

M E M O R A N D U M

DATE: December 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0462-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on December 13, 2019. 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.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING** *
AND VARIANCE

(972 Seneca Park Road and
972 A Seneca Park Road)

15th Election District

6th Council District

Walter J. Stawinski

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case Nos. **2019-0462-SPHA**
2019-0463-SPHA

* * * * *

OPINION AND ORDER

These consolidated cases come before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Walter J. Stawinski, legal owner (“Petitioner”). The Special Hearing in **Case No. 2019-0462-SPHA** was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”): (1) to determine that the two existing lots are not merged for zoning purposes; and (2) to approve an existing undersized lot of record. In addition, a Petition for Variance was filed in that case pursuant to Sections 1A04.3.B.2.b and 1A04.3.B.1.a of the BCZR as follows: (1) to permit an existing dwelling with a side yard setback of 4 feet and 5 feet in lieu of the required 50 feet, respectively; (2) to permit an existing dwelling with a front setback of 50 feet in lieu of the required 75 feet; and (3) to permit an existing lot with an area of 10,000 square feet in lieu of the required 1.5 acres (65,340 square feet). The Special Hearing in **Case No. 2019-0463-SPHA** was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”): (1) to determine that the two existing lots are not merged for zoning purposes; and (2) to approve an existing undersized lot of record. In addition, a Petition Variance was filed in this case pursuant to Sections 1A04.3.B.2.b and 1A04.3.B.1.a of the BCZR as follows: (1) to permit a proposed dwelling on an existing lot with a side yard setback of 5 feet in lieu of the required 50 feet; (2)

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Date 11-13-19

By EW

to permit a proposed dwelling on an existing lot with a front setback of 50 feet in lieu of the required 75 feet; and (3) to permit an existing lot with an area of 10,000 square feet in lieu of the required 1.5 acres (65,340 square feet). Site plans were marked and accepted into evidence as Petitioner's Joint Exhibits 1 and 2.

Walter J. Stawinski, the property owner, and Bruce Doak, surveyor, appeared in support of the requested relief in both cases. There were no protestants or interested citizens in attendance. The Petitions were advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Environmental Protection and Sustainability ("DEPS") for **Case No. 2019-0462-SPHA** and **Case No.: 2019-0463-SPHA** and are hereby incorporated.

SPECIAL HEARING

With regard to the question of merger, the record evidence establishes that lots 82 and 83 are, and always have been, separate lots and that lot 82 has never been developed or used in any manner in connection with Lot 83. Separate B.G. & E bills, and water bills were produced for each lot, as well as separate County tax bills. The bill of sale and Deed also describe the two separate parcels. *See*, Petitioner's Exhibits 3, 4, 5, 6, and 7. Based on the evidence detailed above, I find that no merger has occurred between the parcels at 972 Seneca Park Road and 972 A Seneca Park Road.

VARIANCE

As to the variance, it requires a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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Date 11-13-19

By [Signature]

Cromwell v. Ward, 102 Md. App. 691 (1995).

Mr. Doak explained that the original subdivision was laid out in 1926 and that the lots were all 50' wide and meant to house the "shore shacks" that were popular at the time. The zoning in the area was much later changed to RC5. Whereas most RC5 zones in Baltimore County are well and septic, this area is on public water and sewer, which makes it unique. The presence of public water and sewer also alleviates the primary concern of the RC5 zone, which is to make sure that the anticipated well and septic systems can be accommodated at the particular site.

With regard to the second prong of the legal analysis, if the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to develop the property or to sell it as a buildable lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition. It is further demonstrated by the fact that numerous similar variances have been granted in this subdivision, as documented by Petitioner's Exhibit 8.

THEREFORE, IT IS ORDERED this **13th** day of **November, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing **(1)** to determine that the two existing lots are not merged for Zoning purposes; and **(2)** to approve an existing undersized lot of record, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: **(1)** to permit an existing dwelling with a side yard setback of 4 feet and 5 feet in lieu of the required 50 feet, respectively; **(2)** to permit an existing dwelling with a front setback of 50 feet in lieu of the required 75 feet; and **(3)** to permit an existing lot with an area of 10,000 square feet in lieu of the required 1.5 acres (65,340 square feet), be and is hereby GRANTED.

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3

By [Signature]

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit a proposed dwelling on an existing lot with a side yard setback of 5 feet in lieu of the required 50 feet; (2) to permit a proposed dwelling on an existing lot with a front setback of 50 feet in lieu of the required 75 feet; and (3) to permit an existing lot with an area of 10,000 square feet in lieu of the required 1.5 acres (65,340 square feet), be and is hereby also 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. Prior to issuance of Permits, Petitioner must comply with ZAC comments received from DEPS, copies of which are 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.


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:slh

ORDER RECEIVED FOR FILING

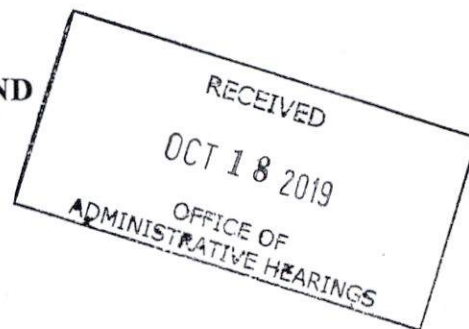
Date 11-13-19

By EW

11-8-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0462-SPHA
Address 972 Seneca Park Road
(Stawinski Property)

Zoning Advisory Committee Meeting of **September 13, 2019**.

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. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit a dwelling with reduced front yard and side yard setbacks and lot size. The site plan shows an existing dwelling. It does not appear that any development is proposed for this lot. Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, buffer mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (3,125 square feet), with mitigation required for any lot coverage between 25% (2,500 square feet) and 3,125 square feet. Existing lot coverage was not included on the plan. 15% afforestation (3 trees) is required. Buffer mitigation is required for the area of new lot coverage within the buffer. If the lot coverage, MBA, and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

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Date 11-13-19

By [Signature]



2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet all lot coverage, MBA, and afforestation requirements. If lot coverage, MBA, and afforestation requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, MBA, and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

ORDER RECEIVED FOR FILING

Date 11-13-19

By SW

11-8-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0463-SPHA
Address 972-A Seneca Park Road
(Stawinski Property)

Zoning Advisory Committee Meeting of **September 13, 2019**.

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. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit a dwelling with reduced front yard and side yard setbacks and lot size. The lot is undeveloped waterfront and the site plan does not show a proposed dwelling. Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA setbacks and buffer mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (3,125 square feet), with mitigation required for any lot coverage between 25% (2,500 square feet) and 3,125 square feet. Proposed lot coverage was not included on the plan. 15% afforestation (3 trees) is required. Buffer mitigation is required for the area of new lot coverage within the buffer. If the lot coverage, MBA, and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

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Date 11-13-19

By ISW C:\Users\snuffer\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\IUMU3D46\ZAC 19-0463-SPHA-EIR 972-A Seneca Park Road.doc

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet all lot coverage, MBA, and afforestation requirements. If lot coverage, MBA, and afforestation requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, MBA, and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

ORDER RECEIVED FOR FILING

Date 11-13-19

By ESW



PETITION FOR ZONING HEARING(S)

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 #912 SEJICA PARK ROAD which is presently zoned RC5
 Deed References: 38342/286 10 Digit Tax Account # 2 2 0 0 0 2 0 3 0 8
 Property Owner(s) Printed Name(s) WALTER J. STAWINSKI

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PAGE

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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 (Petitioners):

WALTER J. STAWINSKI
 Name #1 - Type or Print Name #2 - Type or Print

Walter J. Stawinski
 Signature #1 Signature #2

8810 WALTHER BLVD, APT. 3207 PARKVILLE MD
 Mailing Address City State

21239 / 410-668-3178 / ski8923@junio.com
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print

Bruce E. Doak
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State

21053 / 410-419-4906 /
 Zip Code Telephone # Email Address

BD00AK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0462-SPHA Filing Date 9/12/19 Do Not Schedule Dates: Reviewer JE

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 11-13-19

By WJ

Petitions Requested
For Case #2019- 0462-SP44

#972 Seneca Park Road

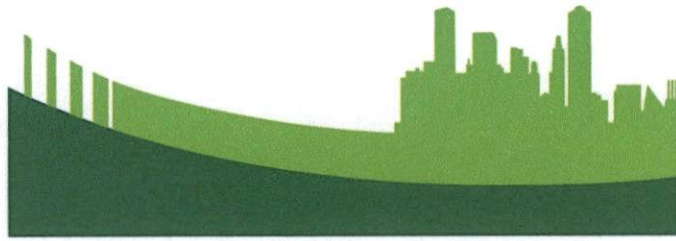
Variances

- 1) To permit an existing dwelling with a side yard setback of 4 feet and 5 feet in lieu of the required 50 feet respectively per Section 1A04.3.B.2.b BCZR
- 2) To permit an existing dwelling with a front setback of 50 feet in lieu of the required 75 feet per Section 1A04.3.B.2.b BCZR
- 3) To permit an existing lot with an area of 10,000 square feet in lieu of the required 1.5 acres (65,340 square feet) per Section 1A04.3.B.1.a BCZR

Special Hearing

*TO DETERMINE THAT THE TWO EXISTING LOTS ARE NOT
MERGED FOR ZONING PURPOSES.*

TO APPROVE AN EXISTING UNDERSIZED LOT OF RECORD.



Zoning Description

**#972 Seneca Park Road
Fifteenth Election District Sixth Councilmanic District
Baltimore County, Maryland**

Beginning at a point on the east side of Seneca Park Road, approximately 150 feet northerly from the center line of Nannette Road.

Being Lot 83 of the plat entitled "Seneca Park Beach", dated April 1926 and recorded in the land records of Baltimore County in Plat Book 8, folio 45.

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



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

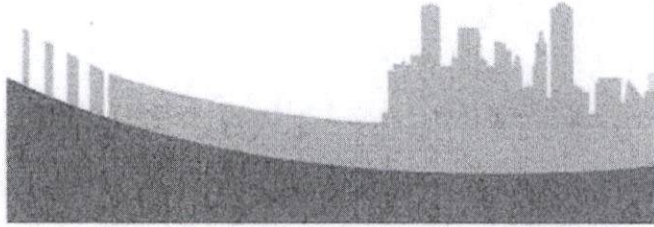
Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Thursday, November 7, 2019 8:52 PM
To: Debra Wiley
Subject: Case 2019-0462-SPHA & Case 2019-0463-SPHA posting cer
Attachments: Case 2019-0462-SPHA posting cert.pdf; Case 2019-0463-SPHA posting cert.pdf

CAUTION: This message from bdoak@bruceedoakconsulting.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053



CERTIFICATE OF POSTING

October 17, 2019 (amended November 07, 2019)

Re:

Zoning Case No. 2019-0462-SPHA

Legal Owner: Walter Stawinski

Hearing date: November 8, 2019

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 two necessary signs required by law were posted conspicuously on the property located at 972 Seneca Park Road.

The signs were posted on October 17, 2019.

The signs were inspected again on November 06, 2019.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0462-SPHA

972 Seneca Park Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday November 8, 2019 1:30 PM

**REQUESTS: SPECIAL HEARING TO DETERMINE THAT THE
TWO EXISTING LOTS ARE NOT MERGED FOR ZONING
PURPOSES. TO APPROVE AN EXISTING UNDERSIZED LOT OF
RECORD.**

**VARIANCE TO PERMIT AN EXISTING DWELLING WITH A SIDE
YARD SETBACK OF 4 FEET AND 5 FEET IN LIEU OF THE
REQUIRED 50 FEET RESPECTIVELY. TO PERMIT AN EXISTING
DWELLING WITH A FRONT SETBACK OF 50 FEET IN LIEU OF
THE REQUIRED 75 FEET. TO PERMIT AN EXISTING LOT WITH
AN AREA OF 10,000 SQ. FT. IN LIEU OF THE REQUIRED 1.5
ACRES (65,340 SQ. FT.)**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE COMPLETED
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-7331.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING.
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**



ZONING NOTICE

CASE NO. 2019-0462-SPHA

972 Seneca Park Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

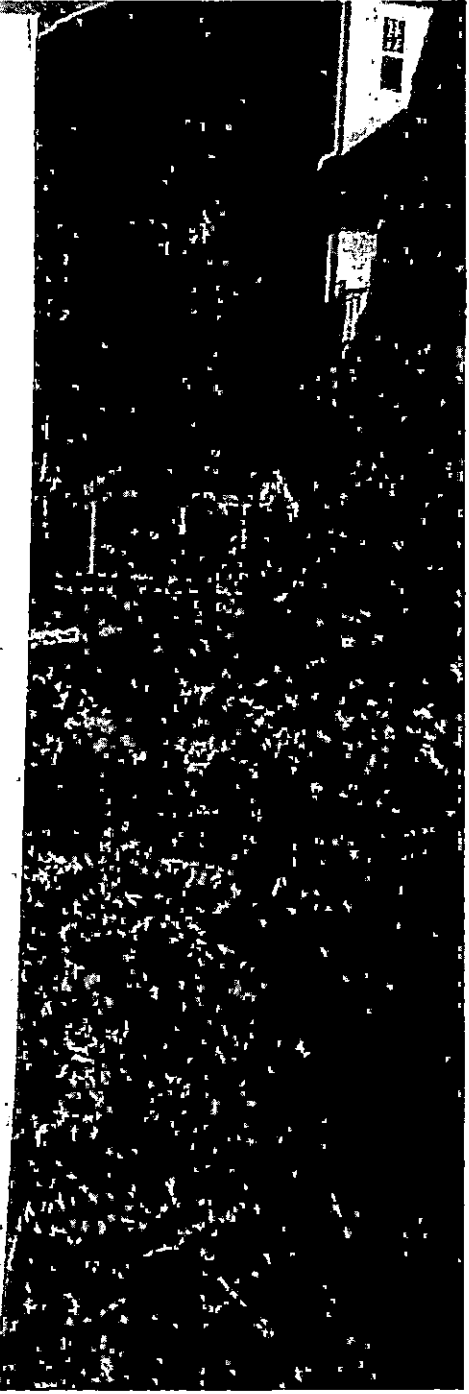
DATE & TIME: Friday November 8, 2019 1:30 PM

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AN AREA OF 10,000 SQ. FT. IN LIEU OF THE REQUIRED 1.5
ACRES (65,340 SQ. FT.)**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOME TIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3311.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**



RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
972 Seneca Park Road; E/S of Seneca Park * OF ADMINISTRATIVE
Road, 150' Northerly from Nannette Road * HEARINGS FOR
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Walter J. Stawinski * BALTIMORE COUNTY
Petitioner(s) *
2019-462-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

SEP 19 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 2019, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

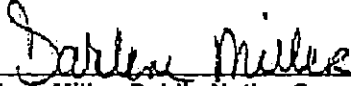
PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/18/2019

Order #: 11802254
Case #: 2019-0462-SPHA
Description:

CORRECTED NOTICE OF ZONING HEARING - CASE
NUMBER: 2019-0462-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

CORRECTED NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0462-SPHA

972 Seneca Park Road

East side of Seneca Park Road, northerly from centerline of Nannette Road

15th Election District - 6th Councilmanic District

Legal Owners: Walter Stawinski

Special Hearing to determine that the two existing lots are not merged for Zoning purposes. To approve an existing undersized lot of record. Varlance to permit an existing dwelling with a side yard setback of 4 ft. and 5 ft. in lieu of the required 50 ft. respectively. To permit an existing dwelling with a front setback of 50 ft. in lieu of the required 75 ft. To permit an existing lot with an area of 10,000 sq. ft. in lieu of the required 1.5 acres (65,340 sq. ft.).

Hearing: Friday, November 8, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

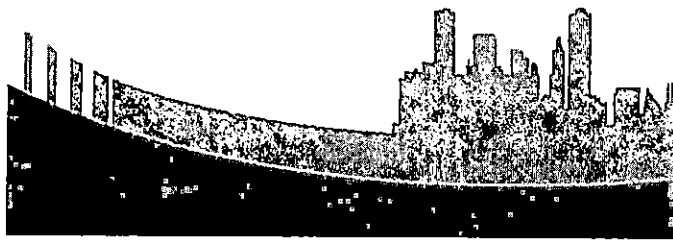
Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o18



CERTIFICATE OF POSTING

October 17, 2019 (amended _____)

Re:

Zoning Case No. 2019-0462-SPHA

Legal Owner: Walter Stawinski

Hearing date: November 8, 2019

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 two necessary signs required by law were posted conspicuously on the property located at **972 Seneca Park Road**.

The signs were posted on **October 17, 2019**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0462-SPHA

972 Seneca Park Road

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday November 8, 2019 1:30 PM

REQUESTS: SPECIAL HEARING TO DETERMINE THAT THE
TWO EXISTING LOTS ARE NOT MERGED FOR ZONING
PURPOSES. TO APPROVE AN EXISTING UNDERSIZED LOT OF
RECORD.

VARIANCE TO PERMIT AN EXISTING DWELLING WITH A SIDE
YARD SETBACK OF 4 FEET AND 5 FEET IN LIEU OF THE
REQUIRED 50 FEET RESPECTIVELY. TO PERMIT AN EXISTING
DWELLING WITH A FRONT SETBACK OF 50 FEET IN LIEU OF
THE REQUIRED 75 FEET. TO PERMIT AN EXISTING LOT WITH
AN AREA OF 10,000 SQ. FT. IN LIEU OF THE REQUIRED 1.5
ACRES (65,340 SQ. FT.)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-333-3757

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE.

ZONING NOTICE

CASE NO. 2019-0462-SPHA

972 Seneca Park Road

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
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VARIANCE TO PERMIT AN EXISTING DWELLING WITH A SIDE
YARD SETBACK OF 4 FEET AND 5 FEET IN LIEU OF THE
REQUIRED 50 FEET RESPECTIVELY. TO PERMIT AN EXISTING
DWELLING WITH A FRONT SETBACK OF 50 FEET IN LIEU OF
THE REQUIRED 75 FEET. TO PERMIT AN EXISTING LOT WITH
AN AREA OF 10,000 SQ. FT. IN LIEU OF THE REQUIRED 1.5
ACRES (65,340 SQ. FT.)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-338-3301.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 8, 2019

CORRECTED NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0462-SPHA

972 Seneca Park Road

East side of Seneca Park Road, northerly from centerline of Nannette Road

15th Election District – 6th Councilmanic District

Legal Owners: Walter Stawinski

Special Hearing to determine that the two existing lots are not merged for Zoning purposes. To approve an existing undersized lot of record. Variance to permit an existing dwelling with a side yard setback of 4 ft. and 5 ft. in lieu of the required 50 ft. respectively. To permit an existing dwelling with a front setback of 50 ft. in lieu of the required 75 ft. To permit an existing lot with an area of 10,000 sq. ft. in lieu of the required 1.5 acres (65,340 sq. ft.).

Hearing: Friday, November 8, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Walter Stawinski, 8810 Walther Blvd., Apt. 3207, Parkville 21234
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 19, 2019**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, October 18, 2019 - Issue

Please forward billing to:

Walter Stawinski
8810 Walther Blvd., Apt. 3207
Parkville, MD 21234

410-668-3178

CORRECTED NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0462-SPHA

972 Seneca Park Road

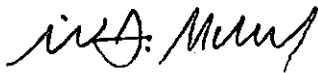
East side of Seneca Park Road, northerly from centerline of Nannette Road

15th Election District – 6th Councilmanic District

Legal Owners: Walter Stawinski

Special Hearing to determine that the two existing lots are not merged for Zoning purposes. To approve an existing undersized lot of record. Variance to permit an existing dwelling with a side yard setback of 4 ft. and 5 ft. in lieu of the required 50 ft. respectively. To permit an existing dwelling with a front setback of 50 ft. in lieu of the required 75 ft. To permit an existing lot with an area of 10,000 sq. ft. in lieu of the required 1.5 acres (65,340 sq. ft.).

Hearing: Friday, November 8, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0462-SPHA

Property Address: #972 & #972 A SENECA PARK ROAD

Property Description: LOT 82 & LOT 83 "SENECA PARK BEACH" PB 8/45

Legal Owners (Petitioners): WALTER J. STAWINSKI

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: WALTER STAWINSKI

Company/Firm (if applicable): _____

Address: 8810 WALTER BOULEVARD APT 3207
PARKVILLE MO 21234

Telephone Number: 410-668-3178



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 28, 2019

Bruce E. Doak
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2019-0462-SPHA, 972 Seneca Park Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 12, 2019. 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, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Walter J. Stawinski 8810 Walther Blvd Apt 3207 Parkville MD 21234

11-8-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0462-SPHA
Address 972 Seneca Park Road
(Stawinski Property)

Zoning Advisory Committee Meeting of September 13, 2019.

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. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit a dwelling with reduced front yard and side yard setbacks and lot size. The site plan shows an existing dwelling. It does not appear that any development is proposed for this lot. Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, buffer mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (3,125 square feet), with mitigation required for any lot coverage between 25% (2,500 square feet) and 3,125 square feet. Existing lot coverage was not included on the plan. 15% afforestation (3 trees) is required. Buffer mitigation is required for the area of new lot coverage within the buffer. If the lot coverage, MBA, and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.



2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet all lot coverage, MBA, and afforestation requirements. If lot coverage, MBA, and afforestation requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, MBA, and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

11-8-19

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
OCT 18 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-462

INFORMATION:

Property Address: 972 Seneca Park Road
Petitioner: Walter Stawinski
Zoning: RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for variance to permit the following:

1. An existing dwelling with a side yard setback of 4 feet and 5 feet in lieu of the required 50 feet.
2. An existing dwelling with a front setback of 50 feet in lieu of the required 75 feet.
3. An existing lot with an area of 10,000 square feet in lieu of the required 1.5 acres (65,340).

The Department of Planning has also reviewed a petition for a special hearing to determine that the two existing lots are not merged for zoning purposes and to approve an existing undersized lot.

A site visit was conducted on 9/26/2019. The subject site is a waterfront lot located in the Bowleys Quarters community.

The Department does not object to granting the petitioned zoning relief.

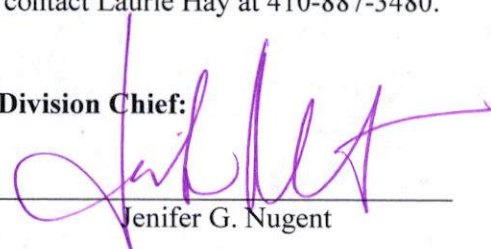
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Jessie Bialek

Division Chief:



Jenifer G. Nugent

CPG/JGN/JAB/

Date: [Click here to enter a date.](#)

Subject: ZAC # 19-462

Page 2

c: Laurie Hay

Bruce E. Doak, Bruce E. Doak Consulting, LLC

Office of the Administrative Hearings

People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 9/18/19

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

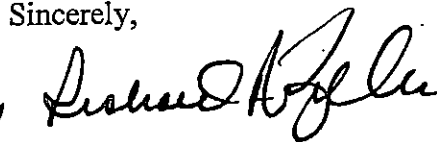
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2019-0462-SPHA.

*Special Hearing, Variance
Walter J. Stawinski
972 Seneca Park Road*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

CASE NAME STAWINSKI
CASE NUMBER 2019-0462-SP4A
DATE 11/08/19 2019-0463-SP4A

[illegible]

11-8-19

CASE NO. 2019-0462-SPHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
10/18	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
10/17	PLANNING (if not received, date e-mail sent _____)	No Objection
9/18	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 10/18/19	
SIGN POSTING (1 st)	Date: 10/17/19	by Docak
SIGN POSTING (2 nd)	Date: 11-6-19	by "
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Search Result for BALTIMORE COUNTY

1/2

Homeowners' Tax Credit Application Status: No Application

Date:

/

Case No.: Consolidated Case Nos. 2019-0462-SPNA
2019-0463-SPNA

Exhibit Sheet

Petitioner/Developer

DW
12-16-19

Protestants

DW
11-13-19

No. 1	Site Plan 2019-0462	
No. 2	Site Plan 2019-0463	
No. 3	Deed	
No. 4	Seneca Park Beach Plat	
No. 5 5a	Tax Bill 972 Seneca " " 972a Seneca	
No. 6	Contract of Sale	
No. 7	B.G. & B. and Water Bills	
No. 8	CHART OF OTHER VARIANCES	
No. 9		
No. 10		
No. 11		
No. 12		

Eagle Premier Title Group, LLC
 File No. EP16-1737
 Tax ID # 22-00-020308 / 22-00-020456

MY PURCHASE LOT 82+83
 NEW HOUSE #970 IS LOT 81

This Deed, made this 16th day of November, 2016, by and between Robert K. Daiker,
 GRANTOR, and Walter J. Stawinski, GRANTEE.

Witnesseth –

That in consideration of the sum of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot No. 83 on the revised Plat of Seneca Park Beach, said Plat being recorded among the Land Records of Baltimore County in Plat Book No. 8, folio 45. The improvements thereon being known as 972 Seneca Park Road. #970

ALSO known and designated as Lot No. 82 on the revised Plat of Seneca Park Beach, said Plat being recorded among the Land Records of Baltimore County in Plat Book No. 8, folio 45. Known as Lot No. 82, Seneca Park Road.

*

BEING the same property which, by Deed dated June 16, 1994, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 10628, folio 203, wherein was reserved a Life Estate, with powers of sale and disposition as therein set forth, and who has since departed this life on or about the 25th day of July, 2014, (prior to the exercise of such powers), thereby vesting title in Robert K. Daiker, herein Grantor, as Remainderman, pursuant to the provisions of said Deed.

ALSO BEING the same property which, by Deed dated April 2, 2009, and recorded among the Land Records of County of Baltimore, State of Maryland, in Liber No. 27903, folio 055, was granted and conveyed by William C. Daiker unto Robert K. Daiker.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Walter J. Stawinski, as sole owner, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

PETITIONER'S

EXHIBIT NO. 3

PLAT 8/45

SENECA PARK BEACH

EDGARE KENLY
SALES AGENT
HOMENWOOD 2695

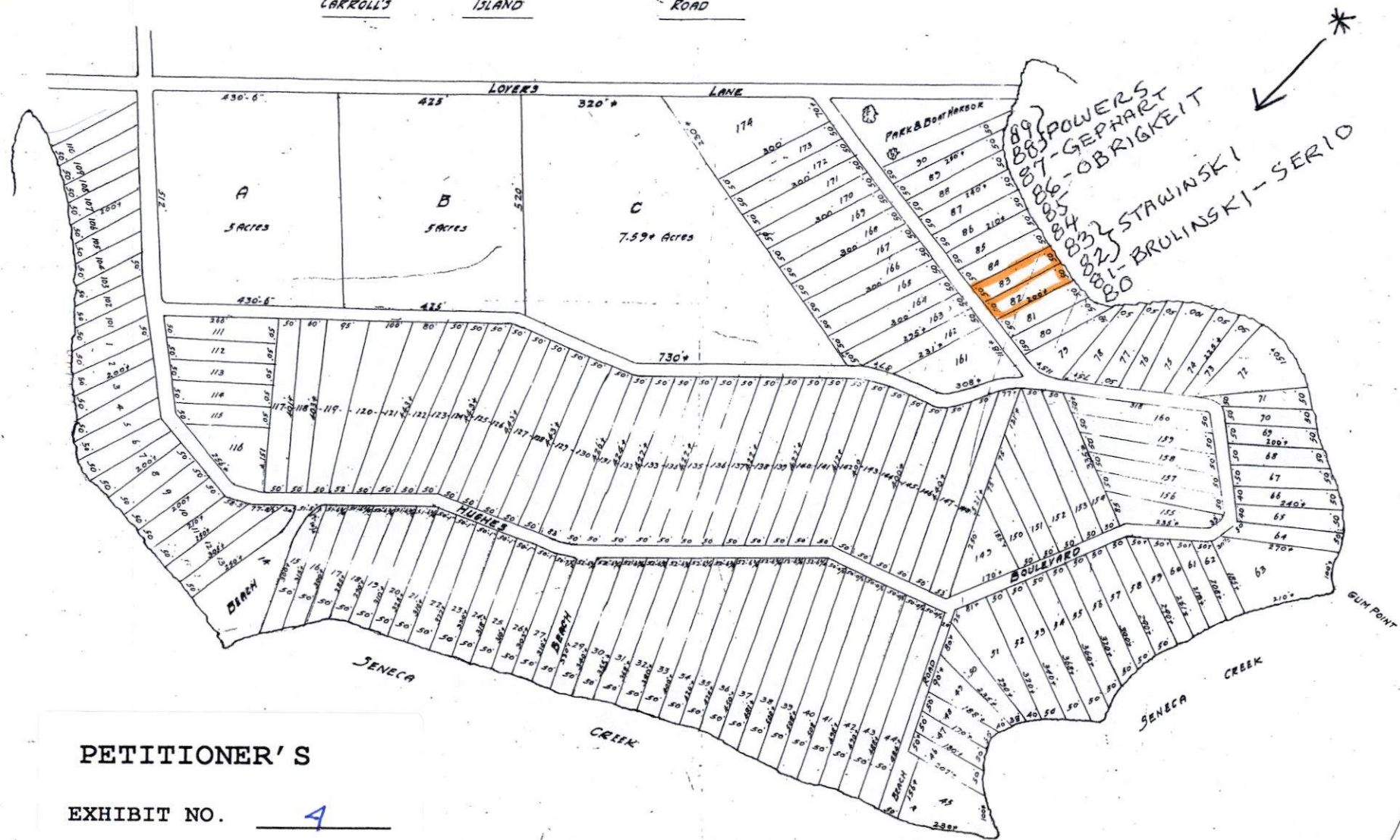
SCALE 1"=100'
TOLLEY & BAYES CO.
CIVIL ENGINEERS
BALTO. MD.

REVIS 80 PLAT
APRIL 1926

CARROLL'S

ISLAND

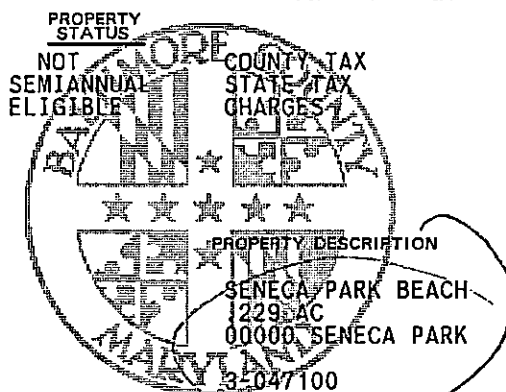
ROAD



PETITIONER'S

EXHIBIT NO. 4

SEWER BENEFIT 100.00
SEWER SERVICE
WATER BENEFIT
WATER DISTRIBUTION
CONSTRUCTION LOAN 220.73
BAY RESTORATION FEE
TOTAL CHARGES * 320.73



RATE PER \$100	TAXES/CHARGES
1.10	506.00
.112	51.52
	320.73

SENECA
LOT

OWNER'S NAME AND ADDRESS
STAWINSKI WALTER J
APT 3207
8810 WALTHER BLVD
PARKVILLE MD 21234

GROSS BILL 878.25

* WWW.BALTIMORECOUNTYMD.GOV/MYTAXBILL

CONSTANT YIELD 1.0817 DIFFERENCE 0.0183

INTEREST/
DISCOUNT
NET
TOTAL

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	
22-00-020456	2020	FY	07/01/2019	3-047100

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL
PAYMENT CHARGES

IF PAID
IN

DISCOUNT

PAY THIS
AMOUNT

* SEMIANNUAL PAYMENT ELIGIBILITY :
* -----
*
* A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL
* PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL
* PROPERTY THAT IS DESIGNATED AS THEIR 'PRINCIPAL RESIDENCE'
* AND CERTAIN QUALIFIED COMMERCIAL PROPERTIES.
*
*
*

SECOND SEMIANNUAL PAYMENT

PNC on line
7/22/19

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE
22-00-020456	2020	FY	07/01/2019

OWNER'S NAME AND ADDRESS

FULL ANNUAL
PAYMENT CHARGES

IF PAID
IN

DISCOUNT
OR INTEREST

PAY THIS
AMOUNT

COTAX 506.00
STTAX 51.52
CHARGES 320.73

JUL-2019	5.06-	873.19
AUG-2019	2.53-	875.72
SEP-2019		878.25

STAWINSKI WALTER J
APT 3207
8810 WALTHER BLVD
PARKVILLE MD 21234

220002045620200FY007000873190008757200

PETITIONER'S

1000

EXHIBIT NO. 5A & B

A

MAKE CHECKS
PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

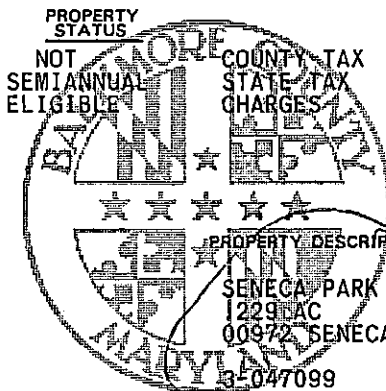
PARCEL NUMBER YEAR
22-00-020308 2020

CYCLE BILL DATE ELECTION
FY 07/01/2019 15

ASSESSMENT
241,067

LEVY PERIOD
JULY 1, 2019-JUNE 30, 2020

SEWER BENEFIT 94.00
SEWER SERVICE 449.12
WATER BENEFIT 192.89
WATER DISTRIBUTION 440.88
CONSTRUCTION LOAN 60.00
BAY RESTORATION FEE
TOTAL CHARGES * 1,236.89



RATE TAXES/CHARGES
PER \$100
1.10 2,651.74
.112 270.00
1,236.89

OWNER'S NAME AND ADDRESS
STAWINSKI WALTER J
APT 3207
8810 WALTHER BLVD
PARKVILLE MD 21234

PROPERTY DESCRIPTION
SENECA PARK BEACH
1229 AC
00972 SENECA PARK
3-047099

HOUSE

GROSS BILL 4,158.63

* WWW.BALTIMORECOUNTYMD.GOV/MYTAXBILL

CONSTANT YIELD 1.0817 DIFFERENCE 0.0183

INTEREST/
DISCOUNT
NET
TOTAL

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER YEAR
22-00-020308 2020

CYCLE BILL DATE
FY 07/01/2019

3-047099

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL
PAYMENT CHARGES

IF PAID
IN

DISCOUNT

PAY THIS
AMOUNT

* SEMIANNUAL PAYMENT ELIGIBILITY : *
* ----- *
* A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL *
* PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL *
* PROPERTY THAT IS DESIGNATED AS THEIR 'PRINCIPAL RESIDENCE' *
* AND CERTAIN QUALIFIED COMMERCIAL PROPERTIES. *
* *
* *

SECOND SEMIANNUAL PAYMENT

Paid online
7/22/19

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER YEAR
22-00-020308 2020

CYCLE BILL DATE
FY 07/01/2019

OWNER'S NAME AND ADDRESS

FULL ANNUAL
PAYMENT CHARGES

IF PAID
IN

DISCOUNT
OR INTEREST

PAY THIS
AMOUNT

COTAX 2,651.74
STTAX 270.00
CHARGES 1,236.89

JUL-2019
AUG-2019
SEP-2019

26.52-
13.26-

4,132.11
4,145.37
4,158.63

STAWINSKI WALTER J
APT 3207
8810 WALTHER BLVD
PARKVILLE MD 21234

220002030820203FY007004132110041453700415863004158630000000000000000

B

To: Eagle Premier Title
From: Walter J Stawinski
Date: 10/15/16

I Walter Stawinski agree to purchase from Robert Daiker the Property know as 972 Seneca Park Rd with the home on said property and including all appliances. Also includes the lot on the right side of home when looking from the Rd. Located in Baltimore County Md 21237.

PRO
WJ St
LOTS
82 + 83

The buyer agrees to purchase the two properties for the Sum of \$175,000.00 (One Hundred and Seventy Five Thousand Dollars and no/cents) Buyer gave a deposit of \$1000.00 ck# 1969 PNC

Buyer agrees to purchase the properties as is condtion, and pay all settlement cost. Settlement shall be 30 days or sooner.

The seller Robert Daiker agree to leave, Utilities on until settlement and property broom clean and agree to the above terms.

* Seller: Robert Daiker

Purchaser: Walter J Stawinski

8810 Walther Blvd.
Apt 3207
Parkville Md 21234
410-668-3178

Witness:

* Print: BRENDA INZANA

* Sign: *Brenda Inzana*

purchase 972 Seneca Park Rd

PETITIONER'S

EXHIBIT NO. 6



An Exelon Company

CONTACT US

Customer Service:

BGE.COM

800.685.0123

800.735.2258 (TTY-TDD)

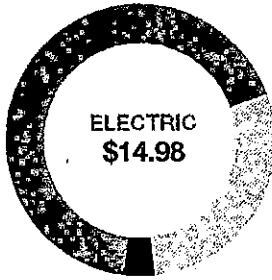
Correspondence:

P.O. Box 1475 Baltimore, MD 21203

SENECA

Page 1 of 2

BGE
ELECTRIC
DELIVERY



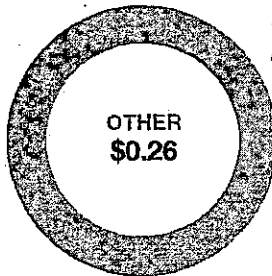
TAXES & FEES

ELECTRIC SUPPLY
BGE

Electric Choice ID: 7631523428

Walter Stawinski
R 972 Seneca-Park Rd
Baltimore, MD 21220
Account # 7631523592
Issued Date: May 3, 2019

OTHER
CHARGES
AND
CREDITS



See details on page 2

BGE Outstanding Balance	\$17.36
Electric	\$14.98
Other charges and credits (See details)	\$0.26

Total amount due by May 28, 2019 \$32.60

Payment received after May 28, 2019 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

CALC

5/10/19 PNC
\$32.60



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 7631523592

Total amount due by May 28, 2019 \$32.60

Payment Amount \$

0142065 01 AB 0.409 **AUTO T6 0 2090 21234-5768 -C01-P42107-11



Walter Stawinski
8810 Walther Blvd Apt 3207
Parkville, MD 21234-5768

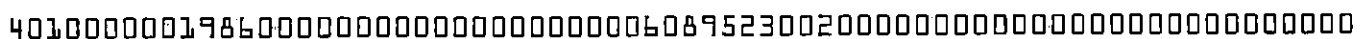


BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

PETITIONER/ S

EXHIBIT NO. 7

763152359200000032601148100000330800



ZONING CASES

# 970	SPR	# 2014 - 0042 - A	SIMILAR VARIANCES
# 972A	SPR	# 2019 - 0463 - SP4A	
# 972	SPR	# 2019 - 0462 - SP4A	
# 974	SPR	# 2019 - 0032 - A	" "
		# 2005 - 0411 - SP4	" "
# 976	S.P.R.	# 2018 - 0087 - A	" "
		# 2005 - 0410 - SP4	" "
# 978	S.P.R.	# 2001 - 0518 - A	SIMILAR VARIANCES

PETITIONER'S

EXHIBIT NO. 8

20-4 2000

2000-2001

1-5000-1000 #

192

078 #

192-800-900 #

192

100 #

192-800-900 #

192

100 #

" "

1-5000-1000 #

192

100 #

" "

192-1100-2000 #

" "

"

1-5000-1000 #

192

100 #

" "

"

192-0100-2000 #

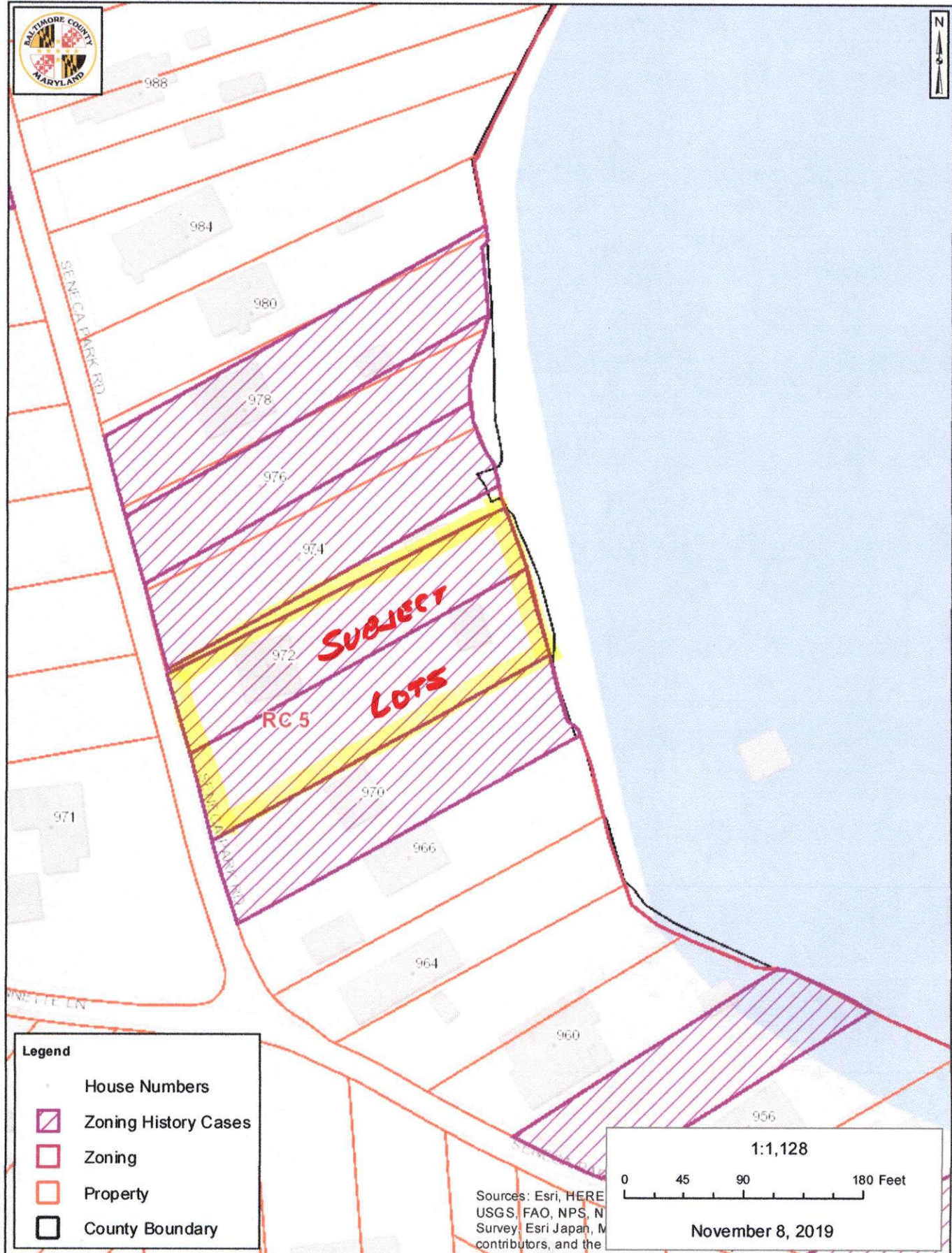
2000-2001

1-8120-1000 #

192

100 #

Baltimore County - My Neighborhood





1503473580 Lot # 174

Lot # 172

989

1503473240

Lot # 172

Lot # 170

987

1503473230

Lot # 170

Lot # 169

1519074380

1973-0019-A

Lot # 169

Lot # 167

1519322341

981

Lot # 165

979

1504202121

Lot # 165

1512591790

Lot # 164

Lot # 163

1503200412

Pt. Bk./Folio # 008045

1503200411

Lot # 162

971

Lot # 161 1503200410

091C3

RC 5

6 CD

15 ED

DR 3.5

PAI # 158124

PAI # 158124

GROWTH TIER 4:
(No New Subdivisions of 4
or More Additional Lots)

RC 20

Martin State Airport Restriction

NE 3-L

2001-0518-A

2005-0410-SPH
2018-0087-A

2005-0411-SPH
2019-0032-A

2014-0042-A

2018-0338-SPHA

1992-0365-A
V-1993-0422-SPH
1994-0217-SPHA

1992-026

2008-0028-A

2001-0339-A

2008-057

GENERAL SITE INFORMATION

Site Information

1. Ownership: Walter J. Stawinski
8810 Walther Blvd. Parkville, MD 21234
2. Address: #970 & #972 Seneca Park Road
3. Deed references: JLE 38342/286
4. Area: 10,000 sf (Lot 82 -per SDAT) / 10,000 sf (Lot 83 -per SDAT)
5. Tax Map / Parcel / Lot / Tax account #: 91/139/82/22-00-020456 & 91/139/83/07-19-058075
6. Election District: 15 Councilmanic District: 6
ADC Map: 4703A9 GIS tile: 091C3 Position sheet: 10NE46
Census tract: 451803 Census block: 240054518031
Schools: Chase ES Middle River MS Chesapeake HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 091C3 and the information provided by Baltimore County on the internet.
8. Improvements: (Lot 83) Single family dwelling. The existing dwelling will remain.

OFFICE OF ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
(2 parking spaces per lot / dwelling)
Parking spaces provided on site: 2 each lot

R.C. 5 Residential Dwelling Setbacks

Front: 75 feet from the center line of any street or road
Side / Rear: 50 feet from any lot line other than a street line

ENVIRONMENTAL IMPACT

Watershed: Gunpowder River URDL land type: 1

1. The existing dwelling is currently served by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

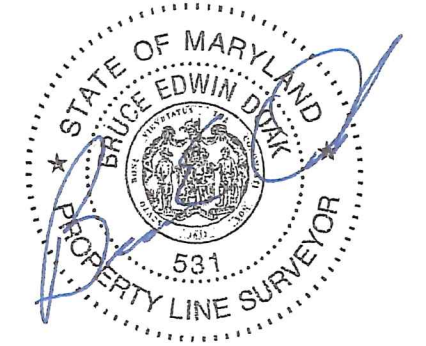
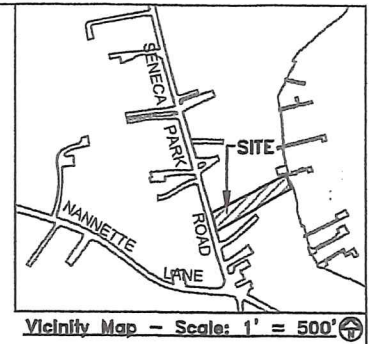
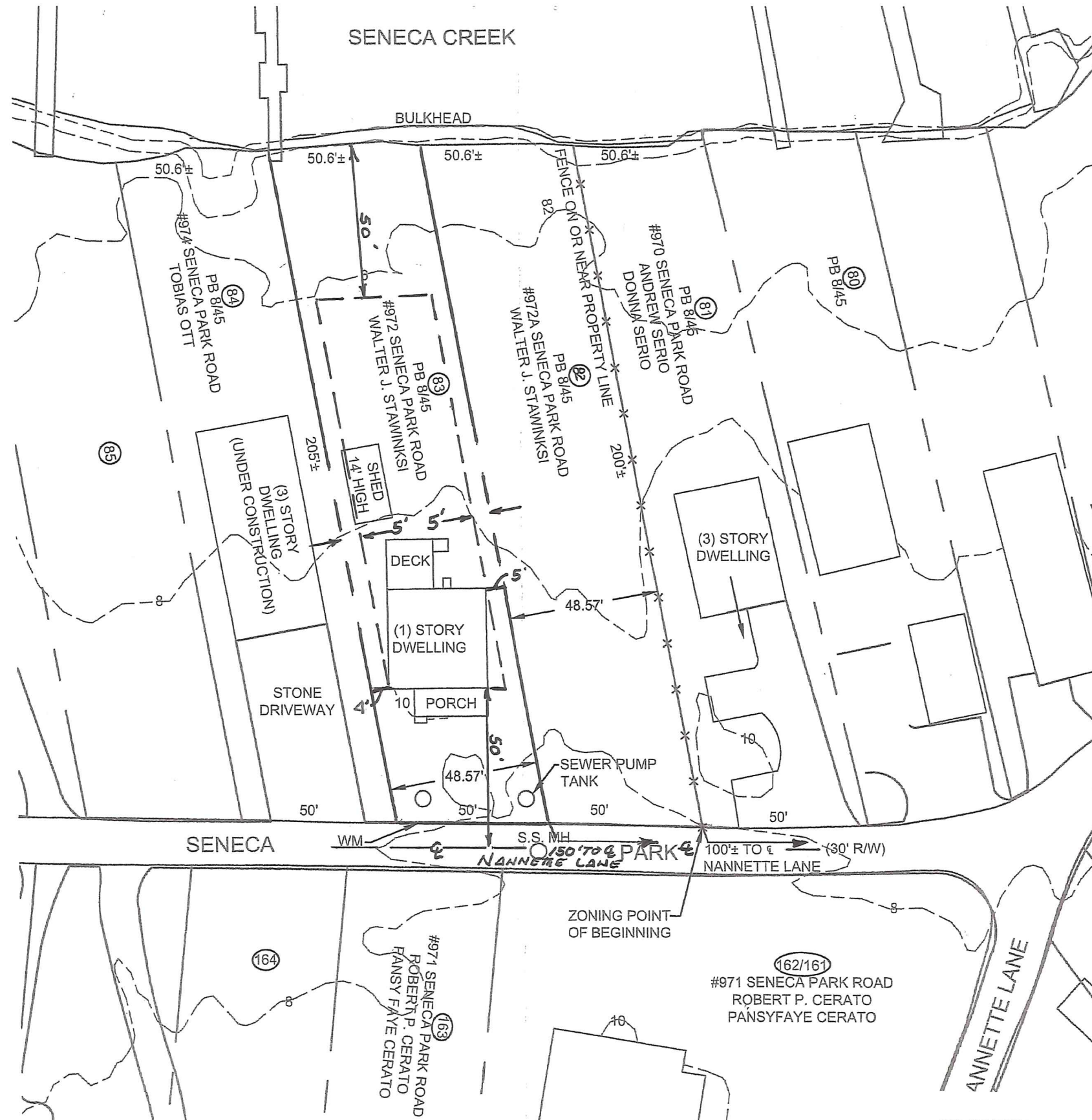
OFFICE OF PLANNING

Regional Planning District: Windlass District Code: 322

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To construct a single family dwelling on Lot 82



Bruce E. Doak Consulting, LLC Land Use Expert and Surveyor 3801 Baker Schoolhouse Road Preston, MD 21158 P 443-500-5535 M 410-219-4906 bdoak@brucedoakconsulting.com	
PLAN TO ACCOMPANY A ZONING PETITION FOR #972 SENECA PARK ROAD	
BALTIMORE COUNTY, MARYLAND 15th ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT	
Date: 9/8/19	Scale: 1"=40'

PETITIONER'S

EXHIBIT NO. 1

#2019-0462-SPHA

GENERAL SITE INFORMATION

Site Information

1. Ownership: Walter J. Stawinski
8810 Walther Blvd. Parkville, MD 21234
2. Address: #970 & #972 Seneca Park Road
3. Deed references: JLE 38342/286
4. Area: 10,000 sf (Lot 82 -per SDAT) / 10,000 sf (Lot 83 -per SDAT)
5. Tax Map / Parcel / Lot / Tax account #:
91/139/82/22-00-020456 & 91/139/83/07-19-058075
6. Election District: 15 Councilmanic District: 6
ADC Map: 4703A9 GIS tile: 091C3 Position sheet: 10NE46
Census tract: 451803 Census block: 240054518031
Schools: Chase ES Middle River MS Chesapeake HS
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8. Improvements: (Lot 83) Single family dwelling. The existing dwelling will remain.

OFFICE OF ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

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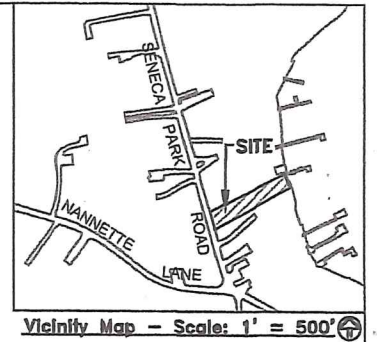
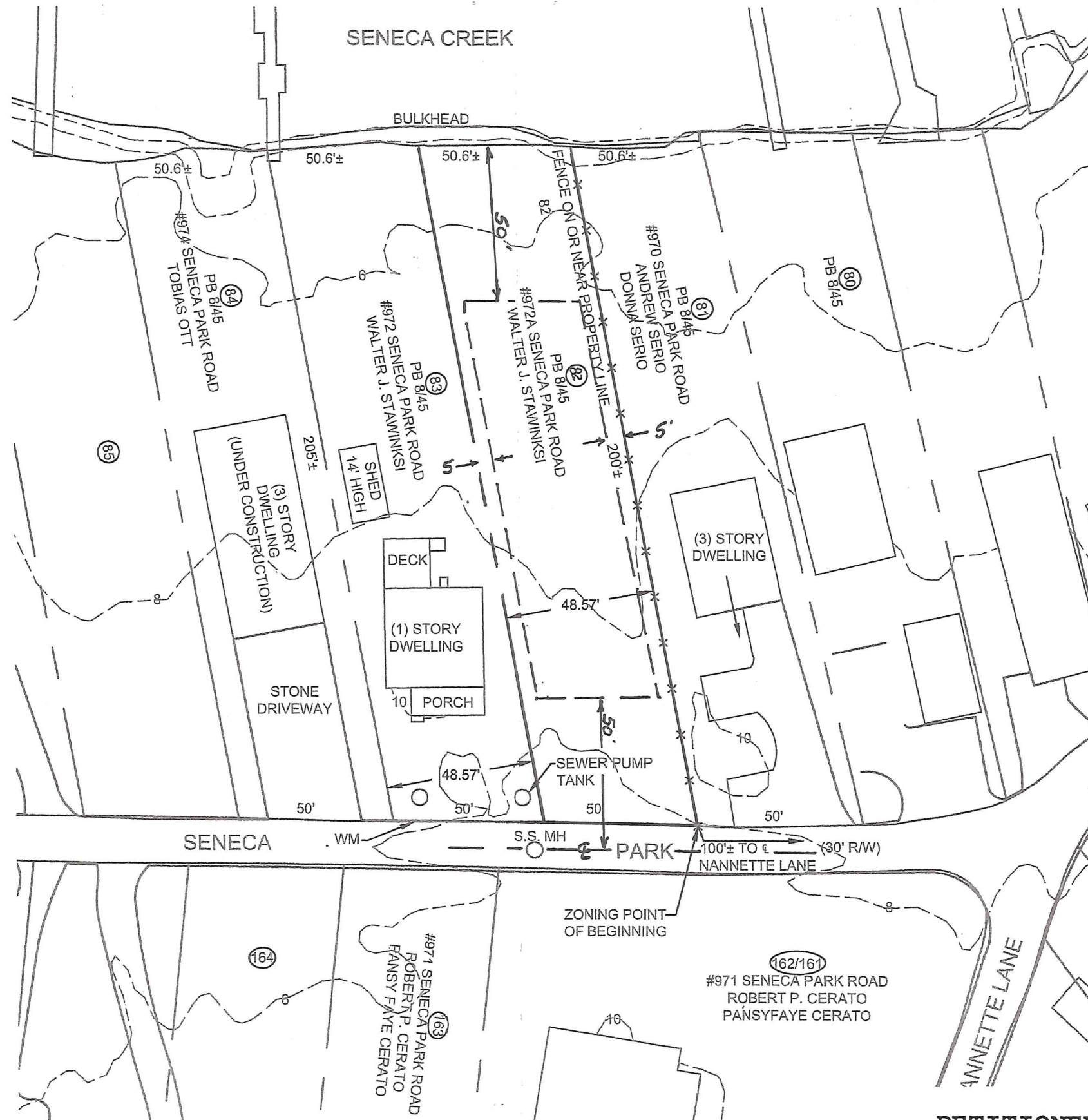
OFFICE OF PLANNING

Regional Planning District: Windlass District Code: 322

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PROPOSED DEVELOPMENT

To construct a single family dwelling on Lot 82



Bruce E. Doak Consulting, LLC Land Use Expert and Surveyor 3801 Baker Schoolhouse Road Frostburg, MD 21533 o 443-908-5535 m 410-419-4906 bdoak@brucedoakconsulting.com	
PLAN TO ACCOMPANY A ZONING PETITION FOR 972A SENECA PARK ROAD	
BALTIMORE COUNTY, MARYLAND 15th ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT	
Date: 9/8/19	Scale: 1"=40'

PETITIONER'S

EXHIBIT NO.

2

2019-0463-SP4A

GENERAL SITE INFORMATION

Site Information

- Ownership: Walter J. Stawinski
8810 Walther Blvd. Parkville, MD 21234
- Address: #970 & #972 Seneca Park Road
- Deed references: JLE 38342/286
- Area: 10,000 sf (Lot 82 -per SDAT) / 10,000 sf (Lot 83 -per SDAT)
- Tax Map / Parcel / Lot / Tax account #:
91/139/82/22-00-020456 & 91/139/83/07-19-058075
- Election District: 15 Councilmanic District: 6
ADC Map: 4703A9 GIS tile: 091C3 Position sheet: 10NE46
Census tract: 451803 Census block: 240054518031
Schools: Chase ES Middle River MS Chesapeake HS
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- The subject property is not located within a 100 year flood plain.

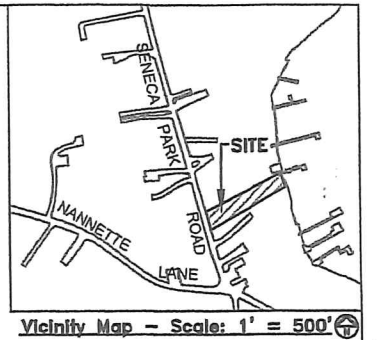
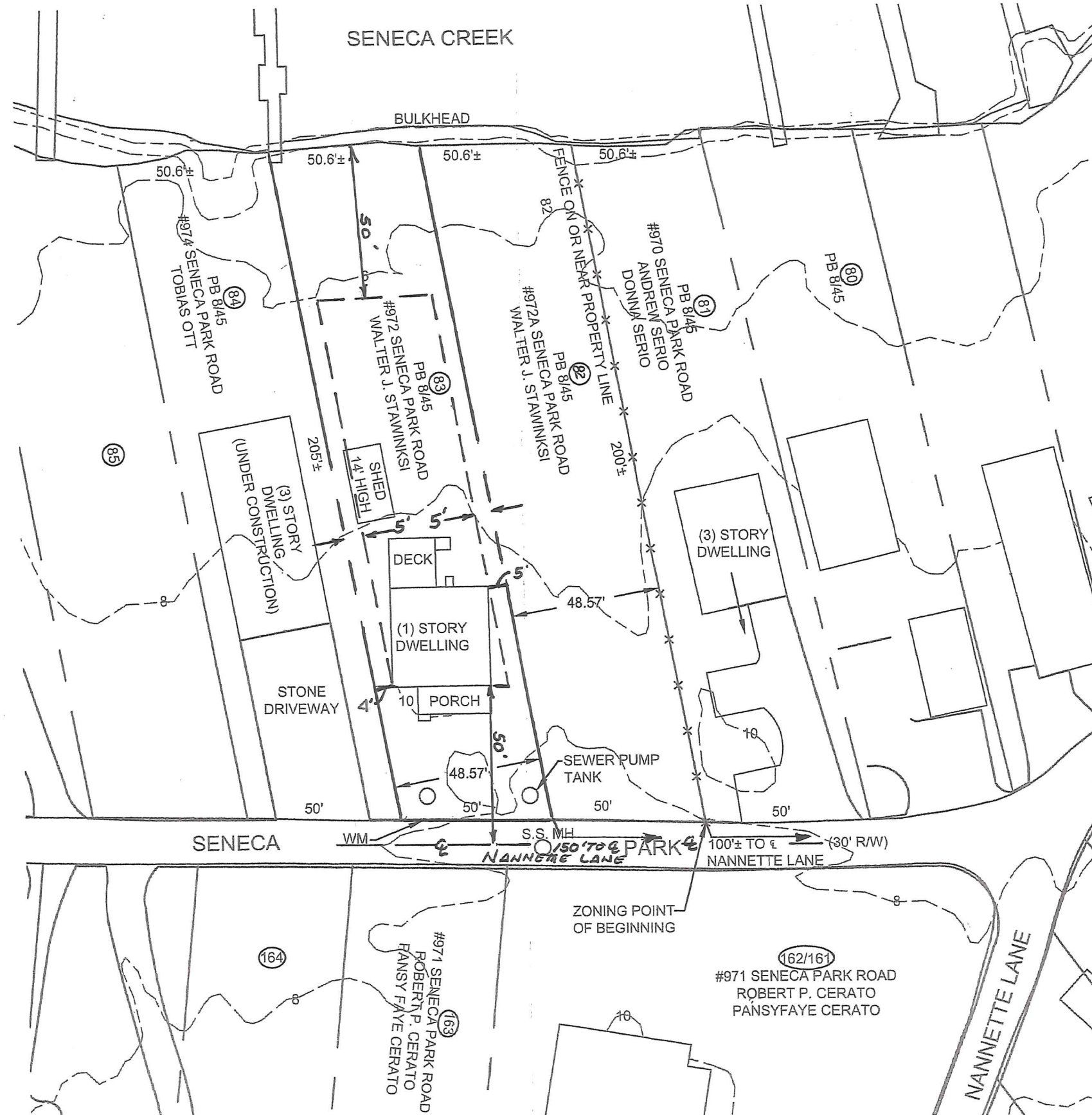
OFFICE OF PLANNING

Regional Planning District: Windlass District Code: 322

- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To construct a single family dwelling on Lot 82



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frostland, MD 21058
o 443-800-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR
#972 SENECA PARK ROAD

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

Date: 9/8/19

Scale: 1"=40'

#2019-0962-SP4A