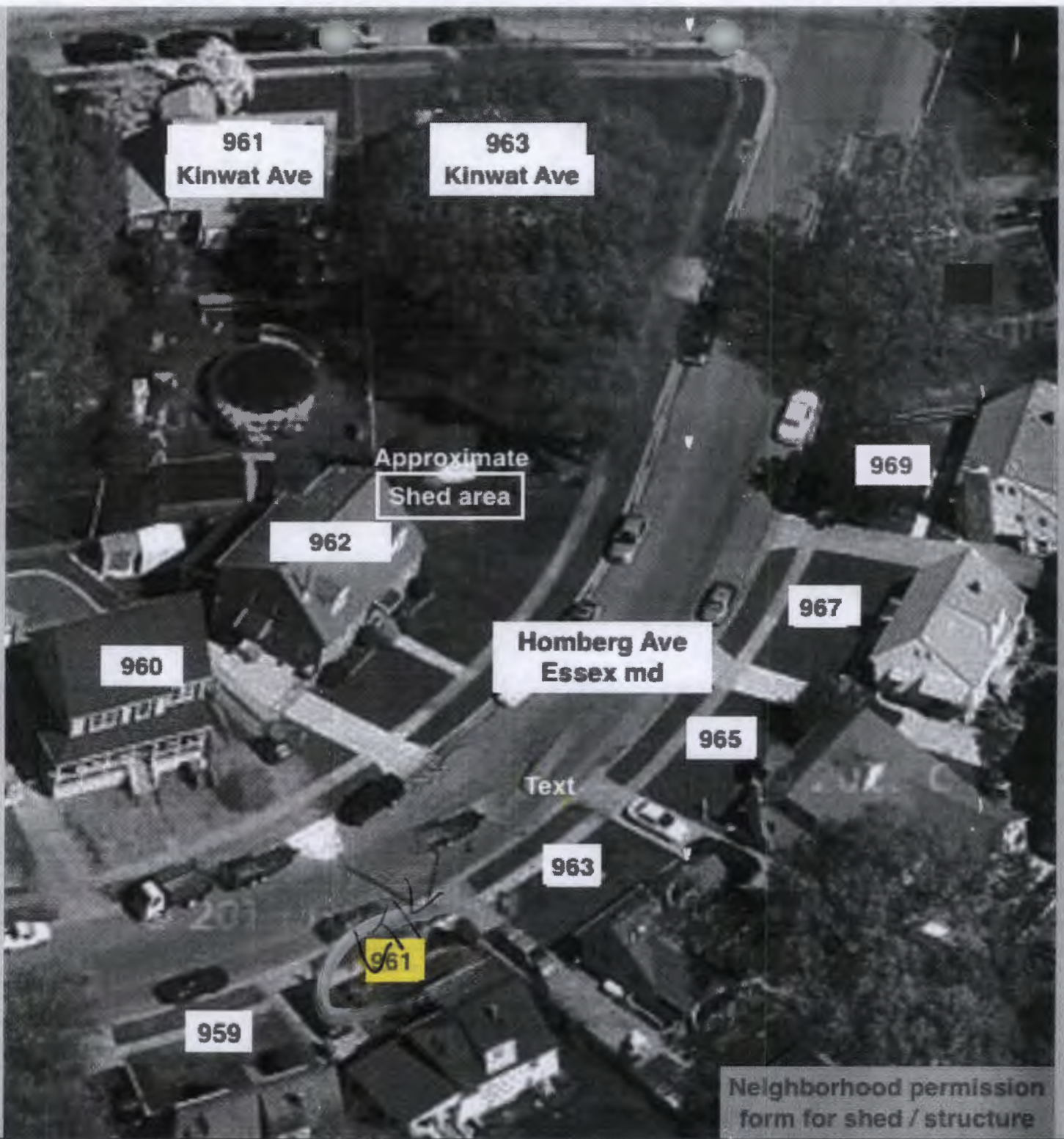
Signature

2/13/2015



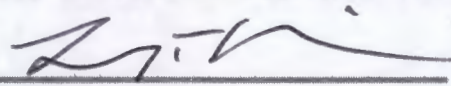
To whom it may concern. I Mary Beth Waggoner at address 959 Homberg Ave
Do not express any concerns or grievance, nor do I contest any plan, work or construction
of a shed at the (side / front) of 962 Homburg Avenue Essex Md 21221. The home of
Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the
Location of my home in relation to 962 Homburg Avenue. Below is my signature that I approve
and consent for this variance to be submitted and approved. Thank you

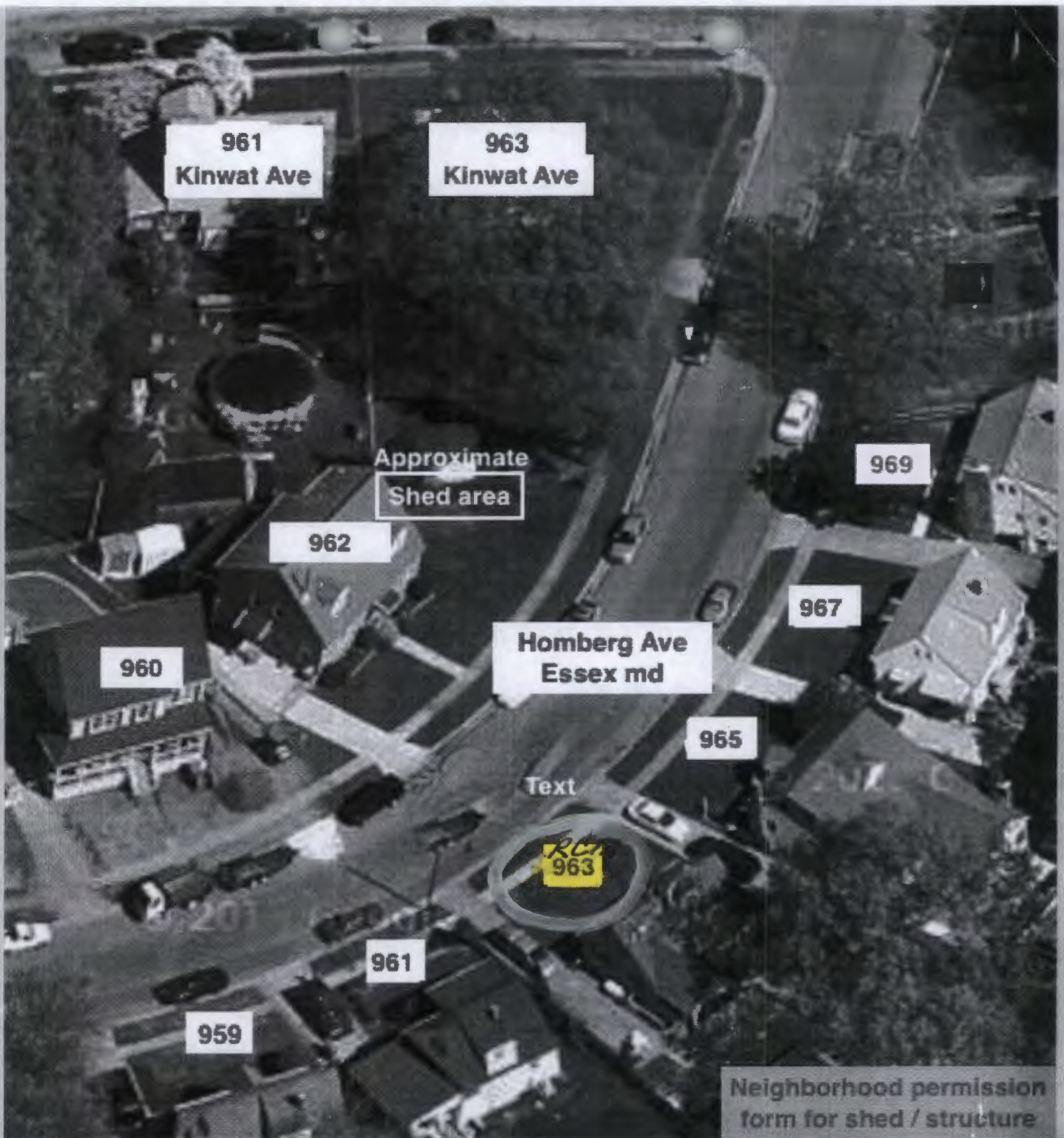
MB Waggoner 7/12/15
Signature



To whom it may concern. I Leonard Katilas at address 961 Homberg Ave

Do not express any concerns or grievance, nor do I contest any plan, work or construction of a shed at the (side / front) of 962 Homberg Avenue Essex Md 21221. The home of Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the Location of my home in relation to 962 Homberg Avenue. Below is my signature that I approve and consent for this variance to be submitted and approved. Thank you

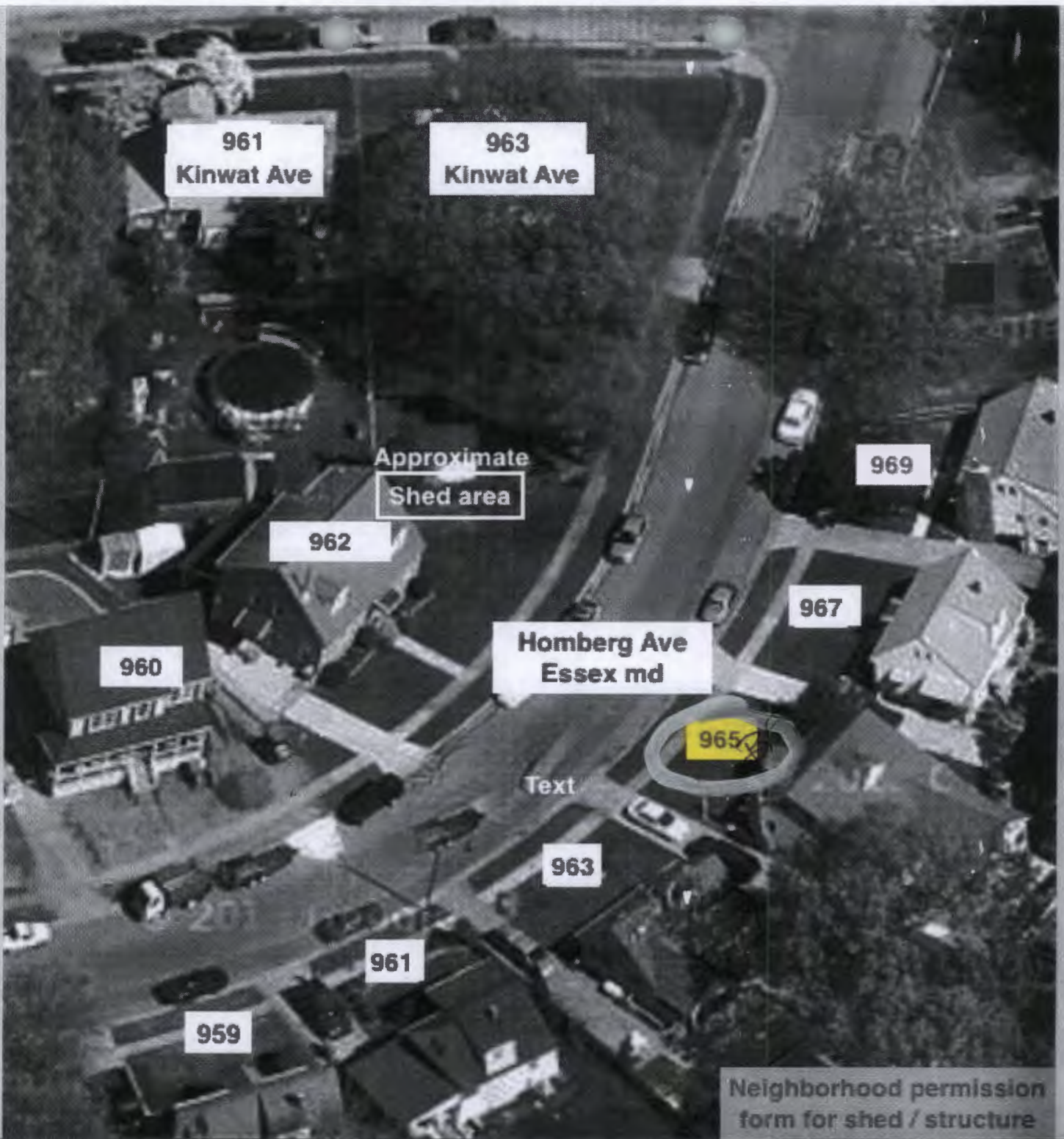
 7/12/15
Signature



To whom it may concern. I Russell C MAAS at address 963 Homberg Ave.

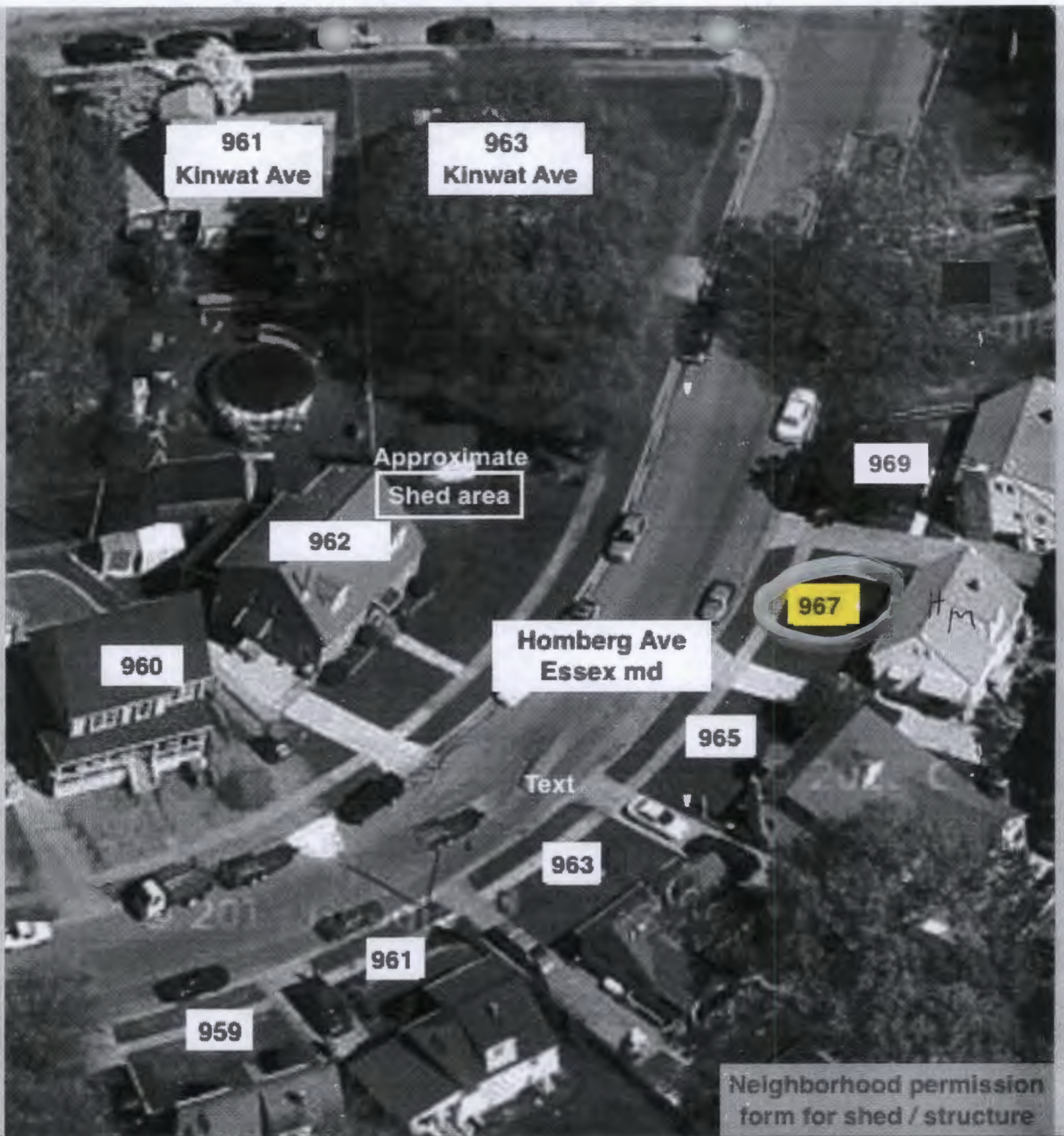
Do not express any concerns or grievance, nor do I contest any plan, work or construction of a shed at the (side / front) of 962 Homberg Avenue Essex Md 21221. The home of Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the Location of my home in relation to 962 Homberg Avenue. Below is my signature that I approve and consent for this variance to be submitted and approved. Thank you

Russell C Maas 7/12/15
Signature



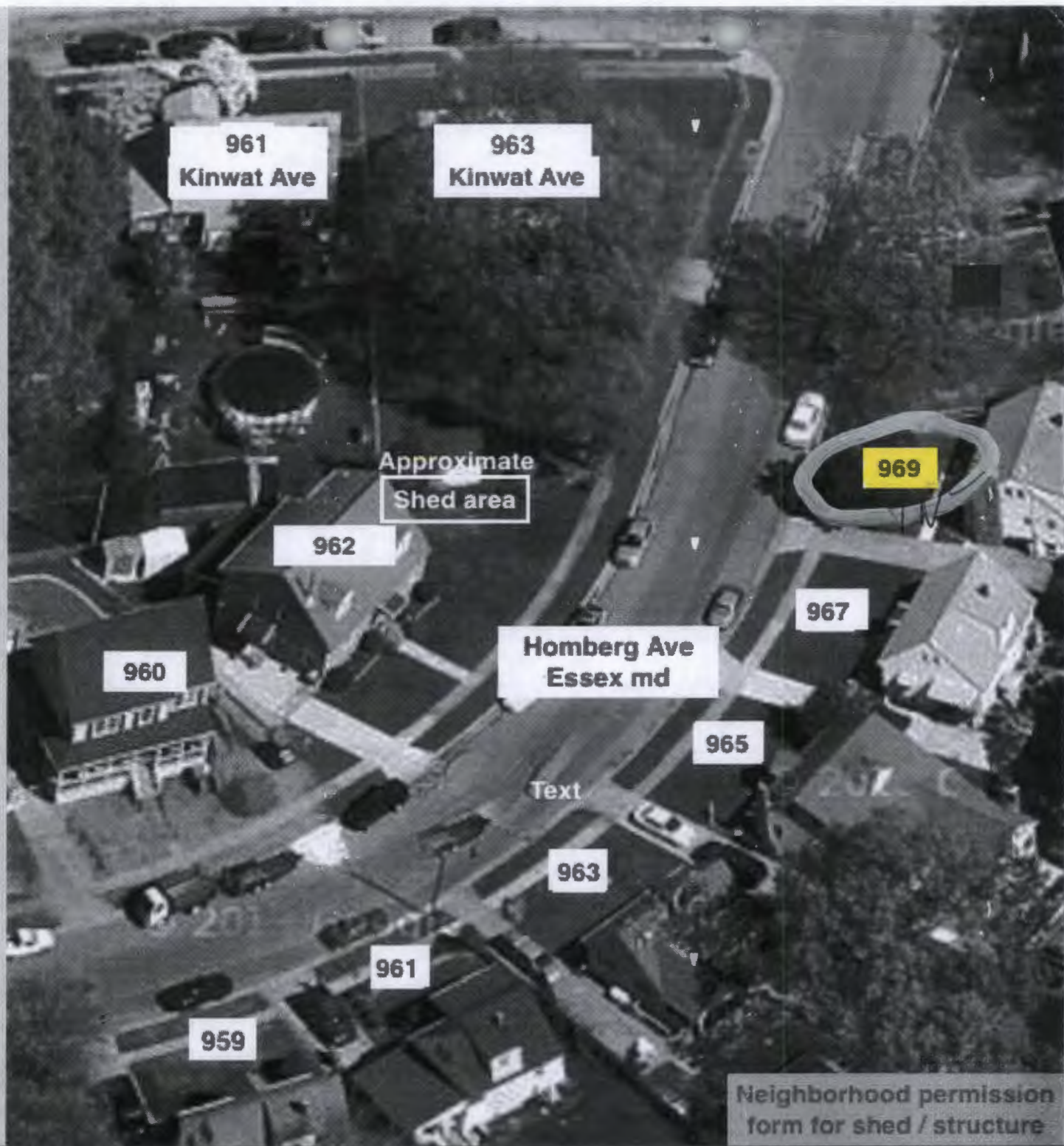
To whom it may concern. I Barbara Ferschmann at address 965 Homburg Avenue
 Do not express any concerns or grievance, nor do I contest any plan, work or construction
 of a shed at the (side / front) of 962 Homburg Avenue Essex Md 21221. The home of
 Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the
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 and consent for this variance to be submitted and approved. Thank you

Barbara Ferschmann 7/12/15
 Signature



To whom it may concern. I HELEN MERRYWEATHER at address 967 HOMBERG AVE
Do not express any concerns or grievance, nor do I contest any plan, work or construction
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Helen Merryweather 7/12/15
Signature

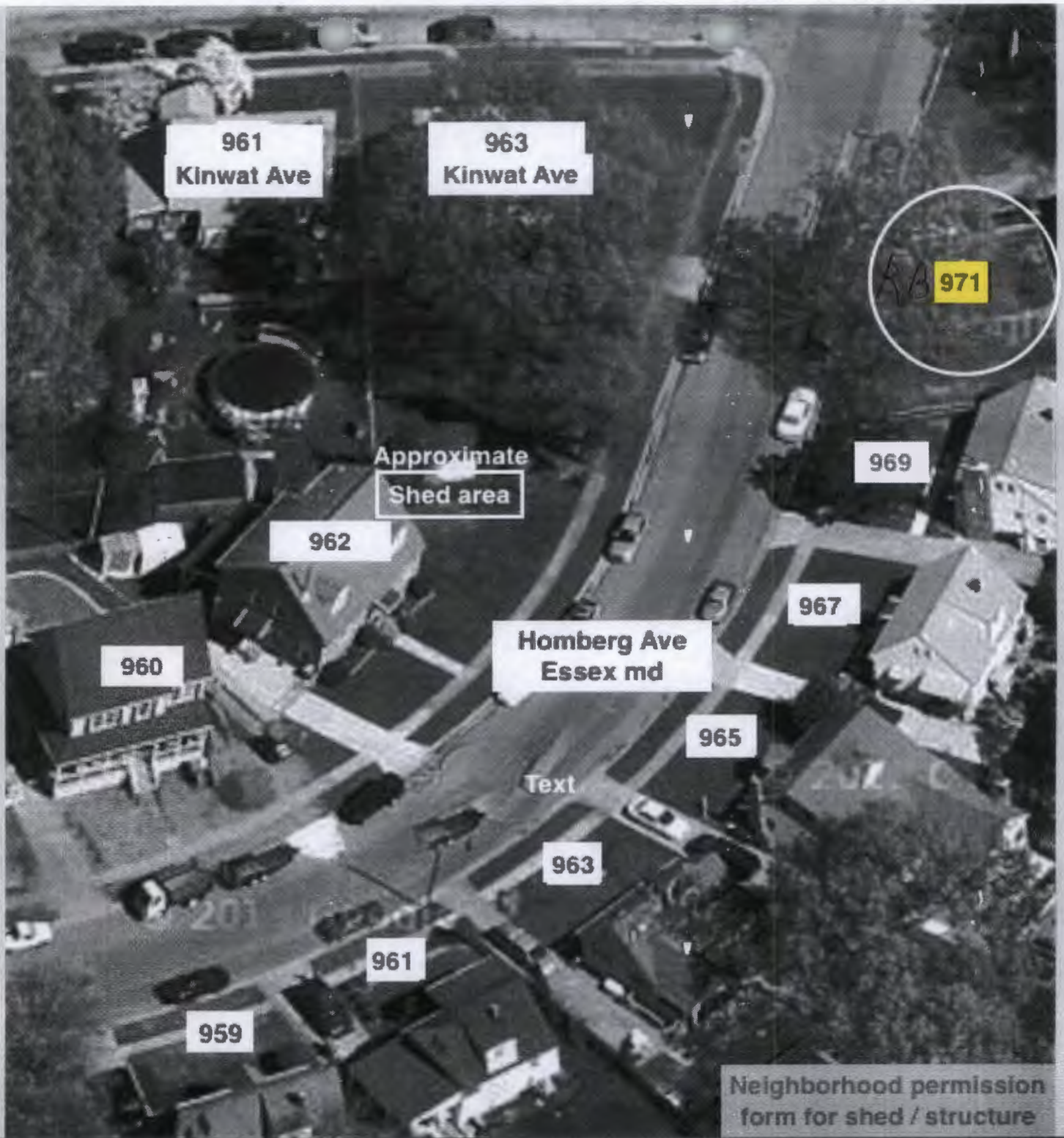


To whom it may concern. I TERESA NORTHRUP at address 969 HOMBURG AVE

Do not express any concerns or grievance, nor do I contest any plan, work or construction of a shed at the (side / front) of 962 Homburg Avenue Essex Md 21221. The home of Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the Location of my home in relation to 962 Homburg Avenue. Below is my signature that I approve and consent for this variance to be submitted and approved. Thank you

Tm Northrup 7/12/15

Signature



To whom it may concern. I REGINA BAUGHER at address 971 Homberg Ave
Do not express any concerns or grievance, nor do I contest any plan, work or construction
of a shed at the (side / front) of 962 Homberg Avenue Essex Md 21221. The home of
Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the
Location of my home in relation to 962 Homberg Avenue. Below is my signature that I approve
and consent for this variance to be submitted and approved. Thank you

Regina Baugher 7/13/15
Signature



To whom it may concern. I Janice Hundt at address 960 Homberg Ave

Do not express any concerns or grievance, nor do I contest any plan, work or construction of a shed at the (side / front) of 962 Homberg Avenue Essex Md 21221. The home of Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the Location of my home in relation to 962 Homberg Avenue. Below is my signature that I approve and consent for this variance to be submitted and approved. Thank you

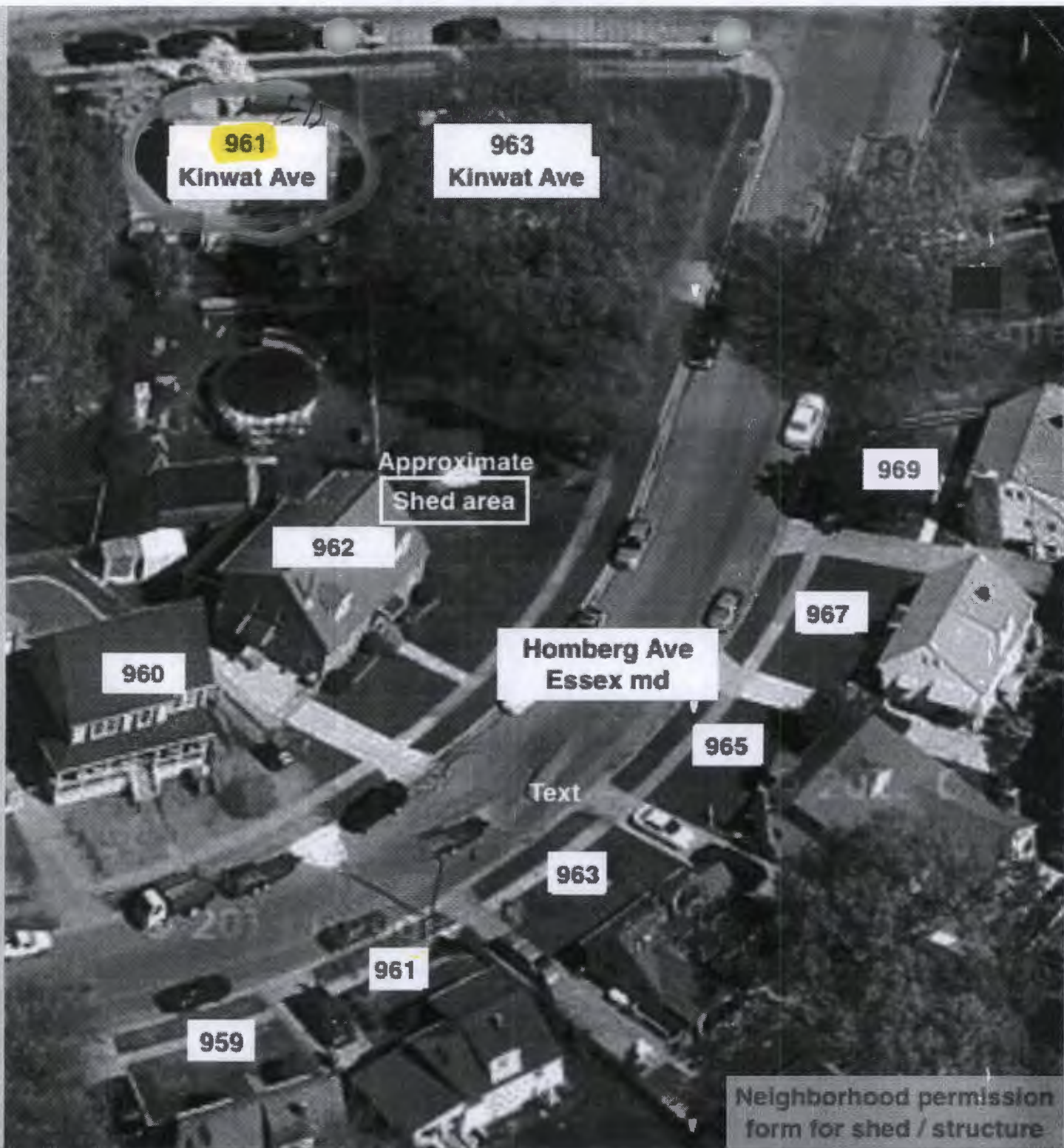
Jan Hundt
Signature

7/13/15



To whom it may concern. I GARY LEE FOLTZ at address 963 KINWAT AVE
Do not express any concerns or grievance, nor do I contest any plan, work or construction
of a shed at the (side / front) of 962 Homburg Avenue Essex Md 21221. The home of
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and consent for this variance to be submitted and approved. Thank you

Gary Lee Foltz 7/12/15
Signature



To whom it may concern. I ED LEGG at address 961 KINWAT AVE

Do not express any concerns or grievance, nor do I contest any plan, work or construction of a shed at the (side / front) of 962 Homburg Avenue Essex Md 21221. The home of Mr. And Mrs. Warren and Tammy Senez. At the top of this page I have circled and initialed the Location of my home in relation to 962 Homburg Avenue. Below is my signature that I approve and consent for this variance to be submitted and approved. Thank you

Ed Legg 7/12/15
Signature



Q



B



C

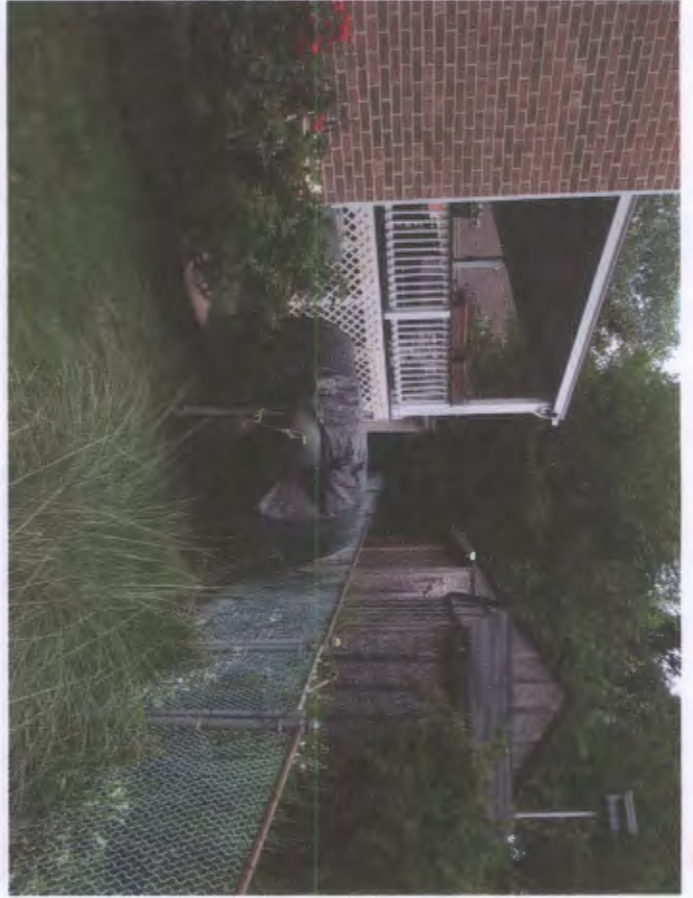


A





7



7



7



7



GENERAL SITE INFORMATION

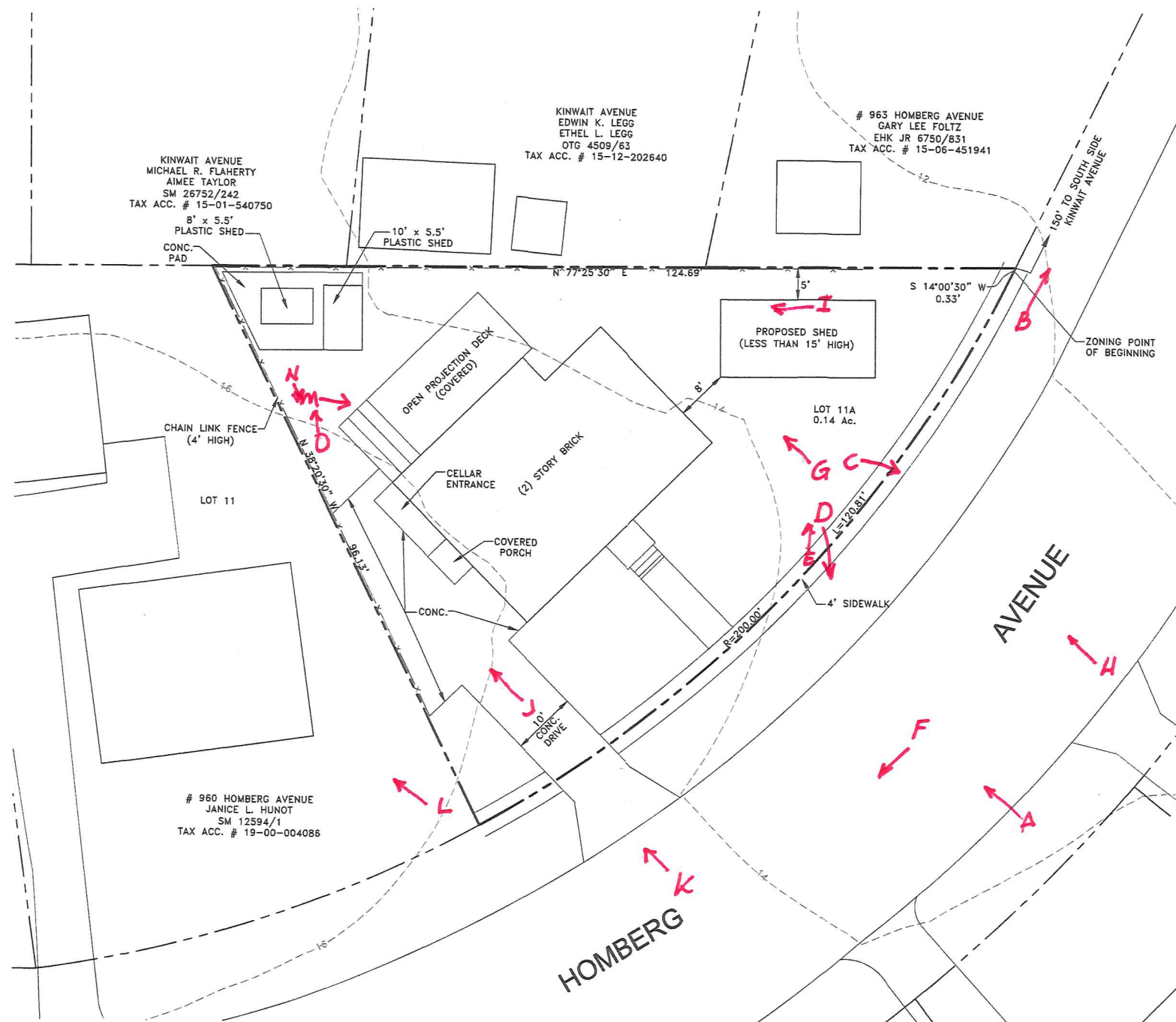
1. Ownership: Warren Arthur Senez, Jr & Tammy Kay Senez
2. Address: 962 Homberg Avenue Essex MD 21221
3. Deed reference: JLE 30487/403
4. Property area: 6135 square feet (per SDAT)
5. Election District: 15th Councilmanic District: 7th
6. Tax Map 97 Grid 10 Parcel 112 Tax Acc. #19-00-004087
8. Position Sheets: 3NE31
9. GIS File Numbers: 097B2
10. Regional Planning District: Essex Regional Planning Dist. Code: 328
11. Growth Tier: 1 Growth Tier Description: Served by public sewer and inside URD
12. Watershed Name: Back River
13. URD: Land Type: D
14. School Districts: Sussex ES Deep Creek MS Chesapeake HS
15. Census Block: 240054050120108 Census Tract: 450501
16. The boundary shown hereon is from the title deed recorded in Plat Book 48/105
17. The topography shown hereon is from GIS title 097B2

1. The subject property is served by public water and sewer in Homberg Avenue.

Current Zoning DR 5.5

Zoning History

No zoning case on the subject property



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

PETITION REQUESTED

To permit an accessory structure (shed) to be located in the side and front yard in lieu of the required rear yard per Section 400.1 BCZR

PLAN TO ACCOMPANY
PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY A PETITION REQUEST

FOR THE

SENEZ PROPERTY

962 HOMBERG AVENUE

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 7/17/2015

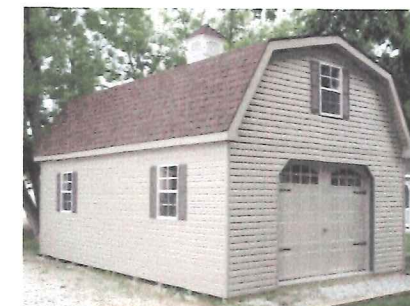
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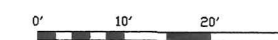
NORTH SIDE



WEST & SOUTH SIDES



SOUTH & EAST SIDES



REVISION

GENERAL SITE INFORMATION

1. Ownership: Warren Arthur Senez, Jr & Tammy Kay Senez
2. Addresses: 962 Homberg Avenue Essex MD 21221
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8. GIS Tile Numbers: 097B2
9. Regional Planning District: Essex Regional Planning Dist. Code: 328
10. Growth Tier: 1 Growth Tier Description: Served by public sewer and inside URDL
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12. URDL Land Type: 0
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14. Census Block: 240054050120108 Census Tract: 450501
15. The boundary shown hereon is from the title deed recorded in Plat Book 48/105
16. The topography shown hereon is from GIS tile 097B2

UTILITIES

1. The subject property is served by public water and sewer in Homberg Avenue.

OFFICE OF ZONING

Current Zoning DR 5.5

Zoning History

Case #82-46-A
Permits a rear yard setback of 12' in lieu of the required 30'

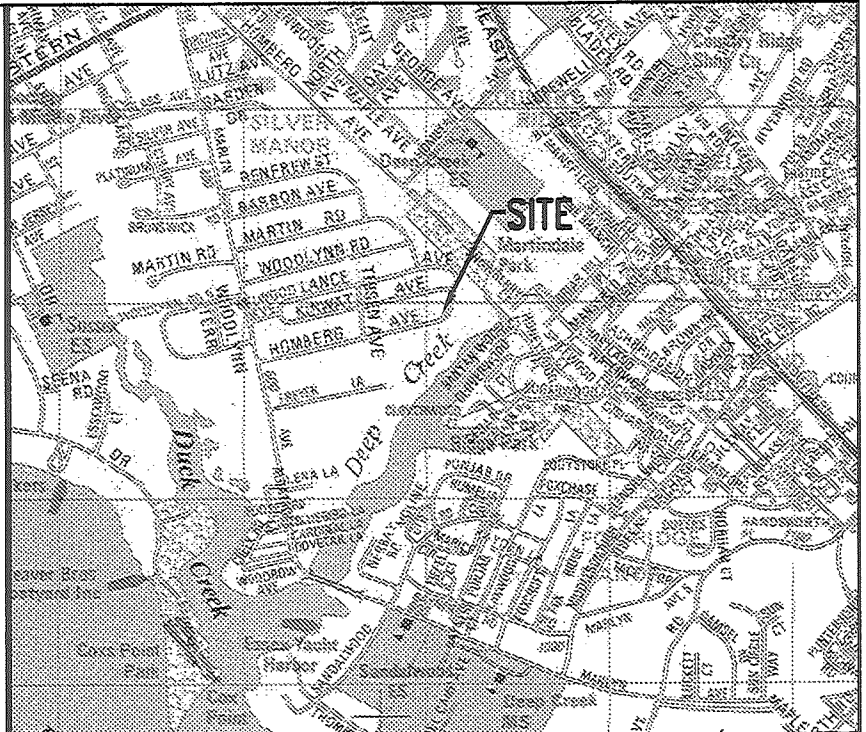
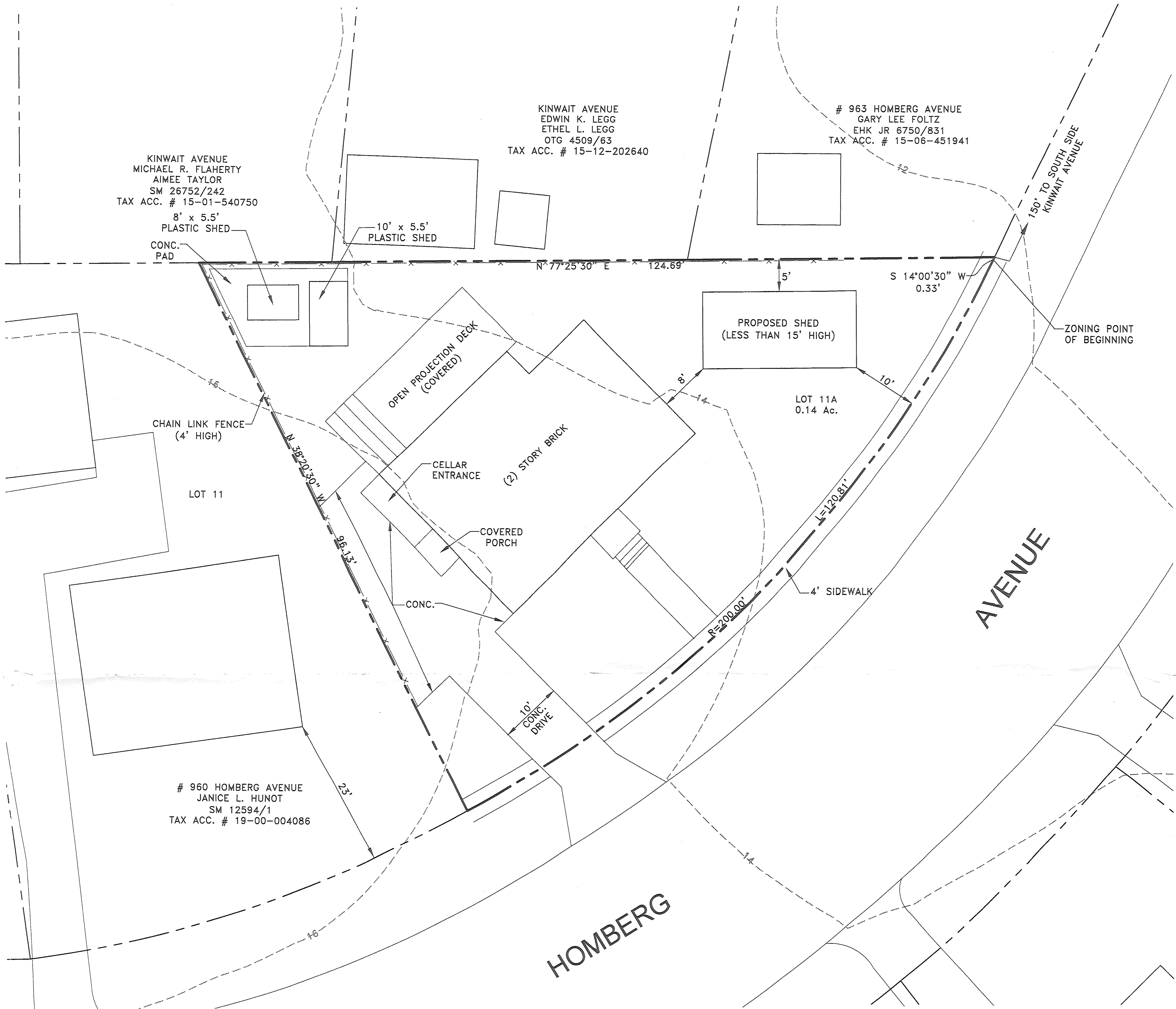
FRONT AVERAGE SETBACKS

960 Homberg Ave. 23' Front Setback

963 Homberg Ave. 25' Front Setback

23' + 25' = 48' / 2 = 24' Front

Average setback to property line.



Vicinity Map - Scale: 1' = 2000'
ADC The Map People - Permitted Use # 20612205

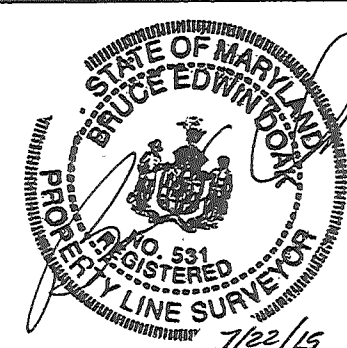
PETITION REQUESTED

1. To permit an accessory structure (shed) to be located in the side and front yard in lieu of the required rear yard per Section 400.1 BCZR
2. To permit a front yard to street property line averaged setback of 10' in lieu of the required 24'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION REQUEST

FOR THE
SENEZ PROPERTY
962 HOMBERG AVENUE
BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT



Date: 7/17/2015

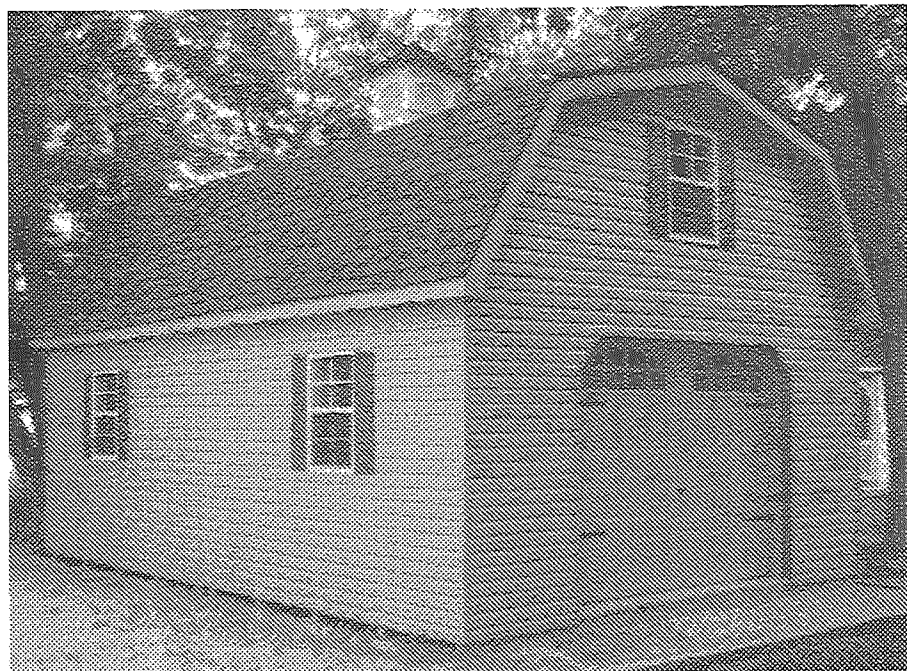
Scale: 1"=10'



NORTH SIDE



WEST & SOUTH SIDES



SOUTH & EAST SIDES



REVISION