

MEMORANDUM

DATE: December 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0463-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 [Signature]

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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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.

ORDER RECEIVED FOR FILING

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3

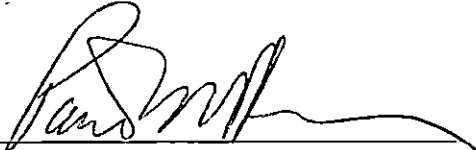
By EW

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:sln

ORDER RECEIVED FOR FILING

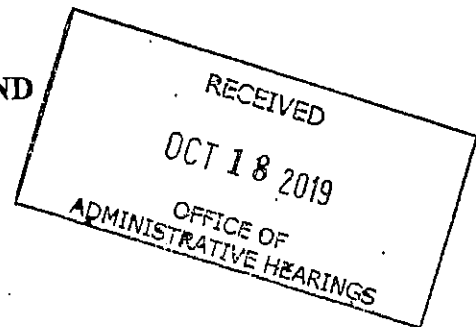
Date 11-13-19

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:

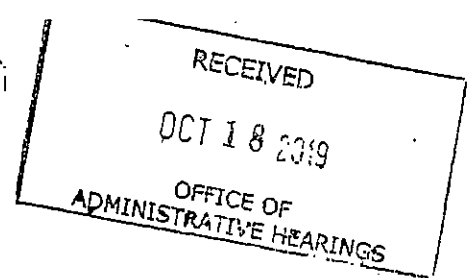
1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

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

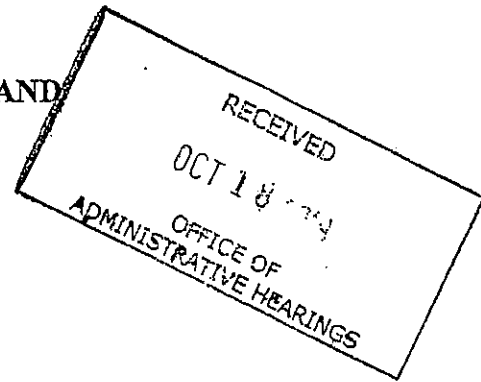
Date 11-13-19

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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By JSW
C:\Users\snuffer\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\UUMU3D46\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

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Date 11-13-19

By [Signature]



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 #972 A SENECA PARK ROAD which is presently zoned RC5
 Deed References: 38342/286 10 Digit Tax Account # 2200020456
 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. X 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. X 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

21234 / 410-668-3178 /
 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

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0443-SP4A Filing Date 9/12/19

Do Not Schedule Dates: Reviewer JE

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 11-13-19

By [Signature]

Petitions Requested
For Case #2019- ~~0483~~ SPHA

#972 A Seneca Park Road

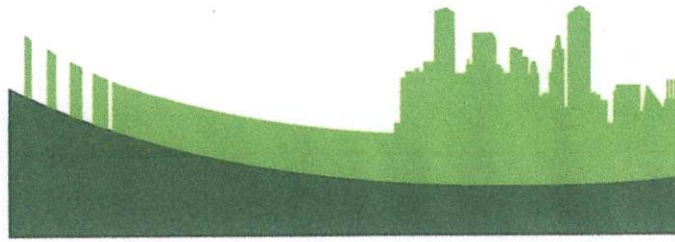
Variances

- 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 per Section 1A04.3.B.2.b BCZR
- 2) To permit a proposed dwelling on an existing lot 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 A 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 100 feet northerly from the center line of Nannette Road.

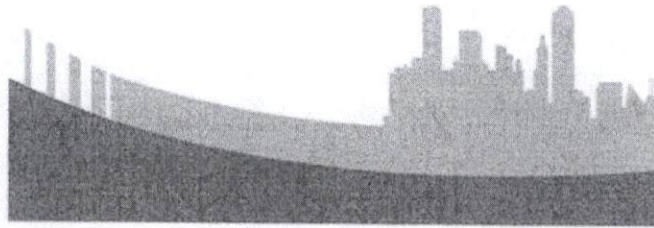
Being Lot 82 of the plat entitled "Seneca Park Beach", dated April 1926 and recorded in the land records of Baltimore County in Plat Book 8, folio 45.

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**

#2019-0463-SP4A



CERTIFICATE OF POSTING

October 17, 2019 (amended November 07, 2019)

Re:

Zoning Case No. 2019-0463-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 A Seneca Park Road.

The signs were posted on October 17, 2019.

The signs were inspected again on November 06, 2019.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruce E. Doak", with a stylized flourish at the end.

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. 2019-0463-SPHA

972 A 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**

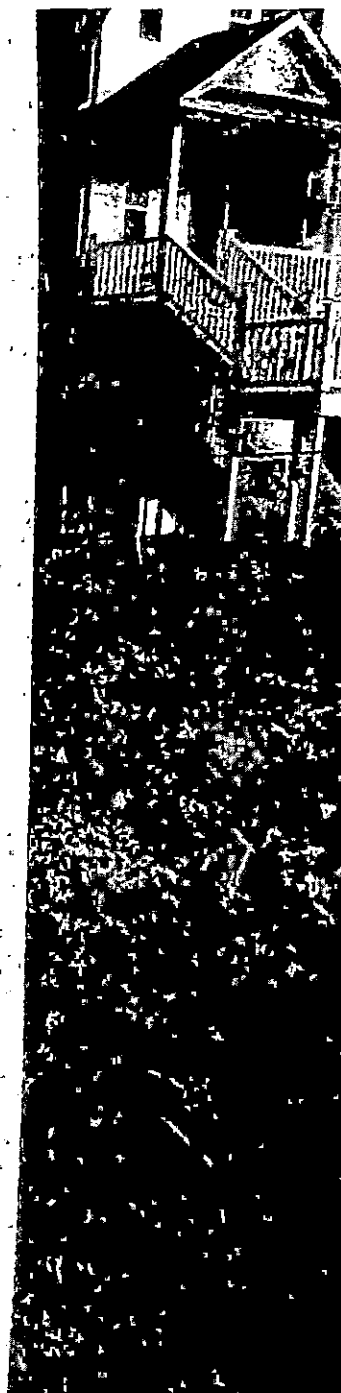
DATE & TIME: Friday November 8, 2019 2:30 PM

**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 A PROPOSED DWELLING ON AN
EXISTING LOT WITH A SIDE YARD SETBACK OF 5 FEET IN
LIEU OF THE REQUIRED 50 FEET. TO PERMIT A PROPOSED
DWELLING ON AN EXISTING LOT 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 410 807-3391.**

**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. 2019-0463-SPHA

972 A 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 2:30 PM

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

OCCLUSIONS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410 997-1391.

DO NOT MOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS A PUBLIC ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
972 A Seneca Park Road; E/S of Seneca Park	*	OF ADMINSTRATIVE
Road, 100' Northerly from Nannette Road		
15 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Walter J. Stawinski		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-463-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.

RECEIVED

SEP 19 2019

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

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

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

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: 2019-0463-SPHA

972 Seneca Park Road

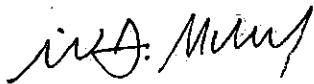
East side of Seneca Park Road, northerly from centerline of Nannette Road

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 2:30 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.



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 8, 2019

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: 2019-0463-SPHA

972 A 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 2:30 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

Carved

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Legal Owners: Walter Stawinski

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Michael Mallinoff

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Director of Permits, Approvals and Inspections for Baltimore County

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

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 #: 11802260
Case #: 2019-0463-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0463-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0463-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 a proposed dwelling on an existing lot with a side yard setback of 5 ft. in lieu of the required 50 ft. To permit a proposed dwelling on an existing lot 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 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

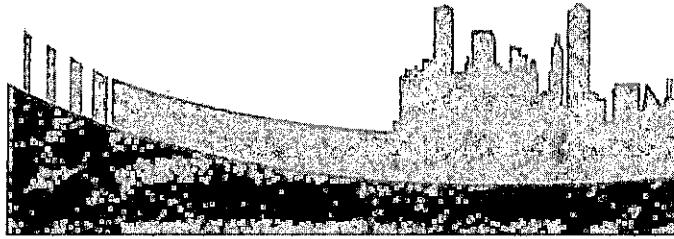
Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, 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. 2019-0463-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 A 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. 2019-0463-SPHA

972 A 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 2:30 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 A PROPOSED DWELLING ON AN
EXISTING LOT WITH A SIDE YARD SETBACK OF 5 FEET IN
LIEU OF THE REQUIRED 50 FEET. TO PERMIT A PROPOSED
DWELLING ON AN EXISTING LOT 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 410-887-3291.**

**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. 2019-0463-SPHA

972 A Seneca Park Road

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

**PLACE: Room 205 JEFFERSON BUILDING
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RECORD.**

**VARIANCE TO PERMIT A PROPOSED DWELLING ON AN
EXISTING LOT WITH A SIDE YARD SETBACK OF 5 FEET IN
LIEU OF THE REQUIRED 50 FEET. TO PERMIT A PROPOSED
DWELLING ON AN EXISTING LOT 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 SOLELY AT THE DISCRETION OF THE ADMINISTRATIVE LAW JUDGE. IF A POSTPONEMENT IS NECESSARY, TO CONFIRM THE HEARING CALL 410-327-7200.

**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 9, 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: 2019-0463-SPHA

972 A 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 a proposed dwelling on an existing lot with a side yard setback of 5 ft. in lieu of the required 50 ft. To permit a proposed dwelling on an existing lot 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 2:30 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.**

**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/neighbor 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: 2019-0463-JPHA

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

Property Description: LOT 82 & LOT 83 "SORISCA 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: 2019-0463-SPHA, 972 A 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.", with a stylized flourish at the end.

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 # 2019-0463-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.

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

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

DATE: 10/8/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-463



INFORMATION:

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

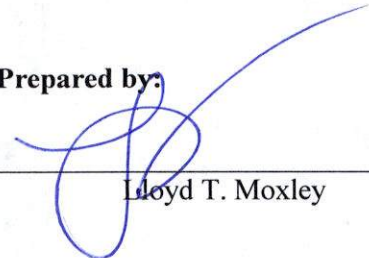
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should confirm the two existing lots are not merged for zoning purposes and to approve an undersized lot. The Department also reviewed the petition for variance to permit a proposed single family dwelling with a side yard setback of 5, a front setback of 50' on a lot having an area of 10,000 square ft. in lieu of the required 50', 50' and 1.5 acres respectively.

A site visit was conducted on 9/26/2019.

The Department has no objection to granting the petitioned zoning relief.

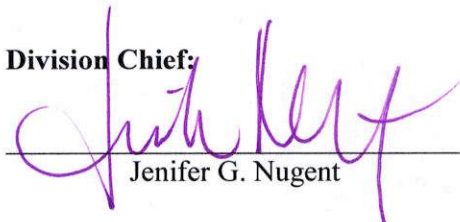
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Laurie Hay
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: 10/17/19

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

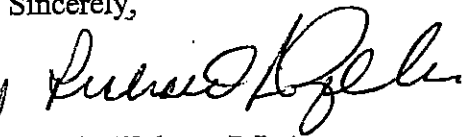
Dear Ms. Lewis:

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. *2019-0463-SPHVA*

*Special Hearing, Variance
Walter J. Stawinski
472 A 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

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

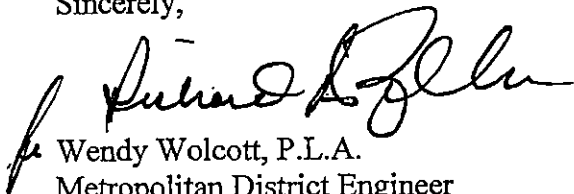
Dear Ms. Lewis:

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. 2019-0463-SPH

*Special Hearing Variance
Walter J. Stawinski
972 A 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-SPHA
DATE 11/00/19 2019 0463-SPHA

CASE NAME STAWINSKI.
CASE NUMBER 2019-0462-SPHA
DATE 11/00/19 2019 0463-SPHA

[illegible]

Case No.: 2019-04-2-SRNA
 Counsel/Defendant Case Nos. 2019-0463-SRNA

Exhibit Sheet

19C
 11-13-19
 Protestants

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

Original
 exhibits
 in case file
 2019-0462-SRNA

11-8-19

CASE NO. 2019-0463-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	_____
10/18	PLANNING (if not received, date e-mail sent _____)	No objection
10/17	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 Doc K	
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

View Map			View GroundRent Redemption				View GroundRent Registration			
Tax Exempt: None			Special Tax Recapture: None							
Exempt Class: None										
Account Identifier:			District - 15 Account Number - 2200020456							
Owner Information										
Owner Name:			STAWINSKI WALTER J				Use:		RESIDENTIAL	
Mailing Address:			APT 3207 8810 WALTHER BLVD PARKVILLE MD 21234-				Principal Residence:		NO	
							Deed Reference:		/38342/ 00286	
Location & Structure Information										
Premises Address:			SENECA PARK RD MIDDLE RIVER 21220-2314				Legal Description:		.229 AC ES SENECA PARK RD SENECA PARK BEACH	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0091	0017	0139	15030020.04	0000			82	2018	Plat Ref:	0008/0045
Special Tax Areas: None						Town:		None		
						Ad Valorem:		None		
						Tax Class:		None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						10,000 SF		04		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2018		07/01/2019		07/01/2020	
Land:			46,000		46,000					
Improvements			0		0					
Total:			46,000		46,000		46,000		46,000	
Preferential Land:			0						0	
Transfer Information										
Seller: DAIKER WILLIAM C				Date: 12/02/2016				Price: \$175,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /38342/ 00286				Deed2:		
Seller: DAIKER WILLIAM C				Date: 04/08/2009				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27903/ 00055				Deed2:		
Seller: DAIKER WILLIAM C				Date: 06/30/1994				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /10628/ 00199				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2019		07/01/2020			
County:			000		0.00					
State:			000		0.00					
Municipal:			000		0.00 0.00		0.00 0.00			
Tax Exempt: None			Special Tax Recapture: None							
Exempt Class: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application										
Date:										

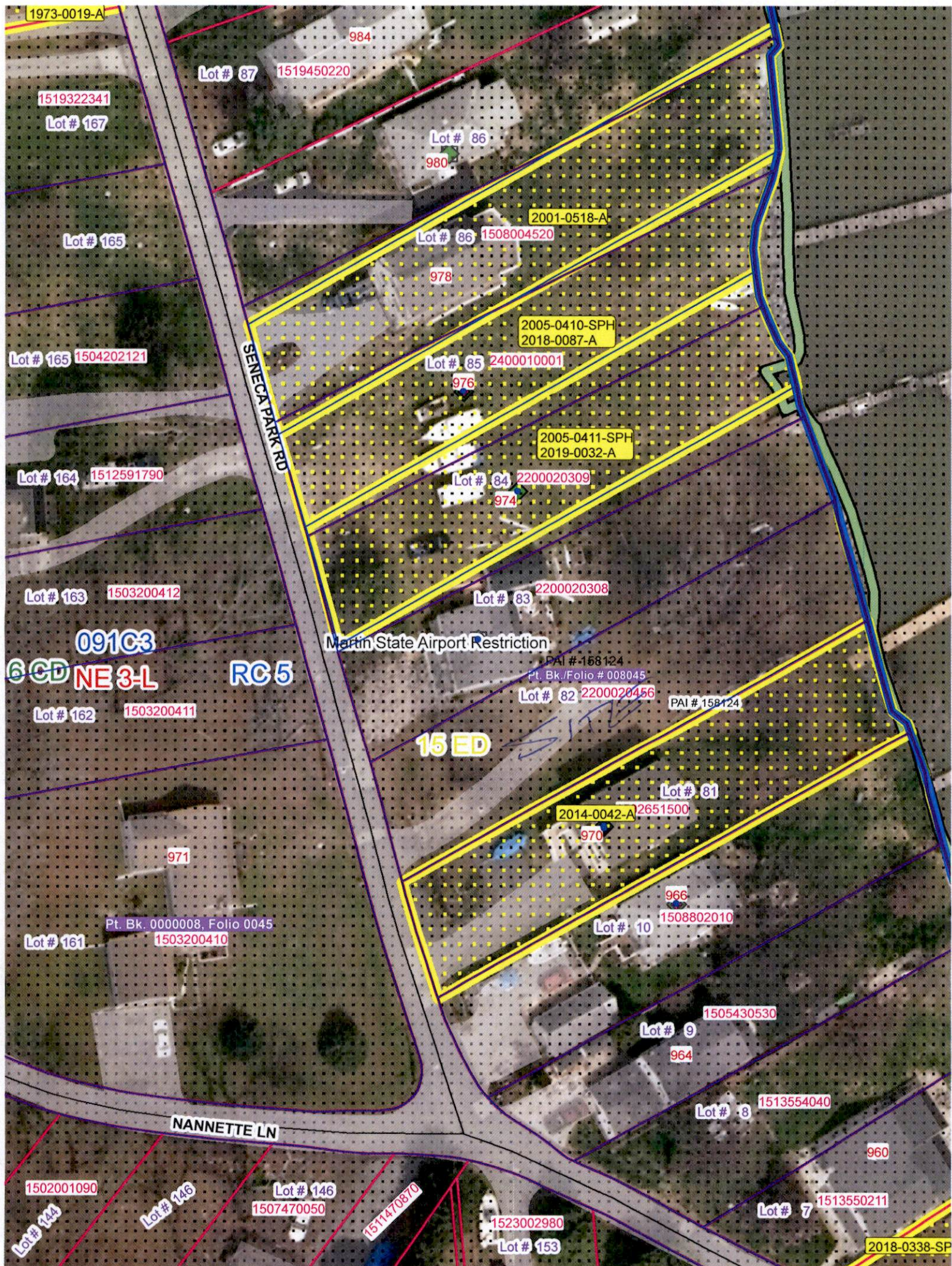
Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Thursday, November 7, 2019 8:43 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case 2019-0462-SPHA & Case 2019-0463-SPHA posting certs
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



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
- 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.
- 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

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

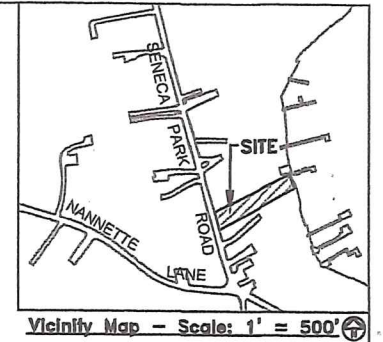
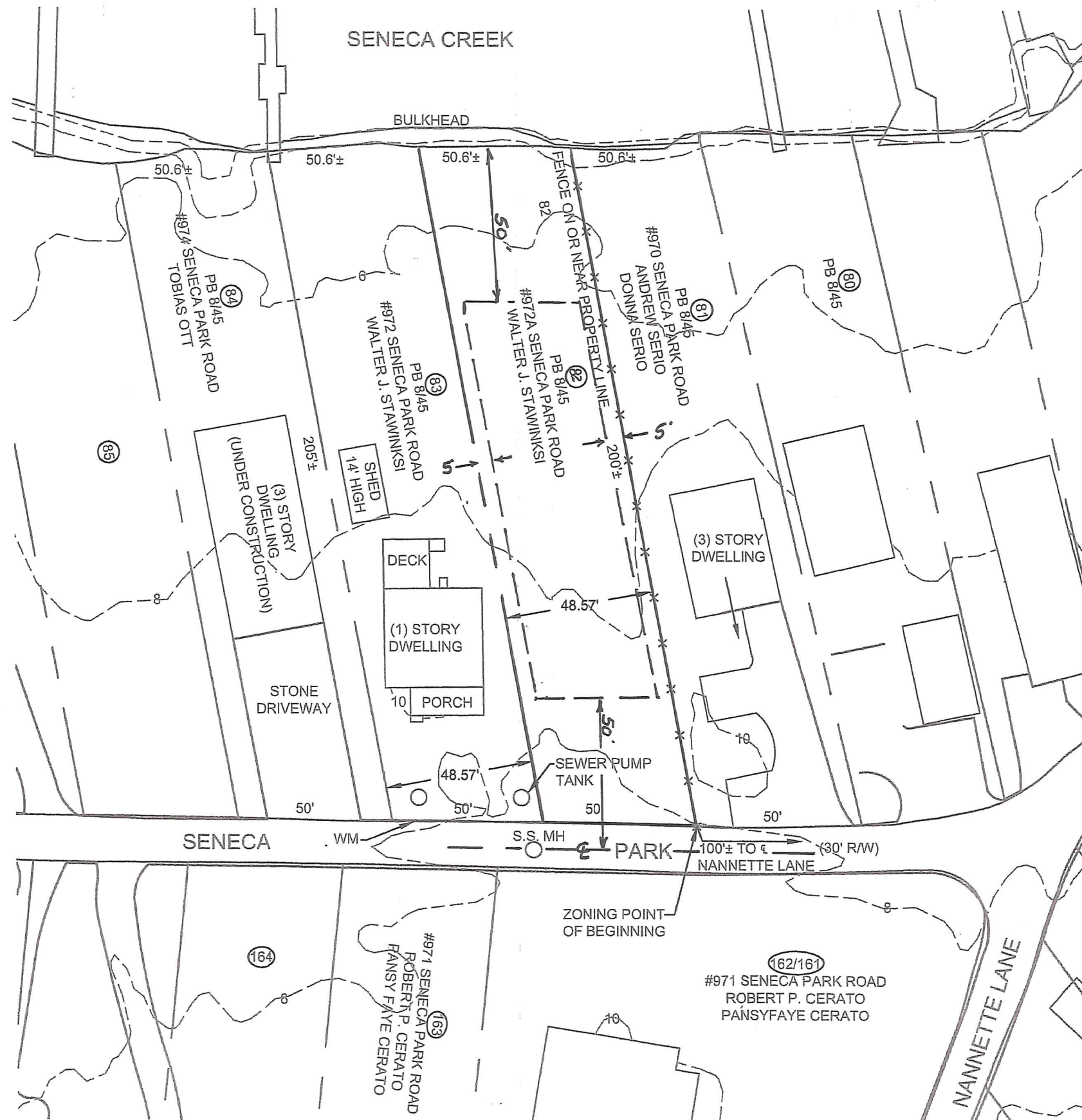
OFFICE OF PLANNING

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 21053
P 443-900-5535 M 410-419-4306
bdoak@bruceedoakconsulting.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'

#209-0463-SP4A