IN THE MATTER OF

ELIZA JAMISON

LEGAL OWNER AND PETITIONER

FOR VARIANCE ON THE

PROPERTY LOCATED AT

1321 SENECA ROAD

* BALTIMORE COUNTY

15th ELECTION DISTRICT

6TH COUNCILMANIC DISTRICT

* CASE NO. 20-197-A

OPINION AND ORDER

This matter comes before the Board of Appeals for Baltimore County as an appeal of Baltimore County Administrative Law Judge Maureen Murphy's December 15, 2020 Opinion and Order granting the Petition for Variance in part with conditions and dismissing a portion of the Petition for Variance as moot. The Petition was filed by Eliza Jamison as the owner of the property at 1321 Seneca Road. An appeal was noted timely from the Order by Michael R. McCann, Esquire, on behalf of appellants Henry Olaya, Karen Ljunggren, Anthony and Missy Anderson, Nicholas Hock, Jose Lazo, Gregory and Linda Sowers, Mary Ende, and Ferdinand and Phyllis Doerfler (collectively "Appellants").

The Petitioner is requesting variance relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a dwelling with side yard setbacks of twenty-three feet in lieu of the required fifty feet; from Section 400.1 of the B.C.Z.R. to allow a swimming pool on the waterfront side of the dwelling as an accessory use in lieu of the rear yard (street side); and from Section 400.3 of the B.C.Z.R. to allow an accessory structure (boat shed) to be a maximum height of twenty-two feet in lieu of the permitted fifteen feet. Relief was also requested from Section 400.1.d(2)(A) of the Zoning Commissioner's Policy Manual to allow an accessory building to be located thirty-two and a half feet from the street centerline in lieu of the

minimum required seventy-five feet from the street centerline for a double frontage lot (street and waterfront).

A hearing was held remotely using Webex for audio and video participation before this Board on May 4, 2021. John B. Gontrum, Esquire, appeared on behalf of the Petitioner. Also appearing for the Petitioner was Patrick Richardson of Richardson Engineering, accepted as an expert in civil engineering and in site design and Alfred W. Barry, III of AB Associates, accepted as an expert in land planning and site compliance with performance regulations. Also in attendance was Michael R. McCann, Esquire, on behalf of appellants Henry Olaya, Karen Ljunggren, Anthony and Missy Anderson, Nicholas Hock, Jose Lazo, Gregory and Linda Sowers, Mary Ende, and Ferdinand and Phyllis Doerfler, also in attendance. The case was publicly deliberated following the hearing on May 4, 2021.

FACTS

The subject property is located in eastern Baltimore County on the Bowleys Quarters peninsula. It is waterfront property fronting on a tributary of Seneca Creek. The property consists of lots 232 and 233 of the 1927 plat entitled First Addition to Plat. No. 2 of Bowleys Quarters, which predates the enactment of zoning in Baltimore County by almost 18 years.

The property is zoned R.C. 5 and is located at a bend of South Seneca Road. The site has one hundred feet of road frontage and contains 1.01 gross acres being very deep. The site is served by public water and sewer and is burdened with a nineteen-foot wide easement along the property line with lot 231 for the benefit of lot 231, which is owned by Anthony and Missy Anderson.

Upon opening the hearing Counsel for Petitioner advised the Board that an agreement had been reached between the Appellants and the Petitioner calling for the repositioning of the

proposed dwelling further from the water in order to preserve the views of the neighbors and to relocate the garage and pool, consistent with Petitioner's Exhibit 2E, a revised site plan which embraces the revisions of the parties. The parties have further agreed that the pool will have the fencing required by Baltimore County but that open fencing will be used in order to minimize any view obstruction to the property to the west of the subject property. To the extent practicable the pool will be located centered in front of, or to the side of, any steps from the dwelling closer to lot 231, but will maintain the same setback from lot 231 as the dwelling.

Mr. Richardson testified that he had drafted the site plan and its revisions showing the repositioning of the dwelling based on discussions with the Appellants' Counsel and in consultation with Mr. Barry. Because the property is only one hundred feet wide and the setbacks in the R.C. 5 zone are fifty feet, no dwelling or structure could be built on the property without variances. The property is located in the Bowleys Quarters Growth Management Area and is subject to Section 4A03 of the B.C.Z.R. Mr. Richardson testified that the property met the definition of an Undersized Lot as contained in Section 4A03.1 and accordingly because the property is located in the R.C. 5 zone special hearing criteria apply to the setback variances per Section 4A03.4.B.3. The performance standards of the R.C. 5 for the proposed dwelling and accessory structures also apply.

In addition, because the property is uniquely located on a bend in Seneca Road the accessory structure for the boat has to be positioned on an angle to accommodate the turn in order to back in the boat. The repositioning of the dwelling per the agreement with the neighbors forces the shed further back toward the road, which necessitates a variance from the Zoning Commissioner's Policy Manual. The request had been declared moot by the Administrative Law Judge when the dwelling and garage had been positioned more forward on the property toward

the water. Mr. Richardson also testified that the boat shed variance was necessitated by having a doorway high enough to place a boat on a trailer and then having a pitched roof to be similar in design to the principal dwelling as required by the performance standards in the R.C. 5 zone.

Mr. Richardson also showed numerous photos of other properties where the swimming pools had been incorporated in the design of the dwellings and were either on the side or waterfront of the dwellings on the properties. In this case the depth of the lots places nearly three hundred feet of the property between the dwelling and the waterfront. Consequently, he believed the unique depth of the property given the positioning of the dwelling and the relatively small area between the dwelling and the repositioned boat shed requires the pool to be located on the water side of the house.

Mr. Barry then testified as to the character of the neighborhood. He opined the proposed improvements to the property would satisfy the performance criteria of the RC 5 zone with the requested variance relief. He believed that having a flat roof on the boat storage building in order to accommodate the fifteen foot height restriction would not be in keeping with the look of the dwelling. He believed that in this regard one had to look at the performance criteria specific to the R.C. 5 zone as the guide to reviewing the relief for the garage as well as to the location of the lots on Seneca Road.

Mr. McCann on behalf of the Protestants asked no questions of the witnesses and presented no case other than to reiterate that an agreement had been reached. He did raise a question about the fencing around the pool and its impact on the view from his clients' properties.

DECISION

A variance request involves 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.

Cromwell v. Ward, 102 Md. App. 691 (1955).

The first determination is that of uniqueness of the property. A strict application of the *Cromwell* test would render the lot unusable. The lot is only one hundred feet wide and fifty-foot side yard setbacks leave absolutely no room for any dwelling. In this case, however, there are specific regulations pursuant to the Growth Management Plan of Bowleys Quarters and Back River Neck Areas which apply special hearing relief to the setbacks in the R.C. 5 zone. B.C.Z.R. §4A03.4.B.3.

Also, the property was shown to have certain unique features given its location with respect to South Seneca Road, its narrow width and length and the placement of the dwelling as requested by the neighbors to preserve a view of the water. The Board finds that the irregular positioning of the property, and its configuration are characteristics unique to this site and not generally shared by other properties in the area.

A second determination is whether strict application of the B.C.Z.R. to this property has a disproportionate impact caused by the property's unique characteristics. The 2018 case of Dan's Mountain Wind Force, LLC v. Allegany County Board of Zoning Appeals, 236 Md. App. 483, is instructive in that any variance analysis must also examine the nexus between the property's unusual characteristics and the application of the zoning law from which relief is sought. Quoting Cromwell, the Court reiterated: "[V]ariances should only be granted when the uniqueness or peculiarity of the subject property is not shared by the neighboring property and where the uniqueness of that property results in an extraordinary impact upon it by the operation of the statute," Id. at 494. The Court further quoted North v. St. Mary's County, 99 Md. App.

502 (1994) as follows: "Where by reason of the exceptional narrowness, shallowness, or unusual shape of a specific property, or by reason of exceptional topographic conditions or other extraordinary situations or special conditions of property the literal enforcement [of the zoning law] make it exceptionally difficult to comply." *Id.* at 514-515.

The Growth Management Plan and the R.C. 5 zone contain certain site performance standards which pertain to building and site development with which this proposal complies. The combined effect of the environmental regulations pertaining to waterfront properties on tributaries of the Chesapeake Bay, the Growth Management and R.C. 5 performance standards as well as the configuration of the lot create the requisite practical difficulty. Therefore, the requested relief will be granted.

ORDER

ORDERED, that the Petition for Variance (1) to allow a dwelling with side yard setbacks of twenty-three feet in lieu of the required fifty feet; (2) to allow a swimming pool on the waterfront side of the dwelling as an accessory use in lieu of the rear yard (street side) with the conditions stated above in the Opinion; (3) to allow an accessory structure (boat shed) to be a maximum height of twenty-two feet in lieu of the permitted fifteen feet; and (4) to allow an accessory building to be located thirty-two and a half feet from the street centerline in lieu of the minimum required seventy-five feet from the street centerline for a double frontage lot (street and waterfront) as depicted on Petitioner's Exhibit 2E, be and is hereby GRANTED; and it is further

<u>In the matter of: Eliza Jamison – Legal Owner</u> Case No. 20-197-A

ORDERED, that the dwelling, swimming pool, and boat shed shall be in the locations and of the size depicted in Petitioner's Exhibit 2E attached hereto and incorporated herein as part of this Order, except that the pool may be located either centered in front of or to the side of any steps from the dwelling closer to lot 231 but shall not be closer than 25 feet from lot 231; and it is further

ORDERED, that the fencing around the pool shall be open fencing so as to minimize any obstructions of the viewshed from the adjoining properties; and it is further

ORDERED, that Petitioner shall construct and maintain a swale along the eastern boundary of her property so as to direct stormwater away from the property of her immediate neighbors to the east.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

BOARD OF APPEALS OF BALTIMORE COUNTY

Deborah C. Dopkin, Chair

Andrew M. Belt

Joseph L. Evans

In the matter of: Eliza Jamison – Legal Owner Case No. 20-197-A

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BOARD OF APPEALS
OF BALTIMORE COUNTY

Deborah C. Dopkin, Chair

Andrew M. Belt

Joseph L. Evans

8



Board of Appeals of Baltimore County

JEFFERSON BUILDING SECOND FLOOR, SUITE 203 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND, 21204 410-887-3180 FAX: 410-887-3182

June 1, 2021

John B. Gontrum, Esquire Whiteford, Taylor & Preston L.L.P. Towson Commons, Suite 300 One West Pennsylvania Avenue Towson, Maryland 21204

Michael R. McCann, Esquire Michael R. McCann, P.A. 118 W. Pennsylvania Avenue Towson, Maryland 21204

RE: In the Matter of: Eliza Jamison Case No.: 20-197-A

Dear Counsel:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules, WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington

Sunny Pannington Hay

Administrator

KLC/taz Enclosure **Duplicate Original Cover Letter**

Eliza Jamison c:

Patrick Richardson, Jr./Richardson Engineering, LLC

Office of People's Counsel

Paul M. Mayhew, Managing Administrative Law Judge Stephen Lafferty, Director/Department of Planning

C. Pete Gutwald, Director/PAI

Nancy C. West, Assistant County Attorney/Office of Law

James R. Benjamin, Jr., County Attorney/Office of Law

Henry Olaya

Karen Ljunggren

Anthony and Missy Anderson

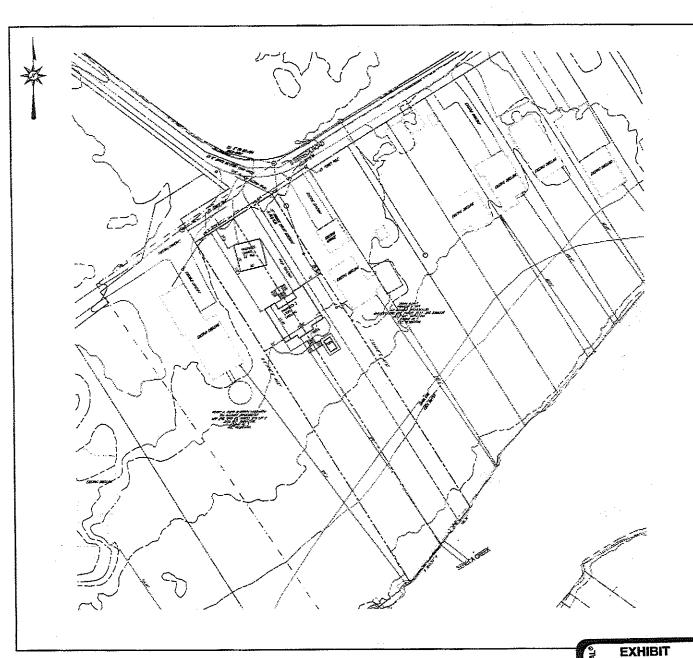
Nicholas Hock

Jose Lazo

Gregory and Linda Sowers

Mary Ende

Ferdinand and Phyllis Doerfler





GENERAL NOTES:

COMPACE: DESTRUCTOR = 0 SEUT. / NUMBER & 100 - 04 PROPRISED = 5,748 55,71. / 45,576 X 100 = 15,98

Richardson ENGINEERING

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD
BALTIMORS COUNTY
15TH RESCRICT 6TH COUNCILMANIC

Krysundra Cannington

From:

Gontrum, John <JGontrum@wtplaw.com>

Sent:

Friday, May 21, 2021 2:54 PM

To:

Appeals Board

Cc:

Michael McCann

Subject:

Jamison Order Case No. 20-197-A

Attachments:

Jamison Draft Zoning Order #11758143 v2.DOCX

CAUTION: This message from prvs=67755d4f4a=jgontrum@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Attached please find a draft order that has been reviewed and approved by the parties in the case for the consideration of the Board.

John

This transmission contains information from the law firm of Whiteford, Taylor & Preston EEP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

IN THE MATTER OF
ELIZA JAMISON
LEGAL OWNER AND PETITIONER
FOR VARIANCE ON THE
PROPERTY LOCATED AT
1321 SENECA ROAD

15th ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

- * BEFORE THE
- * BOARD OF APPEALS
- * FOR
- * BALTIMORE COUNTY
- * CASE NO. 20-197-A

OPINION AND ORDER

This matter comes before the Board of Appeals for Baltimore County as an appeal of Baltimore County Administrative Law Judge Maureen Murphy's December 15, 2020 Opinion and Order granting the Petition for Variance in part with conditions and dismissing a portion of the Petition for Variance as moot. The Petition was filed by Eliza Jamison as the owner of the property at 1321 Seneca Road. An appeal was noted timely from the Order by Michael R. McCann, Esquire, on behalf of appellants Henry Olaya, Karen Ljunggren, Anthony and Missy Anderson, Nicholas Hock, Jose Lazo, Gregory and Linda Sowers, Mary Ende, and Ferdinand and Phyllis Doerfler (collectively "Appellants").

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minimum required seventy-five feet from the street centerline for a double frontage lot (street and waterfront).

A hearing was held remotely using Webex for audio and video participation before this Board on May 4, 2021. John B. Gontrum, Esquire, appeared on behalf of the Petitioner. Also appearing for the Petitioner was Patrick Richardson of Richardson Engineering, accepted as an expert in civil engineering and in site design and Alfred W. Barry, III of AB Associates, accepted as an expert in land planning and site compliance with performance regulations. Also in attendance was Michael R. McCann, Esquire, on behalf of appellants Henry Olaya, Karen Ljunggren, Anthony and Missy Anderson, Nicholas Hock, Jose Lazo, Gregory and Linda Sowers, Mary Ende, and Ferdinand and Phyllis Doerfler, also in attendance. The case was publicly deliberated following the hearing on May 4, 2021.

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Upon opening the hearing Counsel for Petitioner advised the Board that an agreement had been reached between the Appellants and the Petitioner calling for the repositioning

of the proposed dwelling further from the water in order to preserve the views of the neighbors and to relocate the garage and pool, consistent with Petitioner's Exhibit 2E, a revised site plan which embraces the revisions of the parties. The parties have further agreed that the pool will have the fencing required by Baltimore County but that open fencing will be used in order to minimize any view obstruction to the property to the west of the subject property. To the extent practicable the pool will be located centered in front of, or to the side of, any steps from the dwelling closer to lot 231, but will maintain the same setback from lot 231 as the dwelling.

Mr. Richardson testified that he had drafted the site plan and its revisions showing the repositioning of the dwelling based on discussions with the Appellants' Counsel and in consultation with Mr. Barry. Because the property is only one hundred feet wide and the setbacks in the R.C. 5 zone are fifty feet, no dwelling or structure could be built on the property without variances. The property is located in the Bowleys Quarters Growth Management Area and is subject to Section 4A03 of the B.C.Z.R. Mr. Richardson testified that the property met the definition of an Undersized Lot as contained in Section 4A03.1 and accordingly because the property is located in the R.C. 5 zone special hearing criteria apply to the setback variances per Section 4A03.4.B.3. The performance standards of the R.C. 5 for the proposed dwelling and accessory structures also apply.

In addition, because the property is uniquely located on a bend in Seneca Road the accessory structure for the boat has to be positioned on an angle to accommodate the turn in order to back in the boat. The repositioning of the dwelling per the agreement with the neighbors forces the shed further back toward the road, which necessitates a variance from the Zoning Commissioner's Policy Manual. The request had been declared moot by the Administrative Law Judge when the dwelling and garage had been positioned more forward on the property toward the

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Mr. Richardson also showed numerous photos of other properties where the swimming pools had been incorporated in the design of the dwellings and were either on the side or waterfront of the dwellings on the properties. In this case the depth of the lots places nearly three hundred feet of the property between the dwelling and the waterfront. Consequently, he believed the unique depth of the property given the positioning of the dwelling and the relatively small area between the dwelling and the repositioned boat shed requires the pool to be located on the water side of the house.

Mr. Barry then testified as to the character of the neighborhood. He opined the proposed improvements to the property would satisfy the performance criteria of the RC 5 zone with the requested variance relief. He believed that having a flat roof on the boat storage building in order to accommodate the fifteen foot height restriction would not be in keeping with the look of the dwelling. He believed that in this regard one had to look at the performance criteria specific to the R.C. 5 zone as the guide to reviewing the relief for the garage as well as to the location of the lots on Seneca Road.

Mr. McCann on behalf of the Protestants asked no questions of the witnesses and presented no case other than to reiterate that an agreement had been reached. He did raise a question about the fencing around the pool and its impact on the view from his clients' properties.

DECISION

A variance request involves 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.

Cromwell v. Ward, 102 Md. App. 691 (1955).

The first determination is that of uniqueness of the property. A strict application of the *Cromwell* test would render the lot unusable. The lot is only one hundred feet wide and fifty foot side yard setbacks leave absolutely no room for any dwelling. In this case, however, there are specific regulations pursuant to the Growth Management Plan of Bowleys Quarters and Back River Neck Areas which apply special hearing relief to the setbacks in the R.C. 5 zone. B.C.Z.R. §4A03.4.B.3.

Also, the property was shown to have certain unique features given its location with respect to South Seneca Road, its narrow width and length and the placement of the dwelling as requested by the neighbors to preserve a view of the water. The Board finds that the irregular positioning of the property, and its configuration are characteristics unique to this site and not generally shared by other properties in the area.

A second determination is whether strict application of the B.C.Z.R. to this property has a disproportionate impact caused by the property's unique characteristics. The 2018 case of *Dan's Mountain Wind Force, LLC v. Allegany County Board of Zoning Appeals*, 236 Md. App. 483, is instructive in that any variance analysis must also examine the nexus between the property's unusual characteristics and the application of the zoning law from which relief is sought. Quoting *Cromwell*, the Court reiterated: "[V]ariances should only be granted when the uniqueness or peculiarity of the subject property is not shared by the neighboring property and where the

uniqueness of that property results in an extraordinary impact upon it by the operation of the statute," *Id.* at 494. The Court further quoted *North v. St. Mary's County*, 99 Md. App. 502 (1994) as follows: "Where by reason of the exceptional narrowness, shallowness, or unusual shape of a specific property, or by reason of exceptional topographic conditions or other extraordinary situations or special conditions of property the literal enforcement [of the zoning law] make it exceptionally difficult to comply." *Id.* at 514-515.

The Growth Management Plan and the R.C. 5 zone contain certain site performance standards which pertain to building and site development with which this proposal complies. The combined effect of the environmental regulations pertaining to waterfront properties on tributaries of the Chesapeake Bay, the Growth Management and R.C. 5 performance standards as well as the configuration of the lot create the requisite practical difficulty. Therefore, the requested relief will be granted.

ORDER

THEREFORE, IT IS THIS ______ day of ______, 2021, by the Board of Appeals of Baltimore County

ORDERED, that the Petition for Variance (1) to allow a dwelling with side yard setbacks of twenty-three feet in lieu of the required fifty feet; (2) to allow a swimming pool on the waterfront side of the dwelling as an accessory use in lieu of the rear yard (street side) with the conditions stated above in the Opinion; (3) to allow an accessory structure (boat shed) to be a maximum height of twenty-two feet in lieu of the permitted fifteen feet; and (4) to allow an accessory building to be located thirty-two and a half feet from the street centerline in lieu of the minimum required seventy-five feet from the street centerline for a double frontage lot (street and waterfront) as depicted on Petitioner's Exhibit 2E, be and is hereby **GRANTED**; and it is

FURTHER ORDERED, that the dwelling, swimming pool, and boat shed shall be in the locations and of the size depicted in Petitioner's Exhibit 2E attached hereto and incorporated herein as part of this Order, except that the pool may be located either centered in front of or to the side of any steps from the dwelling closer to lot 231 but shall not be closer than 25 feet from lot 231; and it is

FURTHER ORDERED, that the fencing around the pool shall be open fencing so as to minimize any obstructions of the viewshed from the adjoining properties; and it is

FURTHER ORDERED, that Petitioner shall construct and maintain a swale along the eastern boundary of her property so as to direct stormwater away from the property of her immediate neighbors to the east.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

BOARD OF APPEALS OF BALTIMORE COUNTY
Deborah C. Dopkin, Chair
Andrew M. Belt
Andrew M. Bert
Joseph L. Evans

BOARD OF APPEALS OF BALTIMORE COUNTY MINUTES OF DELIBERATION

IN THE MATTER OF: Eliza Jamison 20-197-A

DATE: May 4, 2021

BOARD/PANEL: Deborah C. Dopkin, Chair

Andrew M. Belt Joseph L. Evans

RECORDED BY: Tammy A. Zahner, Legal Secretary

PURPOSE: To deliberate the following:

Petition for Variance relief from:

- BCZR §1A04.3.B.2 to allow 23 ft. side yard setbacks in lieu of required 50 ft. for a residence to be constructed;

- BCZR §400.1 to allow a pool on the waterfront side in lieu of the rear yard (street side); and
- BCZR §400.3 to allow an accessory structure (shed) to be a maximum height of 22 ft. in lieu of the permitted 15 ft.

Requested relied from §400.1.d(2)(A) of the Zoning Commissioner's Policy Manual to allow an accessory building to be located 32.5 ft. from the street centerline in lieu of the minimum required 75 ft. from the street centerline for a double frontage lot.

PANEL MEMBERS DISCUSSED THE FOLLOWING:

STANDING

- The Board convened for a Hearing, then after a short break held a Public Deliberation.
- The Board discussed Petitioner's request to build a new home, an accessory garage, and a pool located in the front yard.
- Counsel for Petitioner advised the Board that an agreement has been reached between the Appellants and Petitioner wherein the Petitioner agreed to build the house further from the water in order to preserve the views of the neighbors, to relocate the garage, and relocate the pool. A revised Site Plan embraces the revisions of the parties with further agreement on a fence/pool enclosure or similar device.
- The Board noted that strict application of *Cromwell* would render the lot unusable. The lot consists of 2 lots which predate zoning and a house couldn't be built without variances to the side yard setbacks.
- Under BCZR 4A03 (Growth Management Plan for Bowleys Quarters and Back River), special hearing relief would pertain to the house; the Board members felt the garage and pool may require variance relief. Applying *Cromwell*, the particular location, length, narrowness and road configuration affecting the lot rendered the lot unique, and the combined effect of the environmental regulations, performance standards and design review impacted the lot so as to create the requisite hardship or practical difficulty.

<u>FINAL DECISION:</u> After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to GRANT the requested Petition for Variance. The Board noted its appreciation for the amicable and professional manner in which the attorneys and parties were able to resolve the issues confronting them.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submi	tted,
/s	
Tammy A. Zahner	

Krysundra Cannington

From:

Appeals Board

Sent:

Tuesday, April 27, 2021 10:59 AM

To: Cc: 'Gontrum, John' Tammy Zahner

Subject:

RE: Jamison - 1321 South Seneca Road

If you want to come look at the file, we can set up an appointment for Thursday or Friday morning? 9, 10, or 11 a.m.? Which date/time would work best for you?

You will need to wear a mask. We will need to meet you in the lobby and escort you to the office. And you will need to complete the questionnaire at bacosafe.org. You should get a green check mark and you will need to show that to Security.

Thank you,

Sunny

From: Gontrum, John < JGontrum@wtplaw.com>

Sent: Tuesday, April 27, 2021 10:18 AM

To: Appeals Board <appealsboard@baltimorecountymd.gov>

Subject: RE: Jamison - 1321 South Seneca Road

CAUTION: This message from prvs=5751d8a3c7=jgontrum@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

That is great, Sunny. Hopefully, the effects will be mild. I am told you want some effects so that you know your immune system is working. Mine were very mild, but then I am old and the system probably is not as good as it used to be....

Anyway, I noted that your phones were down, and hence the email. I am booked this morning, but perhaps later in the week would work. I am planning on having exhibits in on Thursday afternoon.

John

From: Appeals Board <appealsboard@baltimorecountymd.gov>

Sent: Tuesday, April 27, 2021 10:11 AM
To: Gontrum, John < JGontrum@wtplaw.com>

Subject: [EXTERNAL] RE: Jamison - 1321 South Seneca Road

Good morning Mr. Gontrum,

I am in the office today until about noon. You can come by to take a look. I plan to be in the office later this week but I am leaving today to get my second COVID vaccine and not sure what, if any, side effects I'll have.

The other option is we can send you a link to a folder where you can review everything we have scanned.

I can tell you that othe file.	er than your endry of appear	rance, nothing else has been fied in this matter since we received the
Please let me know w	hich you prefer. Please note	e, our phones are down.
Thanks,	,	
Sunny		
Sent: Tuesday, April 2	opealsboard@baltimorecou	ntymd.gov>
CAUTION: This messag BCPL email system. Ho	je from prvs=5751d8a3c7=igon ver over any links before clickin	ntrum@wtplaw.com originated from a non Baltimore County Government or noing and use caution opening attachments.
Dear Sunny,		
		aring next Tuesday at 10 a.m. Is there a way for me to review the ce or comments have arrived?
John	:	·
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[baltimorecountymd.gov]

Krysundra Cannington

From:

Gontrum, John < JGontrum@wtplaw.com>

Sent:

Tuesday, April 27, 2021 10:18 AM

To:

Appeals Board

Subject:

RE: Jamison - 1321 South Seneca Road

CAUTION: This message from prvs=5751d8a3c7=jgontrum@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

That is great, Sunny. Hopefully, the effects will be mild. I am told you want some effects so that you know your immune system is working. Mine were very mild, but then I am old and the system probably is not as good as it used to be....

Anyway, I noted that your phones were down, and hence the email. I am booked this morning, but perhaps later in the week would work. I am planning on having exhibits in on Thursday afternoon.

John

From: Appeals Board <appealsboard@baltimorecountymd.gov>

Sent: Tuesday, April 27, 2021 10:11 AM

To: Gontrum, John < JGontrum@wtplaw.com>

Subject: [EXTERNAL] RE: Jamison - 1321 South Seneca Road

Good morning Mr. Gontrum,

I am in the office today until about noon. You can come by to take a look. I plan to be in the office later this week but I am leaving today to get my second COVID vaccine and not sure what, if any, side effects I'll have.

The other option is we can send you a link to a folder where you can review everything we have scanned.

I can tell you that other than your entry of appearance, nothing else has been filed in this matter since we received the file.

Please let me know which you prefer. Please note, our phones are down.

Thanks.

Sunny

From: Gontrum, John < JGontrum@wtplaw.com>

Sent: Tuesday, April 27, 2021 10:00 AM

To: Appeals Board <appealsboard@baltimorecountymd.gov>

Subject: Jamison - 1321 South Seneca Road

CAUTION: This message from <u>prvs=5751d8a3c7=igontrum@wtplaw.com</u> originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Sunny,

The above-referenced matter is scheduled for hearing next Tuesday at 10 a.m. Is there a way for me to review the Board's file to see if any additional correspondence or comments have arrived?

John

The converge contains unformation from the law line of Whiteleted. Leylor & Presion LLC which roay be confidential audion privileged. The information is substituted to be for the tip machisms too of the planned excipient. If you make no other information is strictly prohibited. If you have received this beausished to come, planned with someter instructions. Copyling distribution or other use.



[baltimorecountymd.gov]

Register for your COVID-19 vaccine today, [baltimorecountyind.gov]

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www.baltimorecountymd.gov[baltimorecountymd.gov]

Krysundra Cannington

From:

Tammy Zahner

Sent:

Monday, March 15, 2021 12:06 PM

To:

Krysundra Cannington

Subject:

FW: ENTRY OF APPEARANCE-JAMISON

FYI – John Gontrum entered his appearance on behalf of Eliza Jamison – 20-197-A I added to address list and filed entry in case file.

Tammy

From: Appeals Board

Sent: Monday, March 15, 2021 12:02 PM
To: 'Martin, Tammy' < TMartin@wtplaw.com>
Subject: RE: ENTRY OF APPEARANCE-JAMISON

We are in receipt of Mr. Gontrum's Entry of Appearance.

Thank you.

Tammy A. Zahner, Legal Secretary
Board of Appeals for Baltimore County
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204
tzahner@baltimorecountymd.gov
(410) 887-3180
(410) 887-3182 Fax

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From: Martin, Tammy < TMartin@wtplaw.com > Sent: Monday, March 15, 2021 11:12 AM

To: Appeals Board <appealsboard@baltimorecountymd.gov>

Cc: Peoples Counsel peoplescounsel@baltimorecountymd.gov>; michael@mmccannlaw.net

Subject: FW: ENTRY OF APPEARANCE-JAMISON

CAUTION: This message from prvs=4708199e94=tmartin@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Please see the attached from John Gontrum. Thank you.



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WHITEFORD, TAYLOR & PRESTON L.L.P.

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT I'AX (410) 339-4058
JGontrum@wtplaw.com

BALTIMORE, MD
BETHANY BEACH, DE*
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
LEXINGTON, KY
PITTSBURGH, PA
ROANOKE, VA
WASHINGTON, DC
WILMINGTON, DC*

WWW.WTPLAW.COM (800) 987-8705

March 15, 2021

Sent via email - appealsboard@baltimorecountymd.gov

Krysundra Cannington, Administrator Board of Appeals of Baltimore County The Jefferson Building, Suite 203 105 W. Chesapeake Avenue Towson, MD 21204

Re:

Eliza Jamison/1321 Seneca Road

Case No.: 20-197-A

RECEIVED

MAR 1 5 2021

BALTIMORE COUNTY BOARD OF APPEALS

Dear Ms. Cannington:

Please accept this letter as my entry of appearance in the above-referenced matter on behalf of the petitioner and owner, Eliza Jamison, which is scheduled for a hearing on May 4, 2021 at 10:00 a.m.. My phone number and address are as stated above.

Thank you for your attention to this matter.

Very truly yours,

John B. Gontrum

JBG:tm 11689123

Tammy Zahner

From:

Appeals Board

Sent:

Monday, March 15, 2021 12:02 PM

To:

'Martin, Tammy'

Subject:

RE: ENTRY OF APPEARANCE-JAMISON

We are in receipt of Mr. Gontrum's Entry of Appearance. Thank you.

Tammy A. Zahner, Legal Secretary
Board of Appeals for Baltimore County
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204
tzahner@baltimorecountymd.gov
(410) 887-3180
(410) 887-3182 Fax



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From: Martin, Tammy < TMartin@wtplaw.com>

Sent: Monday, March 15, 2021 11:12 AM

To: Appeals Board <appealsboard@baltimorecountymd.gov>

Cc: Peoples Counsel peoplescounsel@baltimorecountymd.gov>; michael@mmccannlaw.net

Subject: FW: ENTRY OF APPEARANCE-JAMISON

CAUTION: This message from prvs=4708199e94=tmartin@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Please see the attached from John Gontrum. Thank you.



Whiteford Taylor Preston."

Tammy D. Martin, Legal Administrative Assistant to George S. Lawler, Esq. John B. Gontrum, Esq. Jennifer R. Busse, Esq. Whiteford, Taylor & Preston LLP One W. Pennsylvania Avenue, Suite 300 Towson, MD 21204 Direct Dial - 410-832-2122



JOHN A. OLSZEWSKI, JR. County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

January 14, 2021

Patrick Richardson, Jr. Richardson Engineering, LLC 30 E. Padonia Road, Suite 500 Timonium, MD 21093

RE: APPEAL TO BOARD OF APPEALS

Case No. 2020-0197-A

Location: 1321 S. Seneca Road

JAN 1 4 2021

BALTIMORE COUNTY
BOARD OF APPEALS

Dear Mr. Richardson:

Please be advised that an appeal of the above-referenced case was filed in this Office on January 14, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely.

Managing Administrative Law Judge for Baltimore County

PMM/dlw

c: Baltimore County Board of Appeals People's Counsel for Baltimore County Eliza Jamison, 5265 Jackson Mountain Road, Frederick, MD 21702

APPEAL

Petition for Special Hearing Case No.: 2020-0197-A

15th Election District, 6th Council District

Petition for Special Hearing - August 4, 2020

Zoning Description of Property (1 page)

Notice of Zoning Hearing - November 5, 2020

Certification of Publication - The Daily Record newspaper - published on November 13, 2020

Certification of Posting by Sgt. Robert Black - November 14, 2020 and November 29, 2020

Entry of Appearance by People's Counsel - Not in file

Attendance Report (3 sheets)

Zoning Advisory Committee Comments: DOP dated 9/10/20 and DEPS dated 9/14//20

Petitioner's Exhibits:

- (1) Site Plan
- (2) Aerial Photo
- (3) Record Plat

Miscellaneous

Cover Letter and Administrative Law Judge's Order Decision – Variance – Granted in Part and Dismissed as Moot in Part December 15, 2020 cover letter and Order – 8 pages)

Notice of Appeal & Check #5843 for \$300 - Received on January 14, 2021 -filed by Michael McCann, Esquire

Cashier's Receipt - \$300 fee for Variance

Michael R. McCann, P.A.

118 W. Pennsylvania Avenue Towson, Maryland 21204 Phone: (410) 825-2150 Facsimile: (410) 825-2149 michael@mmccannlaw.net

January 14, 2021

Via Hand Delivery

Office of Administrative Hearings 105 W. Chesapeake Avenue Towson, Maryland 21204

Re:

Case No.2020-0197-A 1321 Seneca Road

To whom it may concern:

Enclosed for filing in this matter is a Notice of Appeal, along with the required filing fee.

Thank you.

Michael R. McCann

IN RE: PETITIONS FOR VARIANCE (1321 Seneca Road) 15th Election District 6th Councilmanic District

Eliza Jamison – Legal Owner

Petitioner

- * BEFORE THE
- * OFFICE OF
- * ADMINISTRATIVE
- * HEARINGS
- * FOR
- * BALTIMORE COUNTY
- * Case No. 2020-0197-A

* * * * * * * * *

NOTICE OF APPEAL

Protestants, Henry Olaya, Karen Ljunggren, Anthony and Missy Anderson, Nicholas Hock, Gregory and Linda Sowers, Mary Ende and Jose Lazo, pursuant to Baltimore County Code §32-3-401, hereby file an appeal to the Board of Appeals of Baltimore County from the Opinion and Order of the Administrative Law Judge dated December 15, 2020. Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the addresses of the appellants are:

Henry Olaya and Karen Ljunggren 1317 S. Seneca Road Middle River, MD 21220

Anthony and Missy Anderson 1323 S. Seneca Road Middle River, MD 21220

Nicholas Hock 1331 S. Seneca Road Middle River, MD 21220

Jose Lazo 1315 S. Seneca Road Middle River, MD 21220

Gregory and Linda Sowers 1333 S. Seneca Road Middle River, MD 21220

Mary Ende 1349 S. Seneca Road Middle River, MD 21220

Ferdinand and Phillys Doerfler 1343 S. Seneca Road Middle River, MD 21220

Respectfully submitted,

Michael R. McCann 118 W. Pennsylvania Ave. Towson, MD 21204 michael@mmccannlaw.net (410) 825-2150

Counsel for Protestant/Appellant

CERTIFICATE OF SERVICE

I hereby certify that on 14th day of January 2021 a copy of the foregoing Notice of Appeal was mailed, *via* first-class mail, postage prepaid to:

Eliza Jamison 1321 S. Seneca Road Baltimore, MD 21220

Petitioner

Michael Mallinoff, Director Permits Approvals and Inspections 111 W. Chesapeake Avenue Towson, MD 21204

Michael R. McCann

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET AND FINANCE MISCELLANEOUS CASH RECEIPT					E	No. 174867			
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Attendance Count

F Event Name

- 1 Zoning Hearing 2020-0197-A 1321 Seneca Road
- 2 Zoning Hearing 2020-0197-A 1321 Seneca Road
- 3 Zoning Hearing 2020-0197-A 1321 Seneca Road
- 4 Zoning Hearing 2020-0197-A 1321 Seneca Road
- 5 Zoning Hearing 2020-0197-A 1321 Seneca Road
- 6 Zoning Hearing 2020-0197-A 1321 Seneca Road
- 7 Zoning Hearing 2020-0197-A 1321 Seneca Road

Event Start Date

December 4, 2020 New York Time December 4, 2020 New York Time

Event Start Time	FirstName	LastName	Corr Email
10:00 am New York Time	Henry	Olaya	olayahank@aol.com
10:00 am New York Time	Maureen	Murphy	mmurphy@baltimorecount
10:00 am New York Time	Karen	Ljunggren	karen.ljunggren@howard.e
10:00 am New York Time	Henry	Ayakwah	hayakwah@baltimorecoun
10:00 am New York Time	anthony	anderson	awamarinoplumbing@gma
10:00 am New York Time	Eliza	Jamison	eknable@hotmail.com
10:00 am New York Time	Patrick	C. Richardson PE	rick@richardsonengineerin

.

Join Time	Leave Time	Attendance Duration
9:57 am New York Time	10:52 am New York Time	54.0 mins
9:56 am New York Time	10:52 am New York Time	55.0 mins
9:59 am New York Time	10:52 am New York Time	52.0 mins
9:45 am New York Time	10:52 am New York Time	66.0 mins
9:50 am New York Time	10:52 am New York Time	61.0 mins
9:59 am New York Time	10:52 am New York Time	52.0 mins
9:55 am New York Time	10:52 am New York Time	57.0 mins

CASE NO. 2020-0197-A

Comment Received	<u>Department</u>		Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVII (if not received, date e-mail sent _		
1/14	DEPS (if not received, date e-mail sent _		Critical
	FIRE DEPARTMENT		
9/10	PLANNING (if not received, date e-mail sent _		Comments
-	STATE HIGHWAY ADMINISTI	RATION	-
***	TRAFFIC ENGINEERING		
2	COMMUNITY ASSOCIATION	1	
	ADJACENT PROPERTY OWNE	RS	
ZONING VIOLATI	ON (Case No		
PRIOR ZONING	(Case No		
NEWSPAPER ADV	VERTISEMENT Date:	11/13/20	_
SIGN POSTING (1	st) Date:	11/14/20	by Sato Black
SIGN POSTING (2	nd) Date:	11/29/25	by
PEOPLE'S COUNS	EL APPEARANCE Yes EL COMMENT LETTER Yes	□ No □ □ No □	
Comments, if any:			

Real Property Data Search

Search Result-for BALTIMORE COUNTY

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Donna Mignon

From:

Donna Mignon

Sent:

Monday, November 30, 2020 11:17 AM

To:

'Richardson, Patrick'

Subject:

2020-0197-A 1321 Seneca Road

Good Morning:

As you are aware, a virtual webex hearing has been scheduled for December 4, 2020 at 10:00 a.m. You should have received an invitation in an email around November 6, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least two business days in advance of the hearing to the Office of Administrative Hearings at <u>administrativehearings@baltimorecountymd.gov</u> Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much

Donna Mignon, Legal Assistant Baltimore County Office of Administrative Hearings 105 West Chesapeake Avenue, Suite 103 Towson, Maryland 21204 410-887-3868

Donna Mignon

From:

webmaster@baltimorecountymd.gov

Sent:

Friday, November 27, 2020 1:22 PM

To:

Donna Mignon; Debra Wiley

Subject:

Request to Testify

Results of Form Submission

Request to Testify

Label Value

First Name

Henry

Last Name

Olaya

Email

olayahank@aol.com

Phone

16092873417

Address

1317 S. SENECA RD

City

MIDDLE RIVER

State

Maryland

ZIP Code

21220

Case Number

2020-0197-A

Scheduled Hearing Date December 4, 2020

DU

Donna Mignon

From:

webmaster@baltimorecountymd.gov

Sent:

Monday, November 16, 2020 12:17 PM

To:

Donna Mignon; Debra Wiley

Subject:

Request to Testify

Results of Form Submission

Request to Testify

Label

Value

First Name

anthony and irene

Last Name

Anderson

Email

awamarinoplumbing@gmail.com

Phone

443-463-4719

Address

1323 S. Seneca Rd

City

middle river

State

Maryland

ZIP Code

21220

Case Number

2020-0197-A

Scheduled Hearing Date 12/04/2020

12/4 10am

Debra Wiley

From:

SGT ROBERT BLACK <1opie@comcast.net>

Sent:

Sunday, November 29, 2020 6:33 PM

To: Subject: Rick Richardson; Administrative Hearings Recertification's For 2020-0197-A, 2020-0196-SPHA And 2020-0152-XA

Attachments:

Re-Cert 1 2020-0197-A.doc; Re-Cert 2 2020-0197-A.doc; Re-Cert 1 2020-0196-

SPHA.doc; Re-Cert 2 2020-0196-SPHA.doc; Re-Cert 1 2020-0152-XA.doc; Re-Cert 2

2020-0152-XA.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 1321 Seneca Road, 8728 Oakleigh Road, and 8106 Harford Road. Thanks.

CERTIFICATE OF POSTING

	2020-0197-A RE: Case No.:
	Petitioner/Developer:
	Eliza Jamison
	December 4, 2020 Date of Hearing/Closing:
Baltimore County Departments, Approvals and Instruction County Office Building, Rocall West Chesapeake Aven Towson, Maryland 21204	pections om 111
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
	r the penalties of perjury that the necessary sign(s) required by law were property located at:
1321 Seneca Road	SIGN 1 Recertification
The sign(s) were posted on	November 14, 2020
The sign(s) were posted on _	(Month, Day, Year)



Sincerely,

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

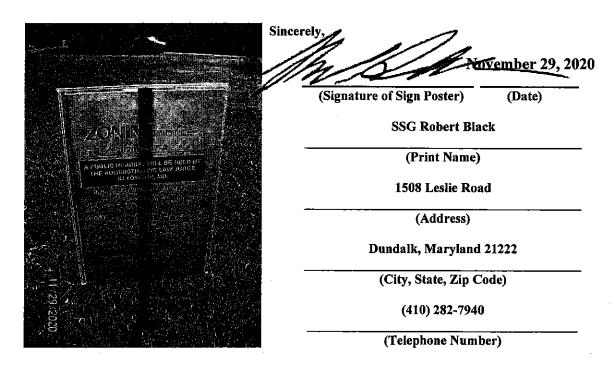
(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

	ZUZU-U19/-A RE: Case No.:
	Petitioner/Developer:
	Eliza Jamison
	December 4, 2020 Date of Hearing/Closing:
Baltimore County Departm Permits, Approvals and Ins County Office Building, Roc 111 West Chesapeake Aven Towson, Maryland 21204	pections om 111
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
	r the penalties of perjury that the necessary sign(s) required by law were property located at:
1321 Seneca Road	SIGN 2 Recertification
The sign(s) were posted on	November 14, 2020
	(Month, Day, Year)



LERTIFICATE OF POSTINU

	2020-0197-A RE: Case No.:
	Petitioner/Developer:
	Eliza Jamison
	December 4, 2020 Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 11 West Chesapeake Avenue Cowson, Maryland 21204	RECEIVED NOV 2 3 2000
attn: Kristen Lewis:	OFFICE OF ADMINISTRATIVE HEARINGS
Ladies and Gentlemen:	
This letter is to certify under the penalt posted conspicuously on the property lo	ies of perjury that the necessary sign(s) required by law were
The sign(s) were posted on	November 14, 2020 (Month, Day, Year)
la desa,	Sincerely,
	November 14, 2020
	(Signature of Sign Poster) (Date)
ZONIN S'NOTICE	SSG Robert Black
A PUBLIC HEARTIC WILL BE HELD DY THE ADMINISTRATIVE LAW JUDGE	(Print Name)
IN TOVS GM, MD.	1508 Leslie Road
The control of the co	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

JERTIFICATE OF POSTING

	2020-0197-A RE: Case No.:
	Petitioner/Developer:
	Eliza Jamison
	Date of Hearing/Closing: RECMIVED
Baltimore County Department of Permits, Approvals and Inspections	NOV 2 3 2900
County Office Building, Room 111 111 West Chesapeake Avenue Fowson, Maryland 21204	OFFICE OF ADMINISTRATIVE BEAR
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
This letter is to certify under the penalti posted conspicuously on the property lo	es of perjury that the necessary sign(s) required by law were
1321 Seneca Road SIG	N 2
The sign(s) were posted on	November 14, 2020
The sign(s) were posted on	(Month, Day, Year)
	Sincerely,
	November 14, 2020
	(Signature of Sign Poster) (Date)
ZONIN INOTICE	SSG Robert Black
COSTA PUPPLE AND VILL BE HELD BY	(Print Name)
THE ADMINISTRATIVE LAW JUDGE IN TOWARD, IND.	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

The Daily Record 200 St. Paul Place Suite 2480

200 St. Paul Place Suite 2480 Baltimore, Maryland 21202 1 (443) 524-8100 www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11934233

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0197-A

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

11/13/2020

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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0197-A

1321 Seneca Road

North side of Seneca Road, south of the centerline of New Section Road

15th Election District - 5th Councilmante District

Legal Owners: Eliza Jamison

Variance to allow a 23 ft. side yard setback in lieu of the required 50 ft. To allow a pool in the frontyard on the water front property in lieu of the rear yard. To allow an accessory structure to be maximum height of 22 ft. in lieu of the permitted 15 ft. To allow an accessory building to be located 32.5 ft. from the street centerline in lieu of the minimum required 75 ft. from the street centerline for a double front age lot.

for a double frontage lot. Hearing: Friday, December 4, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecount/md/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 4 10-8873888, ext. 0.

Michael Malinoff

Director of Permits, Approvals and Inspections for Baltimore County

п13

RECEIVED

NOV 2 4 2020

OFFICE OF ADMINISTRATIVE HEARINGS TO: THE DAILY RECORD

Friday, November 13, 2020 - Issue

Please forward billing to:

Eliza Jamison 5265 Jackson Mountain Road Frederick, MD 21702 301-473-4652

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0197-A

1321 Seneca Road North side of Seneca Road, south of the centerline of New Section Road 15th Election District – 6th Councilmanic District Legal Owners: Eliza Jamison

Variance to allow a 23 ft. side yard setback in lieu of the required 50 ft. To allow a pool in the front yard on the waterfront property in lieu of the rear yard. To allow an accessory structure to be maximum height of 22 ft. in lieu of the permitted 15 ft. To allow an accessory building to be located 32.5 ft. from the street centerline in lieu of the minimum required 75 ft. from the street centerline for a double frontage lot.

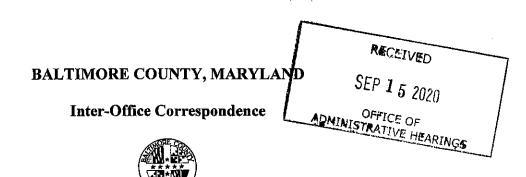
Hearing: Friday, December 4, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

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Director of Permits, Approvals and Inspections for Baltimore County



TO:

Hon. Paul M. Mayhew; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

September 14, 2020

SUBJECT:

DEPS Comment for Zoning Item

2020-0197-A

Address

1321 Seneca Road

(Jamison Property)

Zoning Advisory Committee Meeting of August 17, 2020.

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

Minimize adverse impacts on water quality that result from pollutants that are 1. 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 partially within a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit reduced side yard setback, a greater height for an accessory structure, and a pool in the front yard. The lot is currently vacant and the plan shows a proposed dwelling, detached garage, driveway, and swimming pool on a waterfront lot. No development is proposed within the 100-foot Buffer. New development must meet all LDA requirements, including afforestation, and lot coverage limits. Buffer establishment is required for Buffers that are not part of the MBA. The plan shows the lot coverage will be under the allowable limit. 15% afforestation (13 trees) is required, and can also count towards the Buffer establishment. If the afforestation and Buffer establishment 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 no buffer impacts are proposed. Lot coverage will be under the allowable limit. If afforestation and Buffer establishment 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 afforestation and Buffer establishment requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

PCL XL error

Warning:

IllegalMediaSource

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO:

Michael D. Mallinoff

DATE: 9/10/2020

RECEIVED

SEP 17 2020

OFFICE OF

ADMINISTRATIVE HEARINGS

Director, Department of Permits, Approvals and Inspections

FROM:

C. Pete Gutwald

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 20-197

INFORMATION:

Property Address:

1321 Seneca Road

Petitioner:

Eliza Jamison

Zoning:

RC 5

Requested Action:

Variance

The Department of Planning has reviewed the petition for the following Variances:

a. Per Section 1A04.3.B.2 to allow a 23' side yard setback in lieu of the required 50';

b. Per Section 400.1 to allow a pool in the front yard on the waterfront property in lieu of the rear vard (street side)

c. Per Section 400.3 to allow an accessory structure to be a maximum of 22' in lieu of the permitted 15"

d. Per Section 400.1.d (2)(A) to allow an accessory building to be located 32.5 feet from the street centerline in lieu of the minimum required 75' feet from the street centerline for a double frontage lot.

A site visit was conducted on August 28, 2020. The site contains two deep waterfront lots that are level. The adjacent lots are improved with single family dwelling and accessory structures. The pattern of the adjacent lots 1317 to 1335 Seneca Road have a similar setback of between 80' and 100' from Seneca Road and the adjacent lot has an accessory building closer than 75' from Seneca Road. Lot 1315 has a pool in the front of the house (ie waterside) as is similar throughout the community.

The Baltimore County Comprehensive Manual of Development Policies on Page 66 calls for compatibility for development. This means to reinforce the existing building and streetscape patterns. The BCZR RC 5 1A04.1B. 2. Purpose calls for eliminating scattered and disorderly patterns in subdivisions. This can be extracted to call for orderly patterns for RC 5 infill. Furthermore, 1A04.4.D.1.e. Site Planning calls for "smooth transitions" for infill development. These standards also call for a review of the building design that is typically accomplished at time of filing a building permit.

The proposed layout of the garage (setback 32.5" from Seneca Road) and the dwelling (setback 160') does not fit into the context of the adjacent dwelling (1317 to 1335 Seneca Road).

The Department of Planning offers the following comments:

a. Side Yard Setbacks - No objections

Date: 9/10/2020 Subject: ZAC # 20-197

Page 2

b. Pool in front yard (waterfront side) - No Objections

- c. Accessory Structure Height No Objections; The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities and shall not be used for commercial purposes
- d. Accessory Building Location The Department does not support this location. The proposed dwelling setback should be reduced to 75-100' setback in order to be consistent with the existing pattern of established setbacks in the neighborhood.

It should be noted that this site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review prior to permitting.

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

Prepared by:

Krystle Patchak

Jenifer G. Nugent

CPG/JGN/KP/

Cc: Wally Lippincott

Richardson Engineering, LLC Office of the Administrative Hearings People's Counsel for Baltimore County

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 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 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:	
Item Number or Case Number: 2020 - 0197-A	
Petitioner: <u>EUZA JAM/SON</u>	
Address or Location: 1321 S SENECA RD	
V	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: EUZA JAMISON	
Address: 5265 JACKSON MOUNTAIN PD	
FREDERICK MD 21702	
Telephone Number: 301 473 4652	

ZAC AGENDA

Case Number: 2020-0197-A Existing Use: RESIDENTIAL

Reviewer: Gary Hucik
Proposed Use: RESIDENTIAL

Type: VARIANCE

Legal Owner: Eliza Jamison

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes Flood Plain: Yes Historic: Yes Election Dist: 15 Council Dist: 6

Property Address: 1321 SENECA RD

Location: North side of Seneca Road South 526 to the center line of New Section Road.

Existing Zoning: RC 5

Area: 1.0 AC

Proposed Zoning:

VARIANCE:

Per Section 1A04.3.B.2 To allow a 23' side yard setback in lieu of the required 50'. Per section 400.1 To allow a pool in the front yard on the waterfront property in lieu of the rear yard. (Street Side)

Per section 400.3 To allow an accessory structure to be maximum height of 22' in lieu of the permitted 15'.

Per section 400.1.d(2)(A) of the ZCPM, To allow an accessory building to be located 32.5 feet from the street center

line in lieu of the minimum required 75 feet from the street center line for a double frontage lot.

Attorney: Not Available Prior Zoning Cases: None Concurrent Cases: None Violation Cases: None

Closing Date:

Miscellaneous Notes:

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	u.s.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Anthony and Irene Anderson	awamarinoplumbing@gmail.com	1-	New York Time	English	U.S.
Eliza Jamison	eknable@hotmail.com	1-	New York Time	English	U.S.
Karen Ljunggren	karen.ljunggren@howard.edu	1-	New York Time	English	U.S.
Patrick C. Richardson, Jr.	rick@richardsonengineering.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

		Sales and the sales are sales and the sales are sales ar	Select Contac	ts Import Cor	ntacts
Panelists to Invite Name	Email address	Phone number	Language	Time Zone	Locale
☐ Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
Anthony and Irene Anderson	awamarinoplumbing@gmail.com	1-	English	New York Time	U.S.
Eliza Jamison	eknable@hotmail.com	1-	English	New York Time	U.S.
☐ <u>Henry Olaya</u>	olayahank@aoi.com	1-	English	New York Time	U.S.
☐ <u>Karen Ljunggren</u>	karen.ljunggren@howard.edu	1-	English	New York Time	U.S.
Patrick C. Richardson, Jr.	rick@richardsonengineering.net	1-	English	New York Time	U.S.
☐ Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
		Invite Se	ect All Cle	ar All Delete	Cancel

New Panelist

Full name:	Manual Control of Cont	And the second s	(required)	
Email address:			(required)	
	Country/Region	Number (with area/city code)		
Phone number:	1			
Time Zone:	New York (East	tern Standard Time, GMT-0	5:00)	~
Language:	English	*		
Locale:	(U.S.	~		
	☐ Add new pa	anelist in my address book		
	☐ Invite as alt	ernate host		

Add to Invitation List

Real Property Data Search

Search Result for BALTIMORE COUNTY

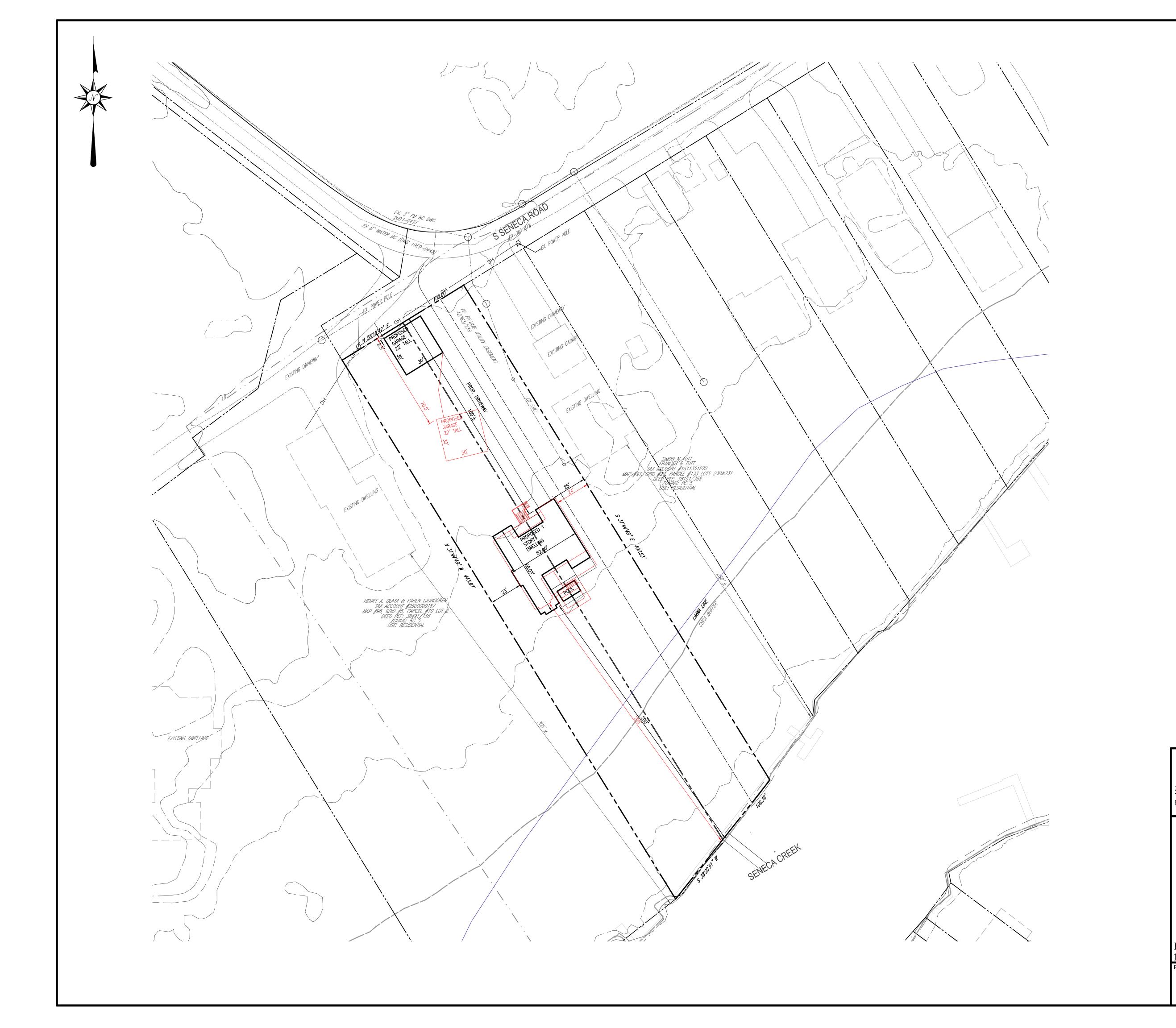
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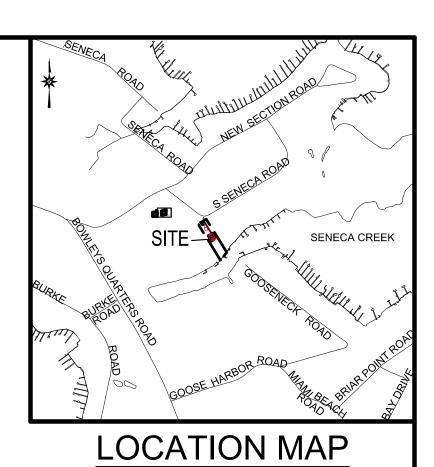
# Case 2020-0197-X, 1321 E. Seneca Road

Exhibit 1 Site Plan

Exhibit 2 Aerial Photo

Exhibit 3 Record Plat





# GENERAL NOTES:

1. OWNER: ERICA JAMISON
1323 S SENECA RD
BALTIMORE MD 21220-4035

2. SITE AREA:
NET: 42,570 SF OR 0.98 Ac.±
GROSS: 44,070 SF OR 1.01 AC.±

3. USE:
EXISTING: VACANT LOT
PROPOSED: 1 RESIDENTIAL DWELLING

4. UTILITIES: PUBLIC WATER AND SEWER

5. DEED REF: 42837/336

6. TAX ACCOUNT: 1510451991, 1510451992

7. ZONING: RC 5
(PER 1"=200' ZONING MAP 101B1)

8. TAX MAP: 91
GRID: 23
PARCEL: 133
LOTS: 232, 233

9. THE SITE LIES WITHIN ZONE AE (EL 6 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100435G DATED MAY 5, 2014.

10. PLAT REF: BOWLEYS QUARTERS, 9/12

11. PREVIOUS ZONING CASES: NONE ON FILE
12. PREVIOUS PERMITS: NONE ON FILE
13. SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.

15. SETBACKS FOR RC-5

REQUIRED PROVIDED
FRONT 50' 200'±
SIDE 50' 23'±
REAR 75* 175'±*

AREAS:

EXISTING—

DWELLING = 0 SQ.FT.

DRIVEWAY = 0 SQ.FT.

WALK = 0 SQ.FT.

TOTAL = 0 SQ.FT.

PROPOSED—

DWELLING = 2365 SQ.FT.

DRIVEWAY = 1679 SQ.FT.

GARAGE = 900 SQ.FT.

POOL = 289 SQ.FT.

TOTAL = 5,748 SQ.FT.

LOT COVERAGE:

EXISTING = 0 SQ.FT. / 20,831 X 100 = 0%

PROPOSED = 5,748 SQ.FT. / 42,570 X 100 = 13.5%

PERMITTED: 15% OR 6,386 SQ.FT.

COVERAGE IN BUFFER:

EXISTING: 0 SQ.FT.

PROPOSED: 0 SQ.FT.

# Richardson Engineering, LLC

30 East Padonia Road, Suite 500 Timonium, Maryland 21093 Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR

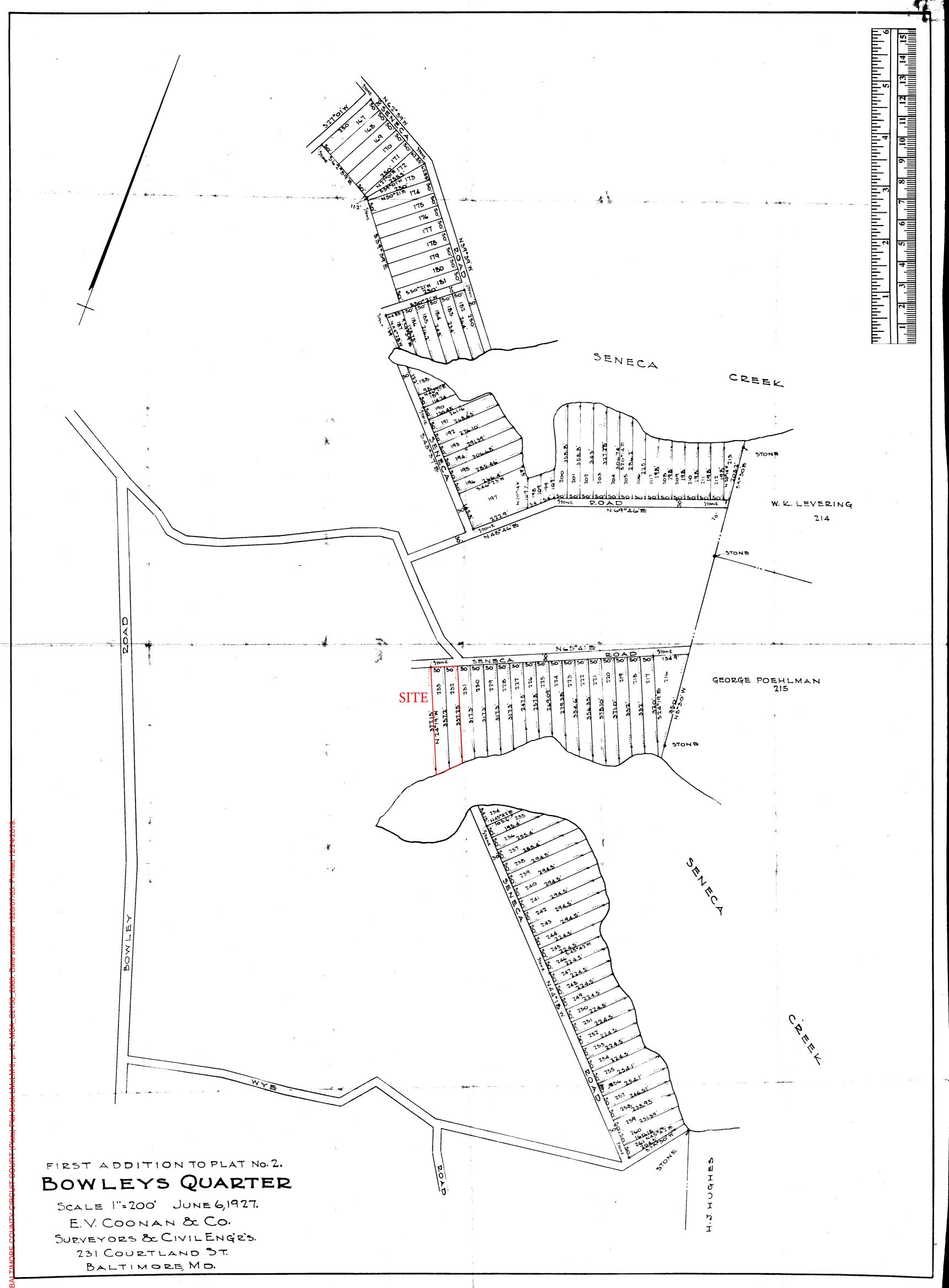
JAMISON RESIDENCE

1321 SOUTH SENECA ROAD

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

15TH ELECTION DISTRICT	6TH CO	UNCILMANIO	C DISTRICT
REVISIONS 12-2-20 REVISED HOUSE PLAN	<i>DRAWN BY:</i> LNR	CHECKED BY: PCR	SCALE: 1" = 30'
	<i>DATE</i> : 07-22-20	<i>JOB NO.:</i> 20090	SHEET NO.: 1 OF 1







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 1321 Seneca Road	which is presently zoned RC-5
Deed References: 42837/336  Property Owner(s) Printed Name(s) Eliza Jan	10 Digit Tax Account # <u>1510451991</u>
Property Owner(s) Printed Name(s)Eliza Jan	HISOH
(SELECT THE HEARING(S) BY MARKING $\overline{\mathbf{X}}$ AT THE APPROPRIA	TE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
	Baltimore County and which is described in the description ade a part hereof, hereby petition for:
a Special Hearing under Section 500.7 of the Zonin or not the Zoning Commissioner should approve	ng Regulations of Baltimore County, to determine whether
2 a Special Exception under the Zoning Regulations	s of Baltimore County to use the herein described property for
3. X a Variance from Section(s)	
See Attached	
you need additional space, you may add an attachment TO BE PRESENTED AT THE HEAR Property is to be posted and advertised as prescribed by the zoning regulation I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. a restrictions of Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County adverted purposes to the zoning law for Baltimore County advertised as prescribed by the zoning regulation.	or indicate below "TO BE PRESENTED AT HEARING". If ent to this petition)  RING  as and further agree to and are to be bounded by the zoning regulations and pre County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under t subject of this / these Petition(s).	the penalties of perjury, that I / We are the legal owner(s) of the property which is the
Contract Purchaser/Lessee:	Legal Owners (Petitioners):
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under t subject of this / these Petition(s).  Contract Purchaser/Lessee:  Name-Type or Print	Eliza Jamison  Name #1 - Type or Print  Name #2 - Type or Print
Signature	Signature #1 Signature #2
Mailing Address City State	5265 Jackson Mountain Road       Frederick       MD         Mailing Address       City       State
Zip Code Telephone # Email Address	21702         / 301-473-4652 / eknable@hotmail.com           Zip Code         Telephone # Email Address
Attorney for Petitioner:	Representative to be contacted:
Name- Type or Print Signature	Richardson Engineering, LLC Name - Type or/Print Signature
Mailing Address City State	30 E. Padonia Road, Suite 500 Timonium MD Mailing Address City State
Zip Code Telephone # Email Address	

Do Not Schedule Dates:

CASE NUMBER 200-0197-45 Filling Date 8 1/20

Reviewer_

# Zoning Relief for 1321 S. Seneca Road

#### Variance

Per Section 1A04.3.B.2 to allow a 23' side yard setback in lieu of the required 50'.

Per Section 400.1 to allow a pool in the front yard on the waterfront property in lieu of the rear yard. (street side)

Per Section 400.3 to allow an accessory structure to be a maximum height of 22' in lieu of the

permitted 15'

Per Section 400, 1, d(2)(A) of the ZCPM, to allow an accessory structure building to be located 32, 5 feet from the street centerline in lieu of the minimum required 75 feet from the street centerline for a double frontage lot.



# PETITION FOR ZONING HEARING(S) To be filed with the Department of Permits, Approvals and Inspections e of Administrative Law of Baltimore County for the

Address 1321 Seneca Road	which is presently zoned RC-5
Deed References: 42837/336	10 Digit Tax Account # <u>1510451991</u>
Property Owner(s) Printed Name(s) <u>Eliza Jai</u>	mison
(SELECT THE HEARING(S) BY MARKING $\underline{X}$ AT THE APPROPRIA	ATE 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
	ade a part hereof, hereby petition for:
<ol> <li>a Special Hearing under Section 500.7 of the Zoni or not the Zoning Commissioner should approve</li> </ol>	ing Regulations of Baltimore County, to determine whether
or not the Zorang Commissioner should approve	
·	
2. a Special Exception under the Zoning Regulations	s of Baltimore County to use the herein described property for
. X a Variance from Section(s)	
See Attached	
of the zoning regulations of Baltimore County, to the zon	ning law of Baltimara County for the fallenting reconnection
(Indicate below your hardship or practical difficulty of	or indicate below "TO BE PRESENTED AT HEARING". If
you need additional space, you may add an attachme	ent to this petition)
TO BE DDECENTED AT THE HEAV	PINO.
TO BE PRESENTED AT THE HEAR	
	RING
roperty is to be posted and advertised as prescribed by the zoning regulation	ns.
or we, agree to pay expenses of above petition(s), advertising, posting, etc. a	is.
or we, agree to pay expenses of above petition(s), advertising, posting, etc. a strictions of Baltimore County adopted pursuant to the zoning law for Baltimo egal Owner(s) Affirmatton: I / we do so solemnly declare and affirm, under the	ns. and further agree to and are to be bounded by the zoning regulations and
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or we, agree to pay expenses of above petition(s), advertising, posting, etc. a strictions of Baltimore County adopted pursuant to the zoning law for Baltimore agai Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the original process of this / these Petition(s).  Sontract Purchaser/Lessee:  ame-Type or Print  gnature  City State	and further agree to and are to be bounded by the zoning regulations and one County. The penalties of perjury, that I / We are the legal owner(s) of the property which is the penalties of perjury, that I / We are the legal owner(s) of the property which is Legal Owners (Petitioners):  Eliza Jamison / Name #1 - Type or Print
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Do Not Schedule Dates: _

# Zoning Relief for 1321 S. Seneca Road

#### Variance

Per Section 1A04.3.B.2 to allow a 23' side yard setback in lieu of the required 50'.

Per Section 400.1 to allow a pool in the front yard on the waterfront property in lieu of the rear yard. ( treet side)

Per Section 400.3 to allow an accessory structure to be a maximum height of 22' in lieu of the permitted 15'

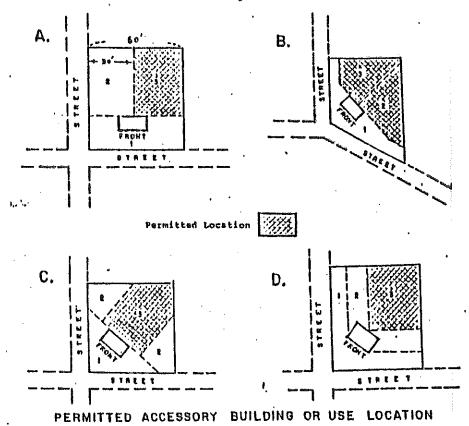
Per Section 400, 1, d(2)(A) of the ZCPM, to allow an accessory street building to be located 32. S feet from the street centerline in lieu of the minimum required 75 feet from the street centerline for a double frontage lot.

ZONING COMMISSIONER'S POLICY MANUAL

#### SECTION

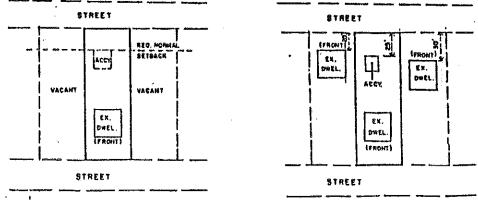
### 400.1.d ACCESSORY STRUCTURES/USES

# (1) Corner Lots - Location Diagrams:



## (2) Double Frontage Lots

- (A) Accessory structures/uses on double-frontage lots shall not be closer to a street right-of-way line than the setback required for a principal dwelling.
- (B) Where street setbacks have been established by existing dwellings on adjoining properties, Section 303.1 shall be utilized to determine the average setback.



# Zoning Relief for 1321 S. Seneca Road

## Variance

Per Section 1A04.3.B.2 to allow a 23' side yard setback in lieu of the required 50'. Per Section 400.1 to allow a pool in the front yard on the waterfront property in lieu of the rear yard.

Per Section 400.3 to allow an accessory structure to be a maximum height of 22' in lieu of the permitted 15'

2020-0197-A

30 E. Padonia Road, Suite 500 Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

# ZONING DESCRIPTION 1321 S. SENECA ROAD 15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the north side of Seneca Road, 526 feet south of the intersection with New Section Road (30' right-of-way), being lots 232 and 233 in the subdivision of the "First addition to Plat No. 2, Bowleys Quarter", recorded in the land records of Baltimore County in Plat Book 9 Folio 12;

Containing a net area of 42,570 square feet, or 0.98 acres of land, more or less.

30 E. Padonia Road, Suite 500 Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

# ZONING DESCRIPTION 1321 S. SENECA ROAD 15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

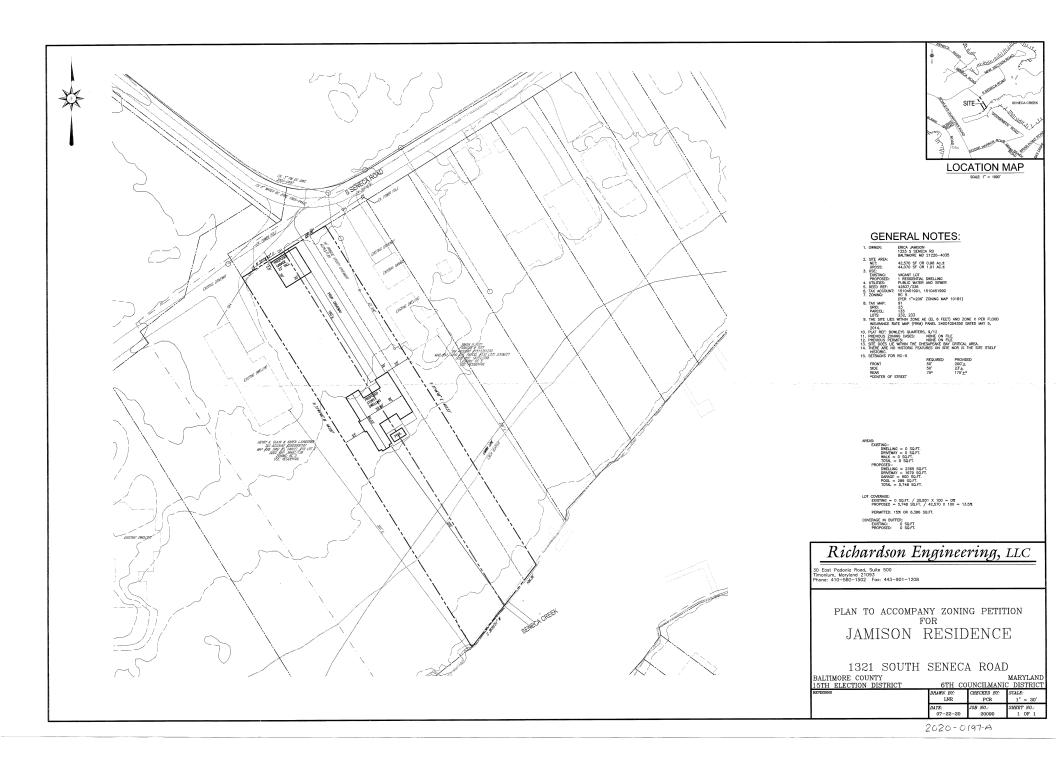
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Containing a net area of 42,570 square feet, or 0.98 acres of land, more or less.

, . <u></u>	to the first of the second of
EL KNABLE JAMISON 02-10 5265 JACKSON MOUNTAIN RD	443
FREDERICK MD 21702	7/27/2020 15-3/540 357
Pay to the Baltimore County.	175,00
seventy five and oo	Dollars Dollars
PNCBANK PNC BANK, N.A. 040	
For	wcKlamis M
1105400003011 5309155855II	0443

OFFIC	MORE CO E OF BUD LLANEOL	GET AND	FINANC		,	No.	1997 임디	44
2				Rev Source/	Sub Rev/		<b>9</b> 1	
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	,							
	<u> </u>	<u> </u>	_				_	
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Rec From:	El	· Iza	Kna	ble	Ja	MISC	on.	
For:	For: 2020 - 0197-A							
1321 Seneca Road								
DISTRIBUTION  WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  PLEASE PRESS HARD!!!!								

CASHIER'S VALIDATION



### ELIZA JAMISON 1321 SENECA ROAD CASE NO. 20-197-A

**HEARING DATE: MAY 4, 2021 AT 10:00 A.M.** 

### **EXHIBIT LIST:**

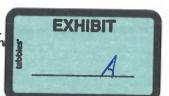
1.	Rick Richardson CV
2A.	Zoning red-lined site plan
2B.	Modified site plan
2C.	Revised house location
2D.	Clearer version of 2C (Revised House Location
2E.	Final Agreed Placement
3.	Record Plat
4.	Survey of lots
5.	Other photos of exhibit lot (a-g)
6.	House elevations (a-b)
7.	Aerials of area from 2020 (a-b)
8.	Al Barry CV
9.	Al Barry photos (a-m)



#### Search Result for BALTIMORE COUNTY

View N	Лар	View	Groui	ndRent Re	uempuo	iri			VI	ew Grounds	ent Registrat	ion
Special T	ax Recapture	: None										
Account Id	dentifier:		Distr	rict - 15 Ac	count N	umber - 1	5113512	70				
						wner infor	mation					
Owner Nai	me:			ERSON AN ERSON IRI				Use: Principa	l Resir	lence:	RESIDENTIA YES	.L
Mailing Ad	droce			S SENEC		INIOE		Deed Re			/43089/ 0041	0
walling Ad	Juless.			TIMORE ME		-4035		Deed Ne	iciciic	G.	7-0003/ 00-1	
						& Structur	e Inform					
Premises <i>i</i>	Address:		BAL7	S SENECA FIMORE 21 erfront		5		Legal De	escript	ion:	1323 S SENE BOWLEYS Q	
Map: G	rid: Parcel	: Neighborh	ood:	Subdivis	sion:	Section:	Block	: Lot:	Asse	ssment Year	: Plat No:	2
	023 0133	15030020.0		0000				231	2021		Plat Ref	0009/ 0012
Town: No	one											
Primary 9	Structure Bui	It Ahove	Grad	e Living Ar	ea	Finishe	d Basen	nent Area	1	Property La	and Area	County Use
1963	oti dotaro bar	3,120		· · · · · · · · · · · · · · · · ·	•					16,350 SF		34
		_			0 . 174	e 1171.1	- If D - 4h	0		Loof Notice	a of Malau luc	
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	110	OTANDARD C	13111	OIDII10/		alue inform			301100	<del></del>		
			Bas	e Value		Value			Phas	e-in Assessr	nents	
						As of			As of		As of	
						01/01/	2021		07/01	/2020	07/01/2	2021
Land:			198,			198,00						
Improven	nents		202,			350,40						
Total:			400,	,200		548,40	00		400,2	00	449,60	0
Preferent	ial Land:		0			0						
						ansfer Info						
Seller: To	UTT SIMON N				Date:	06/30/202	:0			Pric	e: \$457,000	
Type: AR	MS LENGTH	MULTIPLE			Deed'	1: /43089/	00410			Dee	d2:	
Seller: Ro	OGERS HAW	LEY			Date:	09/18/199	8			Pric	e: \$330,000	
Type: AR	MS LENGTH	MULTIPLE			Deed'	<b>1:</b> /18151/	00358			Dee	d2:	
Seller: Bi	RYAN WILLIA	M.J.IR			Date:	08/27/198	5			Pric	e: \$119,000	
	MS LENGTH	ŕ				1: /06983/	-			Dee		
					Exe	mption Inf	ormation					4.0
Partial Exe	empt Assess	ments:	Clas	S				07/01/20	20		07/01/2021	
County:			000					0.00				
State:			000					0.00				
Municipal:	:		000					0.00 0.00	)		0.00 0.00	
Special T	Tax Recapture	e: None										
					omestea	d Applicat	ion Infor	mation				
Homestea	d Application	Status: Appro	ved 1									
				Homeow	mers' Ta	x Credit A	polication	n Informa	tion			

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### Search Result for BALTIMORE COUNTY

View Map	View GroundF	tent Redemption			Victo Ground	Rent Registrati	J11
Special Tax Recapture	: None						
Account Identifier:	Distric	t - 15 Account Nur	nber - 151320597	70			
		Owne	er information				
Owner Name:		FLER FERDINAND FLER PHYLLIS	E Use		esidence:	RESIDENTIAL YES	
Mailing Address:		SENECA RD MORE MD 21220-4		ed Refe	rence:	/20002/ 00464	
		Location & S	Structure Informati				
Premises Address:		SENECA RD MORE 21220-4035 ront	Leg	jal Desc	ription:	1343 S SENEO BOWLEYS QU	
Map: Grid: Parcel	: Neighborhood: \$	Subdivision: Se	ction: Block:	Lot:	Assessment Yea	r: Plat No:	2
0091 0023 0133	•	0000		222	2021	Plat Ref:	0009/ 0012
Town: None							
Primary Structure Bui	It Above Grade L	iving Area F	Finished Baseme	nt Area	Property L 17,250 SF	and Area	County Use 34
Stories Basement 1 1/2 YES	.,,,,,	xterior Quality	Full/Half Bath 2 full	Garas	•	ce of Major Imp	provements
1 1/2		Valu	e Information				
	Base V	/alue	Value		Phase-in Assess	ments	
			As of 01/01/2021		As of 07/01/2020	As of 07/01/2	2021
Land:	198,30	0	198,300				
Improvements	231,90		283,100		400.000	447.00	7
Total:	430,20	0	481,400		430,200	447,26	,
Preferential Land:	0		0				
			fer Information				
Seller: DOERFLER FE	RDINAND E	Date: 05	/05/2004			ice: \$0	
Type: NON-ARMS LE	NGTH OTHER	Deed1: /	20002/ 00464		De	ed2:	
Seller: TAYLOR LERC	Y E,3RD	Date: 06	/24/1996		Pr	ice: \$181,000	
Type: ARMS LENGTH		Deed1: /	11660/ 00048		De	ed2:	
Seller: MAGUIRE DAV	ID L	Date: 06	/22/1988		Pr	ice: \$100,000	
Type: ARMS LENGTH	IMPROVED	Deed1:	07896/ 00470		De	ed2:	
		Exem	otion intomation				
Partial Exempt Assess	ments: Class			/01/2020	)	07/01/2021	
County:	000		0.0				
State:	000		0.0			0.00 0.00	
Municipal:	000		0.0	00.00		0.00 0.00	
Special Tax Recaptur	e: None						
		Homestead.	Application Inform	ation			

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

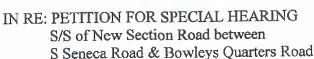
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### Search Result for BALTIMORE COUNTY

View Map	View Grou	ındRent Re	demption				Vi	ew GroundF	Rent Registrat	ion
Special Tax Recaptur	e: None									
Account Identifier:	Di	strict - 15 A	ccount Nu	mber - 150	56102	70				
				er Informat		· · · · ·				
Owner Name:	EN	IDE MARY H	ATHERIN	E	Us: Pri	e: ncipal R	Reside:		RESIDENTIAL YES	
Mailing Address:		49 S SENEC		1035		ed Refe			/41468/ 00031	
				Structure Ir	format	ion				
Premises Address:	BA	49 S SENEO LTIMORE 2 aterfront		;	Leç	gal Desc	cription		BOWLEYS QU	JARTERS
Map: Grid: Parce		Subdivis	ion: Se	ection: E	lock:	Lot:	Δεερ	ssment Yea		2
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Town: None										
Primary Structure Bu 2004	ilt Above Grad	de Living Ar	ea	Finished B	aseme	ent Area		Property L	and Area	County Use
2004	2,300 01					_			(44 2 0) 1	
Stories Basement 2 YES	Type STANDARD UNIT	Exterior SIDING/	Quality 4	Full/Half 2 full	Bath	Garag	_	Last Notic	e of Major Im	orovements
			Valu	ue Informati	on					
	Ва	se Value		Value				e-in Assess		
				As of 01/01/202	1		As of 07/01	/2020	As of 07/01/2	2021
Land:	198	3,600		198,600						
Improvements	280	),500		298,300						
Total:	479	9,100		496,900			479,1	00	485,03	3
Preferential Land:	0			0						
			Trans	sfer Informa	ition					
Seller: ENDE DORIS	4		Date: 05	5/30/2019					Price: \$0	)
Type: NON-ARMS LE	NGTH OTHER		Deed1:	/41468/ 000	31				Deed2:	
Seller: ENDE LEROY	Н		Date: 04	1/03/1991					Price: \$0	)
Type: NON-ARMS LE	NGTH OTHER		Deed1:	/08747/ 004	169				Deed2:	
Seller:			Date:						Price:	
Type:			Deed1:						Deed2:	
			Exem	ption Inform						
Partial Exempt Assess County:	ments: CI	ass			07 <i>/</i> 0.0	/01/2020 )0	)		07/01/2021	
State:	00				0.0					
Municipal:	00					00.00			0.00 0.00	
Special Tax Recaptur	e: None									
		-	omestead	Application	Inform	ation				
Homestead Applicatio	n Status: No Applica								EXHI	BIT
			vners' Tax	O	a a ti a a	Informa	lion			

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15th Election District
6th Councilmanic District

(1317 South Seneca Road)

Karen & Richard Gale
Petitioner

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 05-307-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing filed by the legal owners of the subject property, the Karen and Richard Gale. The Petitioners are requesting special hearing relief for property located at 1317 South Seneca Road in the eastern area of Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to confirm an existing nonconforming 1.139 acres RC 5 lot and to allow a .743 acres RC 20 zoned area to be added to the existing RC 5 portion for a total of 1.882 acres.

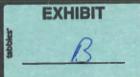
The property was posted with Notice of Hearing on January 22, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 20, 2005, to notify any interested persons of the scheduled hearing date.

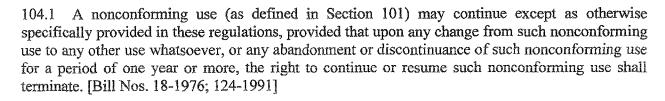
### Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Definition NONCONFORMING USE — A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use. [Bill No. 18-1976]





### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment was submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated January 24, 2005, a copy of which is attached hereto and made a part hereof.

### Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Karen and Rich Gale, Petitioners and Alonzo Childress, professional engineer who drafted the Plan to Accompany. John Gontrum, Esquire represented the Petitioners. No Protestants or interested citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

### Testimony and Evidence

Mr. Gontrum proffered that the property contains 23+/- acres, split-zoned RC 5 and RC 20. The owners would like to eventually erect a second home on the property. The RC 5 portion of the lot is improved by an existing home which is located on an existing lot of 1.139 acres. The County Council recently passed Bill 55-04 (May 2004) which requires RC 5 lots to be 1.5 acres in size for further subdivision. As such, the Petitioners request confirmation of the existing nonconforming 1.139 acre RC 5 lot with the nonconforming home. Thereafter, they request to be allowed to combine .743 acres of RC 20 zoned area to be added to the existing RC 5 lot for a total of 1.882 acres. Mr. Gontrum indicated that no facilities of any kind are to be located on the RC 20 portion of the property to support the RC 5 portion of the property because the public sewer line is now

available. The 0.743 acres of RC 20 zoned property is merely being added to the existing lot to satisfy in minimum lot size in RC 5.

Testimony indicated that the existing home on the lot shown has been occupied as a home for more that twenty years. In fact, Mr. Gontrum indicated that this home was the site of several notorious cases of yesteryear. In any case, the Petitioners have owned the property before May 2004 when the new legislation was passed.

Mr. Gontrum points out that extensive discussions with DEPRM resulted in a location for the second home close to the existing home, as shown on Petitioners' Exhibit 1. The new home would sit on a 21 acre lot, but 18 acres of that 21 acres would be protected from further development by a critical area easement. This latter contains the environmentally sensitive areas of the property. Mr. Gontrum proffered that neighbors support the requested relief as shown on Petitioners' Exhibit 2.

### Findings of Fact and Conclusions of Law

This case is a request to confirm an existing nonconforming 1.139 acre lot and home thereon. I take notice of the passing of Bill 04-55 by the County Council in May 2004, which increased the size of RC 5 lots from one to one and half acres. I find that the testimony and evidence indicates the Petitioners have owned the home and property prior to May 2004, and that the use of the property as a residence was a legal use prior to May, 2004. I further find the nonconforming use has not changed to any other use nor has it been abandoned or discontinued for a period of one year or more. Consequently, I find the Petitioners have the right to continue such nonconforming use.

I further find that transferring 0.743 acres of RC 20 zoned land to increase the size of the lot on which the home is erected is reasonable under the circumstances so that the total acreage of lot 2 on Petitioners' Exhibit 1 will be 1.882 acres. I find that this lot line adjustment will not adversely affect the neighborhood and will not endanger the health, safety, or welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23 day of February, 2005, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to confirm an existing nonconforming 1.139 acres RC 5 lot and to allow a .743 acres RC 20 zoned area to be added to the existing RC 5 portion for a total of 1.882 acres, be and is hereby GRANTED, subject to the following restrictions:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. Compliance with the ZAC comments made by DEPRM dated January 24, 2005, a copy of which is attached hereto and made a part hereof.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

BE RECEIVED FOR FILES.

4



Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



# Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III , Zoning Commissioner

February 23, 2005

John Gontrum, Esquire Whiteford, Taylor & Preston, L.L.P. 210 W. Pennsylvania Avenue Towson, Maryland 21204

> Re: Petition for Special Hearing Case No. 05-307-SPH Property: 1317 South Seneca Road

Dear Mr. Gontrum:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

John V- murphy

JVM:raj Enclosure

c: Karen & Rich Gale, 1317 S. Seneca Road, Baltimore, MD 21220 Alonzo Childress, 713 Pheasant Drive, Forest Hill, MD 21050



Visit the County's Website at www.baltimorecountyonline.info



# **Petition for Special Hearing**

to the Zoning Commissioner of Baltimore County

for the property located at 1317 South Senec & Road which is presently zoned R.C. 5: R.C. 20

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To confirm an existing non-conforming 1.139 acre R.C. 5 lot and to allow a .743 acre R.C. 20 zoned area to be added to the existing R.C. 5 portion for a total of 1.882 acres.

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

I, or we, agree to pay expenses of above Special Hearing, 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.

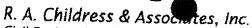
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

### Legal Owner(s):

9.1			~ ~	Richard Gale	, Jr.,	440
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CASA RECEIVED FOR PLAN



Civil Engineering Consultants
713 Pheasant Drive Forest Hill, Maryland 21050-1528
(410) 803-0304 FAX (410) 803-0299



December 22, 2004

ZONING DESCRIPTION FOR <u>PROPOSED LOT 2</u> Richard J., Jr. & Karen L Gale Property 1317 South Seneca Road

Baltimore County, Maryland

<u>Beginning at a point</u> at the south side of New Section Road (a 30' wide right-of-way) and the west side of South Seneca Road (a 30' wide right-of-way) and running along the west right-of-way line of South Seneca Road S 52 19' 33" E for a distance of 443.96 feet to the <u>northern most corner of lot 2</u> and then Running along said road S 52 19'33" E for a distance of 32.09".

Then leaving said road and running along the following courses:

1.	\$ 58 27" 46" w	65.60 ft.
2.	\$ 31 44' 48" E	473.89 ft.

To Goose Harbor Inlet and running along the north side of the Inlet the following courses:

3.	S 52 47" 23" W	93.80 ft.
4.	S 59 27" 26" W	63.62 ft.
<b>5</b> .	\$ 61 51" 08" W	15.49 ft.

Then leaving Goose Harbor Inlet and running along the following courses:

6.	N 31 32' 42" W	441.11 ft.
7.	N 53 03' 05" E	54.72 ft.
8.	N 34 02' 39" W	15.02 ft.
9.	N 53 03' 05" E	57.51 ft.
10.	N 14 19' 46" E	63.82 ft
11.	N 58 27' 46" E	68.06 ft.

To the northern most corner of Lot 2 (beginning of Lot 2 description).

Area of Lot 2 is 1.882 acres (1.139 acres in R.C. 5 Ione and 0.743 acres in R.C. 20 Ione)

Lot 2 is located in the 15th Election District, 6th Councilmanic District and is part of the property recorded in:

# R. A. Childress & Associate Inc. Civil Engineering Consultants

713 Pheasant Drive Forest Hill, Maryland 21050-1528 (410) 803-0304 FAX (410) 803-0299



September 14, 2004

ZONING DESCRIPTION FOR

Richard J., Jr. & Karen L Gale Property

1317 South Seneca Road

Baltimore County, Maryland

<u>Beginning at a point</u> at the south side of New Section Road (a 30' wide right-of-way) and the west side of South Seneca Road (a 30' wide right-of-way) and running along the west right-of-way line of South Seneca Road S 52 19' 33" E for a distance of 476.05 feet and then leaving said road and running along the following courses:

1.	S 58 27' 46" w	65.60 ft.
2.	S 31 44' 48" E	473.89 ft.

To Goose Harbor Inlet and running along the north side of the Inlet the following courses:

3.	S 52 47' 23" W	93.80 ft.
4.	S 59 27' 26" W	63.62 ft.
5.	\$ 61 51' 08" W	144.22 ft.
6.	S 64 58' 26" W	66.33 ft.
7.	S 81 14' 03" W	55.18 ft.
8.	S 75 44' 11" W	89.46 ft.
9.	S 75 50' 33" W	144.61 ft.
10.	\$ 77 57' 15" W	84.97 ft.
11.	S 66 14' 09" W	83.60 ft.
12.	S 29 32' 44" E	51.71 ft.
13.	S 41 28' 41" E	120.48 ft.
14.	\$ 68 53' 38" W	329.36 ft.

To the East side of Bowleys Quarters Road (a 40' wide right- of-way) and running along the said road right-of-way the following courses:

15.	N 32 03' 33" W	171.65 ft.
16.	N 30 41' 36" W	919.12 ft.

To the south side of New Section Road (a 30' wide right-of-way) and running along said road right-of-way the following courses:

17.	N 39 07' 29" E	15.00 ff.
18.	S 71 03' 26" E	210.43 ft.
19.	N 72 56' 24" E	123.29 ft.
20.	N 61 13' 24" E	205.93 ft.
21.	N 55 17' 34" E	363.93 ft.
22.	N 66 24' 24" E	156.91 ft.

To the Point of Beginning.

The Property, located in the 15th Election District, 6th Councilmanic District, as recorded in:

<u>Deed:</u> Liber 19137, Folio 392 <u>Tax Map:</u> 98 <u>Parcel:</u> 10 Containing 23.049 acres of land more or less.

SEAL
R. Alonzo Childress
Registered Professional Engineer
Maryland P.E. No. 10227

05-307-SPH





#### NOTICE OF ZONING HEARING

The Zoning Commissioner 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. #05-307-8PH
1317 South Seneca Road
S/side of New Section Road between South Seneca Road & Bowley's Quarters Road
15th Election District - 6th Councilmanic District Legal Owner(s): Richard & Karen Gale
Special Hearing: to confirm an existing non-confirming
1.139 acres RC 5 lot and to allow a .743 acres RC 20 zoned area to be added to the existing RC 5 portion for a total of 1.882 acres
Hearing: Monday, February 7, 2005 at 9:80 a.m. in

Hearing: Monday, February 7, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

#### WILLIAM WISEMAN

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning
Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391.
1/253 Jan. 20 36213

### **CERTIFICATE OF PUBLICATION**

***
1/20,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 120 ,2005.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkinson

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# **CERTIFICATE OF POSTING**

RE: Case No.: 05-307-SPH

Petitioner/Developer: RICHARD

** KAREK GALE

Date of Hearing/Closing: 2/7/05

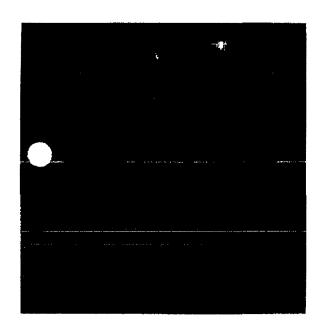
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalti posted conspicuously on the property lo	es of perjury that the necessary sign(s) required by law were
/3/7 5	ONTH SENECH ROAD
The sign(s) were posted on	(Month, Day, Year)

Sincerely,

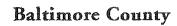


Robert Black 1/24/05
(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

### Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708





James T. Smith, Jr., County Executive Timothy M Kotroco, Director

January 4, 2005

### NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 05-307-SPH

1317 South Seneca Road

S/side of New Section Road between South Seneca Road & Bowley's Quarters Road

15th Election District – 6th Councilmanic District

Legal Owners: Richard & Karen Gale

ofroco

Special Hearing to confirm an existing non-confirming 1.139 acres RC 5 lot and to allow a .743 acres RC 20 zoned area to be added to the existing RC 5 portion for a total of 1.882 acres.

Hearing: Monday, February 7, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Boslev Avenue, Towson 21204

Pimothy Kotrocc

Director

TK:klm

C: John B. Gontrum, 210 W. Pennsylvania Avenue, Baltimore 21204 Richard & Karen Gale, Jr., 1317 S. Seneca Road, Baltimore 21220

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 22, 2005.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

Thursday, January 20, 2005 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Richard Gale, Jr. 1317 S. Seneca Road Baltimore, MD 21220

410-238-0000

### **NOTICE OF ZONING HEARING**

The Zoning Commissioner 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: 05-307-SPH

1317 South Seneca Road

S/side of New Section Road between South Seneca Road & Bowley's Quarters Road 15th Election District – 6th Councilmanic District

Legal Owners: Richard & Karen Gale

Special Hearing to confirm an existing non-confirming 1.139 acres RC 5 lot and to allow a .743 acres RC 20 zoned area to be added to the existing RC 5 portion for a total of 1.882 acres.

Hearing: Monday, February 7, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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



# **ZONĮNG REVIEW**

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 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 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.

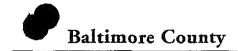
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number 05-307-SPH
Petitioner. GALE
Address or Location: 1317 S. SENECA RD.
PLEASE FORWARD ADVERTISING BILL TO
Name. MR. + MRS. RICHARD GALE JR.
Address 1317 S. SENECA RD.
BALTO. MD 21220
Telephone Number410 - 238 - 0000
Address 1317 9. SENECA RD. BALTO. MD 21220



Development Processing County Office Building 111 W Chesapeake Avenue Towson, Maryland 21204





James T. Smith, Jr, County Executive Timothy M Kotroco, Director

February 2, 2005

John B. Gontrum, Esquire Whiteford, Taylor & Preston LLP 210 W. Pennsylvania Avenue Towson, Maryland 21204

Dear Mr. Gontrum:

RE: Case Number: 05-307-SPH, 1317 South Seneca Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 2004.

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.

. Cal Rishal )

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

**Enclosures** 

c: People's Counsel

Richard and Karen Gale 1317 S. Seneca Road Baltimore 21220

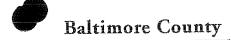


Visit the County's Website at www.baltimorecountyonline.info

### Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel· 410-887-4500





James T Smith, Jr, County Executive John J Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 10, 2005

Item No.:

(307)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Standard cul-de-sacs/turnaround designs and roadway radii shall be to the following minimum apparatus requirements:

Inside turning radius 35 ft. Overall vehicle length 49 ft. Overall vehicle width 9 ft. 8 in.

"Every dead-end roadway more than 300 ft (92 m) in length shall be provided at the closed end with a turnaround having not less than a 120-ft (37-m) outside diameter of traveled way". NFPA 1141: 4-2.2 The minimum inside turning radius shall be 35 feet.

Lieutenant Franklin J. Cook Fire Marshal's Office (O)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



Visit the County's Website at www.baltimorecountyonline.info



Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Maryland Department of Transportation

Date: / · 3 · 6 5

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

RE: Baltimore County

Item No. 307 DT

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

P. f. Sall

**Engineering Access Permits Division** 



### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

**PDM** 

JAK 2 4 2005

FROM:

John D. Oltman, Jr JPD

**DEPRM** 

DATE:

January 24, 2005

SUBJECT:

Zoning Item # 05-307

Address

1317 South Seneca Road (Gale Property)

Zoning Advisory Committee Meeting of January 3, 2005.

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

### Additional Comments:

Must comply with the Resource Conservation Area regulations.

Reviewer:

Martha Stauss

Date: January 24, 2005

S:\Devcoord\ZAC SHELL 11-20-03.doc





## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and **Development Management** 

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 5-307

**DATE:** January 24, 2005

JAN 8 - 2205

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

MAC/LL

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 10, 2005

Item No. 307

The Bureau of Development Plans Review has reviewed the subject-zoning item.

DATE: January 21, 2005

The flood protection elevation (M.C.S.) for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File



60

RE: PETITION FOR SPECIAL HEARING *
1317 South Seneca Road; S/side New Section
Rd b/w S Seneca Rd & Bowleys Quarters Rd*
15th Election & 6th Councilmanic Districts
Legal Owner(s): Richard & Karen Gale *
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

**FOR** 

BALTIMORE COUNTY

05-307-SPH

* * * * * * * * * *

### **ENTRY OF APPEARANCE**

Please enter the appearance of People's Counsel 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 and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

Per.....

### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 7th day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



 $http://bamaps1.co.ba.md.us/arcims_path/bcgims? ServiceName=wds\&ClientVersion=4.0\&...~~12/23/2004$ 

PLEASE PRINT CLEARLY

CASE NAME 1317 durth
CASE NUMBER 05-367
DATE 05-367

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CITY, STATE, ZIP	BALTO, MO 21000 (achildrenseenthlinking)	(3ALTO. MS 21220											
ADDRESS	119 PHEASANT DRIVE 121210 BUSHMUNYS LN	12126 BUTTOWNOOD LN.				- 1				•		-	
NAME	ALONZO CHILLZEESS KAREN ERDE	RICH GARE	John Gonthum							-			

### **AGREEMENT**

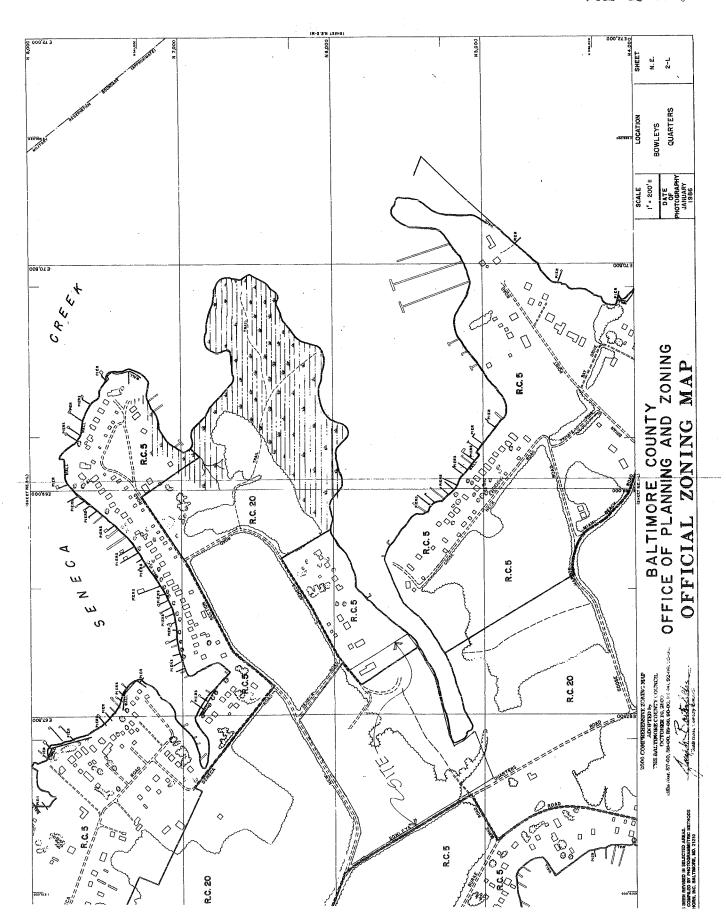
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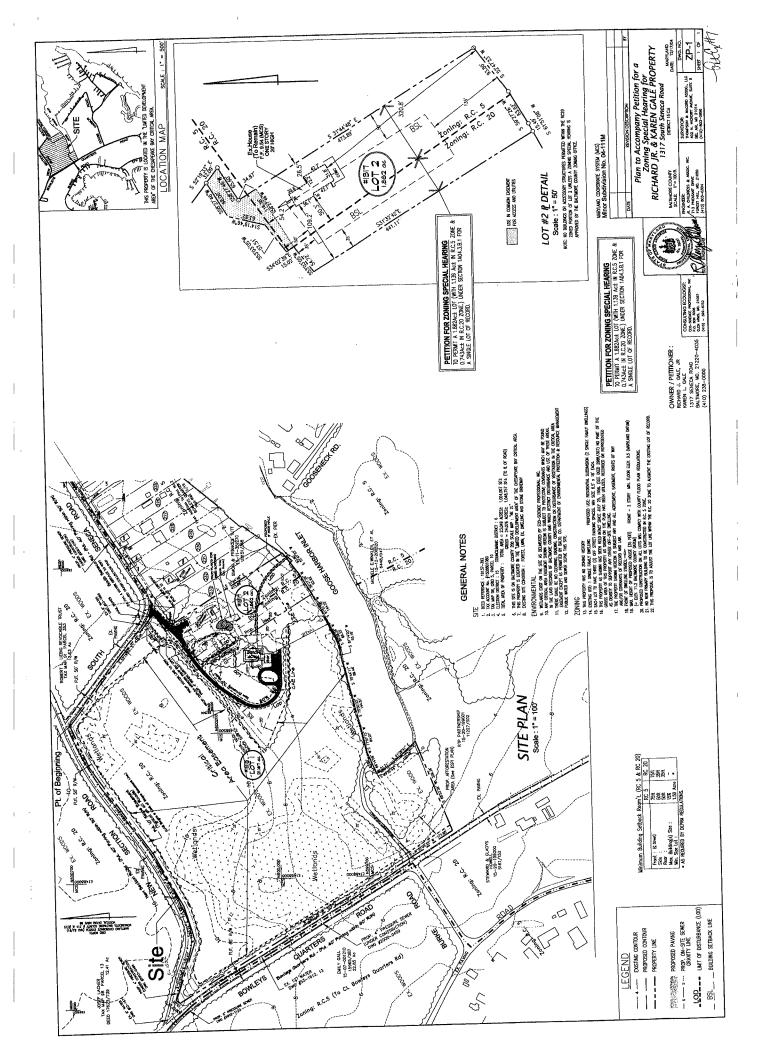
I have had the opportunity to meet with Rich Gale and to review the Site Plan for the Special Hearing and the new house. We believe it will be an asset to the community, support the environmental easement and the Special Hearing request.

NAME	ADDRESS
Jende Jowers	1323 S SENERA RD.  1333 S SENERA RD.  BALTE MD 21220
FRES VOERFUER  Elicabeth Whetstone	1343 5 SENECA BALTIMORE Mp 2122C 1341. South Seneca Rd. Baltimore, MD 21220

Pet 32







The state of the s

# Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption						View GroundRent Registration						
Special Tax Recapture	e: None											
Account Identifier:		strict - 15 Acc	count N	ımber - 1	600012	575						
-toodane radinandi.				ner Inform								
Owner Name:	HC	OCK JAMES N	NICHOLA	AS III		se: rincipal R	esidenc		RESIDE YES	NTIAL		
Mailing Address:		31 S SENECA LTIMORE ME		4035	D	eed Refe	rence:		/39280/	00028		
		Lo	cation 8	Structure	e Inform	ation						
Premises Address:	ВА	31 S SENECA LTIMORE 21: Iterfront		5	L	egal Desc	ription:			W SEC	TION RD ARTERS	
<b>Map: Grid: Parcel</b> 0091 0023 0133	: Neighborhood: 15030020.04	Subdivisi 0000	on: S	ection:	Block	: Lot: 228	Assess 2021	sment Yea		at No: at Ref:	0009/ 0012	
Town: None												
Primary Structure Bui	ilt Above Grad	le Living Are	a	Finished	d Basen	nent Area		Property L 31,700 SF	and Are	a	County Use	
Stories Basement 1 NO	Type STANDARD UNIT		Quality	Full/Hal	f Bath	Garage 1Det/10		Last Not	ice of M	ajor Im _l	provements	
			Va	lue Inform	nation							
	Bas	se Value		Value			Phase-	in Assess				
				As of 01/01/2	2021		As of 07/01/2	2020		As of 07/01/20	021	
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Improvements	107	7,800		114,20				_				
Total:		9,700		316,10	0		309,70	Ü		311,833	1	
Preferential Land:	0			0	- N							
<u> </u>				nsfer Info					***			
Seller: CATAGGIO PA	TRICIA TRUSTEE		Date: 08/14/2017				Price: \$325,000					
Type: ARMS LENGTH	IMPROVED		Deed1	/39280/	00028			De	ed2:			
Seller: JOHNSON JAN	MES W		Date: 0	6/30/201	7			Pri	i <b>ce:</b> \$0			
Type: NON-ARMS LEI			Deed1	/39172/	00354			De	ed2:			
Seller:			Date:					Pri	ice: \$0			
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This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.
 The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

#### Cross – Examination:

- A. Olaya Lundgren Deed dated 12/16/2016
- B. Gale Zoning Case No. 05-307-SPH
- A. Anderson SDAT sheet
- B. Rodgers Zoning Case No. 91-404-A

Hock – SDAT sheet 1331 S. Seneca

Aerial of waterfront with House Numbers

Sowers -SDAT sheet 1333 S. Seneca

Zoning Case No. 04-230-A; 1335 S. Seneca

Zoning Case No. 03-475-A; 1337 S. Seneca

Doerfler –SDAT sheet 1343 S. Seneca

Zoning Case No. 04-095-A – 1347 South Seneca

Ende – SDAT sheet 1349 S. Seneca

AFTER RECORDING, PLEASE RETURN TO:

Henry A. Olaya and Karen Ljunggren

1317 South Seneca Road Middle River, MD 21220

Property Address: 1317 South Seneca Road, Middle River, MD 21220

Tax ID No. 15-2500000187

File No. HSS20598

This Deed, made this day of day of Gale, GRANTOR and Henry A. Olaya and Karen Ljunggren, GRANTEES.

LR - Deed (w Taxes)
Recording only ST20.00

Name: olaya Ref:

LR - Deed (with Taxes)
Surcharge 40.00

LR - Deed State Transfer Tax 937.50 LRO NR) Tax - 1kd 0.00

SubTotal: 997.50

otal: 1,057.50

Total: 1,057.50 01/10/2017 09:27 by and between **Karen L.**cc03-ck

#7587279 CC0301 -Baltimore County/CC03.01.03 -

Register 03

- Witnesseth -

That in consideration of the sum of Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00), 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 Grantees, Henry A. Olaya and Karen Ljunggren, as joint tenants, and not as tenants in common, their assigns, the survivor of them, and the survivor's personal representatives, heirs and assigns in FEE SIMPLE, all that lot of ground situate in Baltimore County in the State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a 3/4" iron pipe found on the northwesterly side of Seneca Road being (30 feet wide), said pipe also being at the end of the 16th or South 58°34'45" East 65.50 foot line of that tract or parcel of land conveyed by Robert P. Eurice and Linda D. Eurice, husband and wife, to Richard J. Gale, Jr. and Karen L. Gale, husband and wife, dated November 10, 2003 and recorded among the Land Records of Baltimore County in Liber 19137 folio 392. Thence, running arid binding reversely on part of the said 16th line and on the said 30' Right of Way line of Seneca Road, with all courses of this description referenced to the Maryland Coordinate System NAD 83/91 per Baltimore County monuments #314 and #315, the following course,

- 1. North 58°27'46" East 60.24 feet. Thence, leaving the said 30' Right of Way line and running and binding on that tract or parcel of land conveyed by Richard J. Gale, Jr. and Karen L. Gale to Baltimore County, Maryland, dated February 27, 2006 and recorded among the aforesaid Land Records in Liber 23620 folio 296, the following course,
- 2. North 52°19'33" West 32.09 feet. Thence, leaving the aforesaid conveyance to Baltimore County, Maryland and running for new lines of division, the following six courses:
- 3. South 58°27'46" West 62.71 feet,
- 4. South 14°19'46" West 63.82 feet,
- 5. South 53°03'05" West 57.51 feet,
- 6. South 34°02'39" East 15.02 feet,



- 7. South 53°03'05" West 54.72 feet.
- 8. South 31°32'42" East 441.11 feet to intersect the mean highlide line of Goose Harbor Inlet. Thence, running and binding thereon, the following three courses:
- 9. North 61°51 '08" East 15.49 feet,
- 10. North 59°27'26" East 63.62 feet,
- 11. North 52°47'23" East 93.80 feet to intersect the westerly Let line of Lot 233 as shown on a plat entitled "First Addition to Plat No.-Bowley's Quarters" and recorded among the aforesaid Land Records in Plat Book 9 folio 12. Thence, running and binding thereon, the following course,
- 12. North 31°44'48" West 473.89 feet to the place of beginning hereof; containing 1.878 acres of land, more or less, as surveyed by Thompson & McCord Associates in May of 2006.

Being part of that tract or parcel of land conveyed by Robert P. Eurice and Linda D. Eurice, husband and wife, to Richard J. Gale, Jr. and Karen L. Gale, husband and wife, dated November 10, 2003 and recorded among the Land Records of Baltimore County in Liber 19137 folio 392.

More particularly being Lot 2 as shown on a plat entitled, "Plat to Accompany Particular Description, Lots 1 & 2, Land of Gale," attached to made a part of the Deed recorded in the Land Records for Baltimore County, Maryland Liber 23998 folio 617.

For informational purposes only: The improvements being known as 1317 South Seneca Road

Tax ID No.:15-250000187

BEING the part of the same property conveyed to Karen L. Gale, by virtue of Deed from Richard J. Gale, Jr., and Karen L. Gale, dated October 19, 2012, recorded November 20, 2012, among the Land Records of Baltimore County, Maryland, in Liber 32807, folio 477. See also Deed recorded in Liber 23998, folio 617 and Deed recorded in Liber 19137, folio 392.

To Have and To Hold the said parcel 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 Henry A. Olaya and Karen Ljunggren, as joint tenants, and not as tenants in common, their assigns, the survivor of them, and the survivor's personal representatives, heirs and assigns in FEE SIMPLE.

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

,	
In Witness Whereof, Grantor has caused the and year first above written.	is Deed to be properly executed and sealed the day
Witness Karen L.	Gale (SEAL)
,	
STATE OF MD  CITY/COUNTY OF BOHIMORE to with	::
I hereby certify that on this 15 th day of <u>Dec</u>	ged the same for the purposes therein contained, and act, and in my presence signed and sealed the same,
IN WITNESS WHEREOF, I hereunto set my l	nand and official seal.
KIRSTEN BOGEN NOTARY PUBLIC HARFORD COUNTY MARYLAND MY COMMISSION EXPIRES JAN. 11, 2020	Notary Public  My Commission Expires: Jan 11. 2000
THIS IS TO CERTIFY that the within Dee undersigned, an Attorney duly admitted to practice bef	d was prepared by, or under the supervision of the fore the Court of Appeals of Maryland.
Prepared By: Homesale Primus, LLC dba Homesale Settlement Set 1425 Clarkview Road, Ste 800 Baltimore, MD 21209 File No. HSS20598	THIS IS TO CERTIFY that the within Deed was prepared by, cunder the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.  Peter H. Burstein, Esq.

# EXHIBIT ATTACHED TO DEED OF CONVEYANCE AFFIDAVIT OF INDIVIDUAL(S) TO QUALIFY FOR TAX EXEMPTION FOR FIRST TIME MARYLAND HOMEBUYER(S)

The undersigned each state(s) under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

- 1. Each of the undersigned is a Grantee of residentially improved real property located at 1317 South Seneca Road, Middle River, MD 21220, and being more particularly described in a Deed attached hereto and of even date herewith; and
- 2. Each of the undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence; and
  - 3. I am/We are fully qualified to make this affidavit; and
- 4. This affidavit is made to qualify Grantee(s) for benefits under Maryland Code Annotated section 13-203 of the Tax Property Article.

WITNESS the hands and seals of said Grantee(s)

As TOAL	Witness	Henrý A. Ólaýa	Buyer(s)
AS TO ALL	_	Koven Sunga Karen Ljunggren	er_
me, the si	HEREBY CERTIFY, that on this ubscriber, a Notary Public of the pappeared Henry A. Olaya and K	State of Mulana aren Ljunggren known to	Saltimol , to wit:  La, 30 19 before City/County of Saltimole ne (or satisfactorily proven) to be the
his/her/the	eir act, and in my presence signed a	and sealed the same.	d acknowledged the foregoing to be
I	CYNTHIA M. PENN NOTARY PUBLIC BALTIMORE COUNTY MARYLAND MY COMMISSION EXPIRES APRIL 6. 2020	Notary Public My Commission Exp	nden (SEAL)

# EXHIBIT ATTACHED TO DEED OF CONVEYANCE

# **OCCUPANCY AFFIDAVIT**

Grantee(s), in the attached Deed from Karen L. Gale hereby certify under the penalties of perjury, that the land conveyed in said Deed, known as 1317 South Seneca Road, Middle River, MD 21220 is residentially improved, owner-occupied real property and that the residence thereon will be occupied by me/us for at least 7 of the next 12 months.

Witness	M Buy	er(s)
Men	Harris A Olds	(SEAL)
As To All	Henry A. Olaya	
	Karen Ljunggrøn	(SEAL)
	Raion Ljunggign	
<b>^</b>	0 00	
STATE OF MOUNTAIN, City/Coun	ity of attimist	, to wit:
I HEREBY CERTIFY, that on	this 16, of Olcens	ev Dla before
me, the subscriber, a Notary Public personally appeared Henry A. Olaya	of the State of Mulan	City/County of Suttings
(or satisfactorily proven) to be the	person(s) whose name(s) a	ne subscribed to the within
instrument, and acknowledged the fo	pregoing to be their act, and	in my presence signed and
sealed the same.		
IN WITNESS WHEREOF, I h	ereunto set my hand and offic	cial seal.
	, Ant	Pons)
CYNTHIA M. PENN NOTARY PUBLIC RAI TIMORE COUNTY	Notary Public	
MARYLAND MY COMMISSION EXPIRES APRIL 6, 2020	My Commission Ex	pires:
	•	

File No.: HSS20598

MARYLAND FORM Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

WH-AR

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

paid when a deed or other instrument that effects a	change
1. Transferor Information	
Name of Transferor <u>Karen L. Gale</u>	
2. Reasons for Exemption	
Resident Status I, Transferor, am a re	esident of the State of Maryland.
Transferor is a reside (COMAR)03.04.12.02 document on Transfe	ent entity as defined in Code of Maryland Regulations 2B(11), I am an agent of Transferor, and I have authority to sign this eror's behalf.
residence as defined	nger a resident of the State of Maryland, the Property is my principal I in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is as such with the State Department of Assessments and Taxation.
Under penalty of perjury, I certify that I have knowledge, it is true, correct, and complete.	examined this declaration and that, to the best of my
3a. Individual Transferors	
Klanta Breen	Karen L. Gale
Witness	Name Kan A Male Signature
3b. Entity Transferors	
Vitness/Attest	Name of Entity
	Ву
	,
	Name
	Title
16-49	

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	submission of all	Location/Address of Property Being Conveyed (2)													
	applicable information. A maximum of 40	1317 South Seneca Road, Middle River, MD 21220							60						
	characters will be	Other Property Identifiers (if applicable) Water Meter Account No.													
	Indexed in accordance with the priority cited in	Residential [X] or Non-Residential []   Fee Simple [X] or Ground Rent []   Amount: \$N/A													
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									Karen Ljui	nggr	en				
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		Kare	n Ljunggren												
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9	Other Names					River, MD 212 dexed (Optional)	.20		Doc. 2 - Ad	dilio	nal Names	to be Ir	idex	ed (Optional)	
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BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38491, p. 0142, MSA_CE62_38348. Date available 01/19/2017. Printed 04/26/2021. 홈트로

DUPLICATE PAID RECEIPT

. OF BALTINORE COURTY . . . . . . . . . . CASE NO. 91-404-8 PETITION FOR REGISCRETAL WARRACTS SERVER THE SEASON SERVICE AND SERVER S Hewley Royers, et ux petitioners

and the subject property having been posted and there being no requesta (or public hentley, a decision shall be remdered based upon the documentsthe Petilibrary barein request a variance to pormit a side yord actback of 48 test in like of the required 50 feet for a proposed melmiling pool is accordance with Petitioner's Enhibit 1. The Petitionors having filed a Petition for Residential Variance PLINDINGS OF PACT AND CONCLUSIONS OF LAW

and the subject property having been posted and thare being no requests The Ivellioners having filed a Petation for Residential Variance

for public hearing, a decision shall be randered based upon the docume

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ained within the Chesapeake Bay Critical Areas R.C.Z.R. would result in practical difficulty and/or unreaso

and as of the date of this Order, so comments have been rectived frue the backetion and hasqueent (DEFPHI). Department of Environmental Protection and hasqueent (DEFPHI). the Petitioners will be required to comply with all Chessoposies Bay Area ments issued by DEPWM as a condition of this Order. This project is cont

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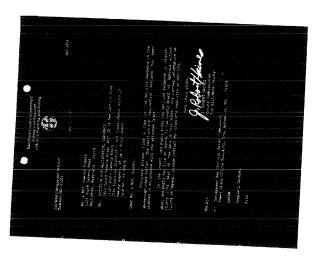
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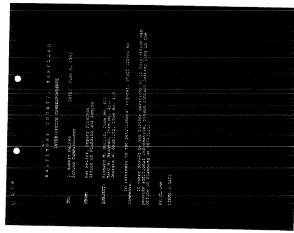
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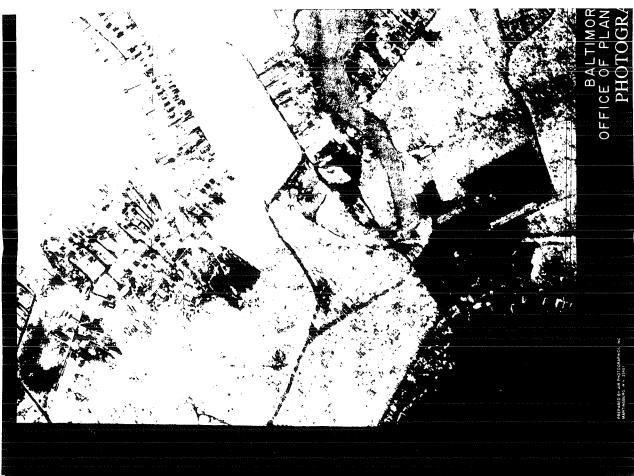
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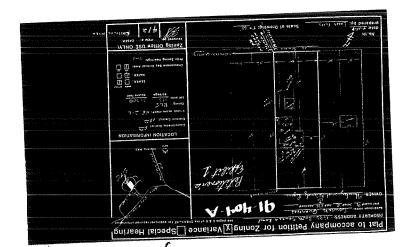
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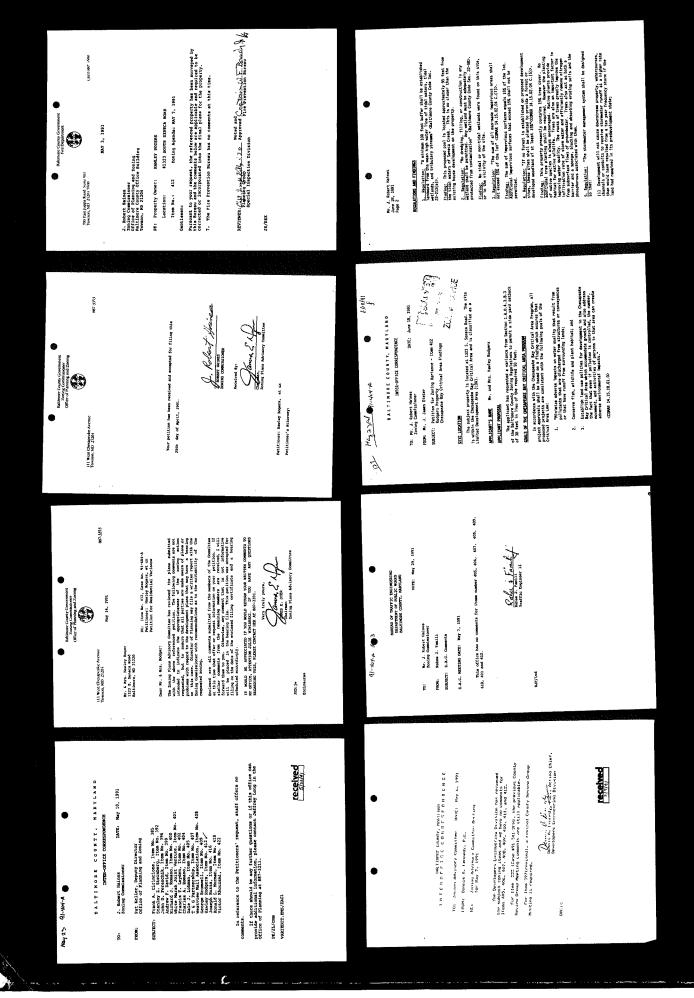


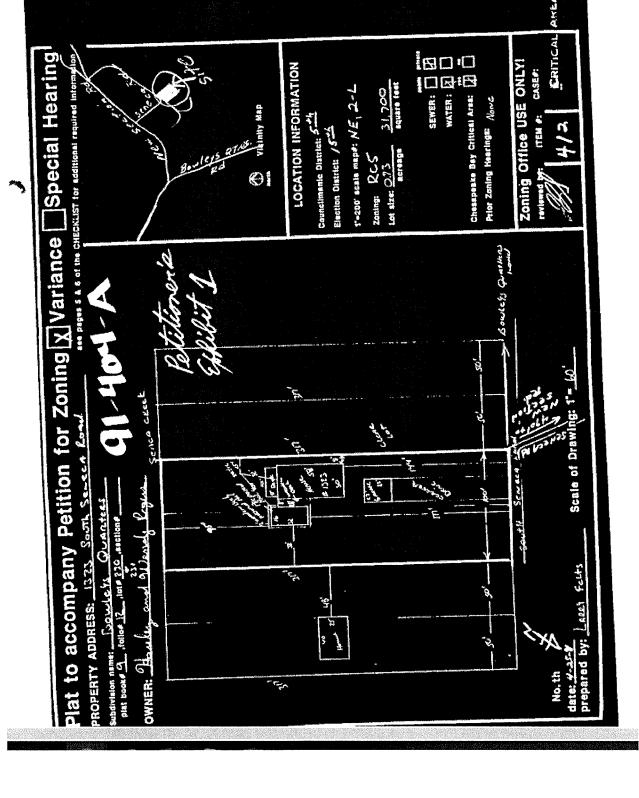












#### Search Result for BALTIMORE COUNTY

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Homeowners' Tax Credit Application Status: No Application

Homeowners' Tax Credit Application Information

Date:

This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.
 The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

IN RE: PETITION FOR VARIANCE E/S S. Seneca Road, 330' S centerline of Seneca Road 15th Election District 6th Councilmanic District (1337 S. Seneca Road)

Kevin Koluch
Petitioner

- BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-475-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner on a Petition for Variance for the property located at 1337 S. Seneca Road in the Bowleys Quarters community of eastern Baltimore County. The petition was filed by Kevin Koluch, property owner. Variance relief is requested from Sections 1A04.3.B.1.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a buildable lot with an area of .365 acres in lieu of the minimum required one acre and side yard setbacks of 10 ft. each in lieu of the minimum required 50 ft. and to approve an undersized lot. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for variance. at 1337 S. Seneca Road.

Appearing at the requisite public hearing held for this case was Kevin Koluch, Property Owner/Petitioner. Also appearing in support of the request was Richard Benson, owner of the adjacent property at 1335 S. Seneca Road and Gregory J. Sowers who owns nearby property

Testimony and evidence presented was that the subject property is a rectangularly shaped waterfront lot adjacent to Seneca Creek in Bowleys Quarters. Vehicular access to the property is by way of Seneca Road, near New Section Road and Bowleys Quarters Road. The property is known as Lot No. 25 of the Plat of "Bowley's Quarters", which was recorded among the Land Records of Baltimore County many years ago, prior to the adoption of the first zoning



regulations in Baltimore County. The property is 50 ft. wide and approximately 320 ft. deep and is zoned R.C.5 and is .365 acres in area. The property is unimproved but for a small shed which has been erected on the site.

As is the case with other lots in this area, the property is undersized under the current zoning regulations. The R.C.5. regulations require a minimum lot area of one acre and minimum setbacks of 50 ft. to the nearest property line. Given the width of the property, compliance with these standards is impossible.

Mr. Koluch testified that he has owned the property for approximately 15 years. Given its waterfront location, the site is presently used for recreational purposes. He proposes the construction of a two-story, single-family dwelling on the property. The building envelope shows that the house will be 30 ft. wide and 44 ft. deep. Additionally, the house will be set back a minimum of 111 ft. from the bulkhead. This is a distance consistent with other houses in the area and the location of the house as proposed will not block views of the water from adjacent properties. Mr. Koluch also indicated that the property is presently served by public water and an extension of the sewer line is under construction. The subject property will not be developed until sewer is available and the property can be connected to the public system.

The neighbors who appeared did not oppose the request. They confirmed that many of the dwellings in the area are on 50 ft. lots. They expressed a concern about the setback of the house from the water and any disruption of their views. However, they were satisfied that the proposed location will not detrimentally impact adjacent properties.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. A denial of the petition would render the property unusable. I find that the Petitioner has satisfied the requirements of Section 307 of the Baltimore County Zoning Regulations.

However, in granting the relief requested, several restrictions will be imposed. First, the Petitioner shall comply with the Chesapeake Bay Critical Area regulations and any other relevant environmental standards. Secondly, the house will be set back as more particularly shown on the site plan. The house will be set back a minimum of 111 ft. from the bulkhead. Thirdly, elevation drawings of the proposed structure shall be submitted to the Office of Planning for review and approval, to ensure that the house is compatible with other residences in the community. Finally, the house may not be constructed until public sewer is available to this property.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this Add of June, 2003, by this Zoning Commissioner, that the Petitioner's request for variance from Sections 1A04.3,B.1.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a buildable lot with an area of .365 acres in lieu of the minimum required one acre and side yard setbacks of 10 ft. each in lieu of the minimum required 50 ft. and to approve an undersized lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall comply with the Chesapeake Bay Critical Area regulations and any other relevant environmental standards.



- 3) The Petitioner's house shall be set back as more particularly shown on the site plan. The house will be set back a minimum of 111 ft. from the bulkhead.
- 4) The Petitioner shall submit elevation drawings of the proposed structure to the Office of Planning for their review and approval, to ensure that the house is compatible with other residences in the community.
- 5) The Petitioner's house may not be constructed until public sewer is available to this property.
- 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TAWRENCE E.SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:raj





Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

June 25, 2003

Mr. Kevin Koluch 6926 Gough Street Baltimore, Maryland 21224

Re: Petition for Administrative Variance

Case No. 03-475-A

Property: 1337 S. Seneca Road

Dear Mr. Koluch:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

c: Gregory J. Sowers 1333 S. Seneca Road Middle River, MD 21220

Richard Benson 1335 S. Seneca Road Middle River, MD 21220



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

	for the property located at	· SeveCA RD
	which is presently zoned	BC-5
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This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and bereof hereby petition for a Variance from Section(s)

1A04.3.B.1.2,304 To allow a buildable lot with an area of .365 acre and side setbacks of 10 ft. each in lieu of the minimum required 1.0 acre and 10 ft. each respectively and to approve an undersize lot pursuant to S.304 with any other variances as deemed necessary by the Zoning Commissioner

by the Zoning Commissioner.
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO BEDETERMINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, 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.

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I/We do 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 Petition.

# Legal Owner(s):

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City State Zip Code	<b>,</b>
Representative to be Contacted:	
Kevin KOLUCH	
Vame	-
6926 Gough ST 4/063328 Address Telephone No.	3/9
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V

Zoning Description Kevin Koluch 1206 Berkwood Rd. Baltimore, MD 21237

Zoning Description For 1337 South Seneca Road beginning at a point on the East side of South Seneca Road at the distance or 330' South of the centerline of the nearest improved intersection street Seneca Road. Being lot # 225Plat 2 in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat # 9, Folio # 12-A containing 0.365 ACI. Also known 1337 South Seneca Road and located in the 15th Election District, 6th Councilmanic District.

Kevin Koluch

# 475

# NOTICE OF ZONING HEARING

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

Gase, #03-475-A
1337 S. Seneca Road

Eside Seneca Road, 330 feet south of centerline of

Seneca Road
15th Election District-6th Councilmanic District
Legal Owner(s): Kewn Koluch
Legal Owner(s): Kewn Koluch
Variance: to allow a buildable lot with an area of .365 acre
and side setbacks of 10 feet each in lieu of the minimum
required 1.0 acre and 10 feet each respectively. To approve an undesize lot and any other variances deemed
necessary by the Coning Commissioner.
Hearing: Monday, June 16, 2003 at 9:00 a.m. in Room
407; County Courts Building, 401 Bostey Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
NOTES. (1) Hearings are Handicapped Accessible, for
NOTES. (1) Hearings are Handicapped Accessible, for
special accommodations Please Contact the Zoning Commissioner's Office at (410) 867-486.

Contact the Zoning Review Office at (410) 867-3391.

E429 May 29

# CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., once in each of

The Jeffersonian

□ Arbutus Times

☐ Catonsville Times

☐ Towson Times

Owings Mills Times

☐ NE Booster/Reporter

■ North County News

S William Sr

LEGAL ADVERTISING

# **CERTIFICATE OF POSTING**

	RE: Case No.: O3"77077
	Petitioner/Developer:
	KOLUCH
	Date of Hearing/Closing: 6/16/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perjurposted conspicuously on the property located at:	
1337 S. SENE	ECA RO
The sign(s) were posted on(M	AY 3/, 2003 onth, Day, Year)
Sîn	acerely,
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and a second sec	(Signature of Sign Poster) (Date)
NATA OFFICE	SSG Robert Black
THE ZONONG COMMISSION BY IN TOUSSOR MO	(Print Name)
PACIFIC CONTROL OF THE TOTAL	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
*	(Telephone Number)

PETITION FOR VARIANCE 1337 S Seneca Road: E/side Seneca	* Rd. 330'	BEFORE THE
S c/line of Seneca Road	*	ZONING COMMISSIONER
Legal Owner(s): Kevin Koluch	* ner(s)	FOR
1 40000	*	BALTIMORE COUNTY
	*	03-475-A
	1337 S Seneca Road; E/side Seneca S c/line of Seneca Road 15 th Election & 6 th Councilmanic Legal Owner(s): Kevin Koluch	1337 S Seneca Road; E/side Seneca Rd, 330' S c/line of Seneca Road * 15 th Election & 6 th Councilmanic Legal Owner(s): Kevin Koluch * Petitioner(s) *

# **ENTRY OF APPEARANCE**

Please enter the appearance of People's Counsel 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/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

## **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to, Kevin Koluch, 6926 Gough Street, Baltimore, MD 21224, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, May 29, 2003 Issue - Jeffersonian

Please forward billing to:

Kevin Koluch 6926 Gough Street Baltimore, MD 21224

410-952-5360

## NOTICE OF ZONING HEARING

The Zoning Commissioner

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: 03-475-A

1337 S. Seneca Road

E/side Seneca Road, 330 feet south of centerline of Seneca Road

15th Election District – 6th Councilmanic District

Legal Owner: Kevin Koluch

Variance to allow a buildable lot with an area of .365 acre and side setbacks of 10 feet each in lieu of the minimum required 1.0 acre and 10 feet each respectively. To approve an undersize lot and any other variances as deemed necessary by the Zoning Commissioner.

Hearings:

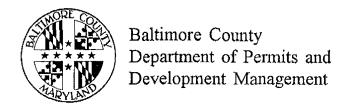
Monday, June 16, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
  - (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353 Fax: 410-887-5708

April 23, 2003

# NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 03-475-A

1337 S. Seneca Road

E/side Seneca Road, 330 feet south of centerline of Seneca Road

15th Election District – 6th Councilmanic District

The same of the same of

Legal Owner: Kevin Koluch

Variance to allow a buildable lot with an area of .365 acre and side setbacks of 10 feet each in lieu of the minimum required 1.0 acre and 10 feet each respectively. approve an undersize lot and any other variances as deemed necessary by the Zoning Commissioner.

Hearings:

Monday, June 16, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: Kevin Koluch, 6926 Gough Street, Baltimore 21224

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 31, 2003.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS. PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

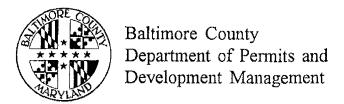
# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 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 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.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

June 13, 2003

Kevin Koluch 6926 Gough Street Baltimore, MD 21224

Dear Mr. Koluch:

RE: Case Number: 03-475-A, 1337 S. Seneca Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 14, 2003.

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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

April 24, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April, 21, 2003

Item No.:

465, 467-477

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

# BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** April 30, 2003

TO:

Arnold Jablon, Director Department of Permits &

Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 28, 2003

Item Nos. 465, 466, 467, 468, 469, 470, 473, 474, 475, 476, and 477

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

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

SUBJECT:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** April 24, 2003

RECEIVED

APR 2 5 2003

ZONING COMMISSIONE

Zoning Advisory Petition(s): Case(s) 03-475

The Office of Planning has reviewed the above referenced case(s) and has no comments to For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

AFK/LL:MAC

Sent E	By: 0; 0;	Ap 24 - 03	10:09AM;	Page 1/1
TO:	Director, Office of Planning & demunity Conservation	rmit i	or Case No.	- N ₁ •
	Attention: Jeffrey Long County Courts Building, Room 406	***GITHE	or odse NO.	2 - 7 (3 - 7
	401 Bosley Avenue Towson, MD 21204		HIDAMA	₹#
<b>***</b>			Residential Proces	ising Fee Paid
FROM:	Arnold Jablon, Director Department of Permits & Development Management	I	(\$50.0¢)	!
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Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit				
	M APPLICANT SUPPLIED INFORMATION:		, 4	
	Print Name of Applicant Koluch 1206 B  Addi  Lot Address 1337 S. Server RD E	erkwood RO 2	1237 410-	952-5760
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Land Ow	mer Kevin Koluch	Tax Account Nur	mber 150 3	670870
۸ddress:	BALTO MD	2/237 Telephone Numb	per (41) 9	52-5360
CHECKLIST OF MATERIALS. (to be submitted for design review by the Office of Planning and Community Conservation)				
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!				
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Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.18.03

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

RE:

Baltimore County

Item No. 475

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

Y. f. Soull



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

July 11, 2003

Mr. Ferdinand E. Doerfler 1343 S. Seneca Road Middle River, Maryland 21220

> Re: Petition for Variance Case No. 03-475-A Property: 1337 S. Seneca Road

Dear Mr. Doerfler:

This is to acknowledge your letter of July 9, 2003 regarding the above matter. You should be aware that a petition for zoning variance was filed for the property located at 1337 S. Seneca Road by Kevin Koluch, property owner. Mr. Koluch sought a zoning variance to permit development of this property, which is insufficiently sized under the relevant zoning classification (R.C. 5). Additionally, he sought variance relief from the setback requirements.

Pursuant to the Baltimore County Code and Baltimore County Zoning Regulations, the petition for variance was scheduled for a public hearing. Notice of that public hearing was provided to the public by the posting of a sign on the property for a period of least 15 days prior to the hearing and the insertion of an advertisement in the Jeffersonian newspaper. The matter was scheduled for public hearing on June 16, 2003.

It is unfortunate that you did not appear at that hearing. Mr. Koluch appeared at the hearing and presented his reasons in support of the variance. Additionally, Richard Benson who owns property immediately next door appeared at the hearing, as did Gregory J. Sowers, a nearby resident. Neither Mr. Benson nor Mr. Sowers opposed the request.

I am obligated to consider each case based upon the testimony and evidence presented to me in open hearing. As with any administrative law judge, I decide the cases based upon the evidence that is presented to me. It is unfortunate that you did not choose to appear at the hearing and let your views be known at that time. It is inappropriate for me to consider your opposition at this time, given that you did not appear.

Re: Case No. 03-475-A Mr. Ferdinand E. Doerfler July 11, 2003 Page –Two-

You should be aware, however, that any person who believes my decision to be incorrect can file an appeal to the County Board of Appeals for Baltimore County. That appeal must be filed within 30 days of the date of my written decision. Additionally, the appeal must be filed in writing and must be accompanied by a fee that the Board of Appeals charges to accept the appeal. This decision was rendered on June 26, 2003, thus an appeal need be filed within 30 days thereafter. If you have any questions regarding the appeal process, please call the Department of Permits and Development Management and speak with our appeals clerk at 410-887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

July 22003 RECEIVED (E; PETITION FOR ADMINISTRATIUE VARIANCE CASE NO 03-475-A JUL 1 0 2003 PROPERTY 1337 S. SENECA RO ZONING COMMISSIONER LAWRENCE E. SCHMIPT ZONING COMMISSIONER TEN of PERMITS & LEUGLOPHENT MANAGEMENT I AM THE OWNER OF THE CROPERTY LOCATED AT 1343 5 SENERA ROAD AND WISH FILE AN APPEAL AGAINST THE VARIANCE KELLEE REQUEST FOR THE PROPERTY LOCATES AT 1337 S. SENECA RD 1 DO HOT BELIEVE THAT VARIATIONS TO THE LAW 19 MUSTIFIABLE, THAT IS A MINIMUM INCRE LOTS INCLIDING 50 SETORCIOS. CONFIDERATION AND Shows BE ABIDED BY, JEVELORMENT of THIS /3 AC LOT WILL CAREDOLY INCREASE THE METRUIOUS AREA AS ROOFTOPS, DRIVEWAYS, AND WILL INCREASE THE FLOOPING THAT THIS COMMUNITY DUREADY EXPERIENCES TOO FREQUENTE REGRADING of THIS LOW LYING PROPERTY WILL BNLY CAUSE FLOOPING TO APLACENT PROPERTIES YOU MAY STATE THAT REGRAPING 15 NOT ALLOWED HOWEVER IT HAS BEEN DONE BY OTHER LOT DUNGRS ALONG THIS ROAD AND CERTAINLY THIS PROPERTY WOULD REQUIRE REGRAPING.

THE REMAINING LOT DWNERS ON SENECD ROAD WILL BE AWAITING YOUR PECISION AND WILL BE "LINING ME" FOR APPITTONAL VARIANCE REDUESTS. PECISION THAT BALTIMORE COUNTY MPS FIRM IN THE ZONING LAWS THAT THEY HAVE CREATED, VERY TRULY Yours Ferdinand & Joseph FERDINANG E VOERFLER

1343 S SENECO ROAD

MIDDLE RIVER MD 21220

PLEASE PRINT CLEARLY

CASE NAME 1337 8. Seneda RO CASE NUMBER 03-475A DATE Sure 16,2003

# CITIZEN'S SIGN-IN SHEET

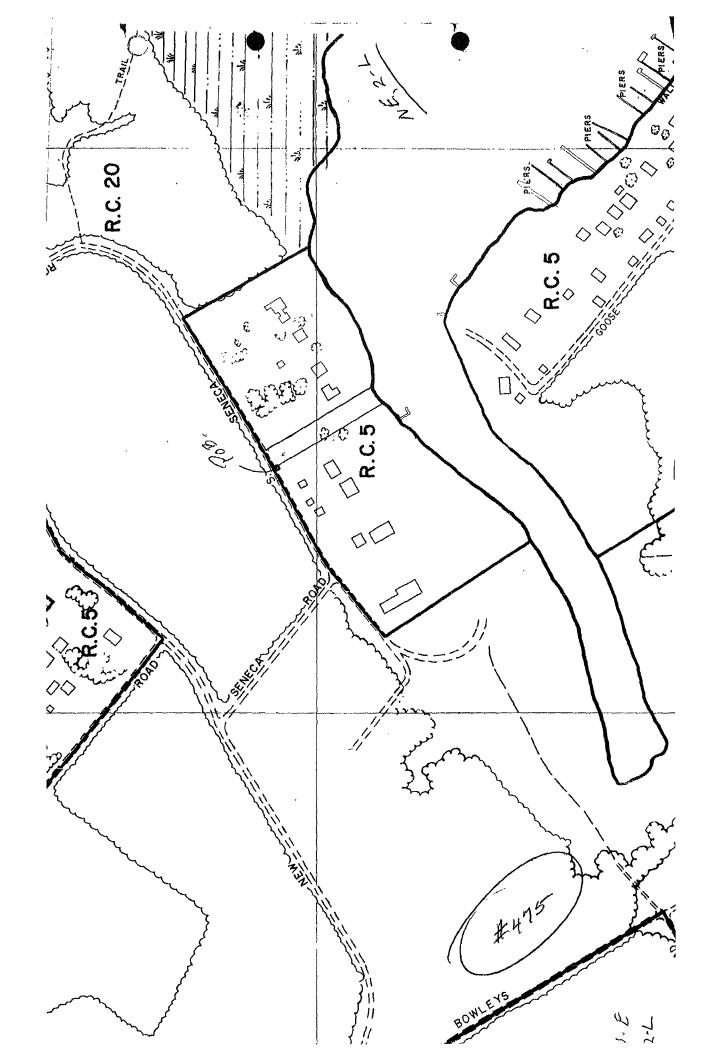
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PLEASE PRINT CLEARLY

CASE NAME 1337 S. Seneca R.D. CASE NUMBER 03 - 475 M

PETITIONER'S SIGN-IN SHEET

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IN RE: PETITION FOR VARIANCE
S/S S. Seneca Road, 1,000' S of the c/l
New Section Road
(1347 S. Seneca Road)
15th Election District
6th Council District

Brock E. Mosser, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- * Case No. 04-095-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Brock E. Mosser and Cecile P. Mosser. The Petitioners request variance relief from Sections 1A04.3.B.1&2 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot size of 0.337 acres, more or less, in lieu of the minimum required 1.0 acres; side yard setbacks of 10 feet each in lieu of the required 50 feet each; and an accessory structure (garage) to be located in the front yard in lieu of the required rear yard. In addition, the Petitioners request approval of the subject property as an undersized lot, pursuant to Section 304, and any other variances deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Brock E. Mosser, property owner. Appearing as interested persons were Ferdinand E. Doerfler and Mary K. Ende, adjacent property owners who reside on opposite sides of the subject property.

Testimony and evidence offered revealed that the subject property is a waterfront lot located with frontage on Seneca Creek and the south side of South Seneca Road in Bowleys Quarters. The property is also known as Lot 221 of Bowleys Quarters which was originally laid out and recorded in the 1920s, well prior to the adoption of zoning regulations in Baltimore County. Thus, the lot is undersized and does not meet many of the current regulations. As shown



on the site plan, the lot is approximately 50 feet wide and 378 feet deep and contains a gross area of 14,680 sq.ft., more or less, zoned R.C.5. Presently, the lot is improved with an old shore home and two small sheds, which were apparently constructed in the 1950s. The Petitioners acquired the subject property is 1995 and propose a significant redevelopment of the site. Testimony indicated that their plans were hastened due to the fact that the property suffered significant damage during Hurricane Isabel and the buildings were flooded with water up to 4 feet in depth. Thus, due to the age and condition of the dwelling, the Petitioners propose razing that structure and constructing a new home utilizing the existing foundation. The house will be setback approximately 115' from the bulkhead which is consistent with the distance provided by the houses on either side. The proposed new dwelling will be 30' x 36' in dimension and feature both a front porch and a rear porch/deck facing the water. In addition, the two sheds will be removed and a detached garage, 22' x 28' in dimension, is proposed. The garage will be located closer to the road and adjacent to an existing gravel driveway, which will be extended to provide additional parking adjacent to the garage.

Ms. Ende, who resides on the adjacent property to the east at 1349 S. Seneca Road, is not opposed to the Petitioners' plans. She raised several questions regarding the potential reconstruction of her house due to damage she sustained during the recent storm. Mr. Doerfler, however, is opposed to the Petitioners' request and believes that there should be no improvements made thereon.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. To deny the Petitioners' request based on Mr. Doerfler's position would be unduly burdensome and unfair. If relief were denied, the Petitioners would be unable to make reasonable use of their property. Mr. Doerfler is not entitled to use the Petitioners' property as a side yard to his property. I am particularly persuaded to grant the request in view of the fact that the property has been improved with a shore home for many years and used for residential purposes throughout its existence. Although the proposed improvements are larger, the use is identical. Additionally, both the Doerfler and Ende lots are 50 feet wide as is the subject lot. Thus,

the proposal is consistent with adjacent uses and the surrounding locale. Although relief will be granted, several conditions will be attached, given the property's location within the Chesapeake Bay Critical Areas and in a floodplain.

First, the property presently does not have access to public sewer. It is my understanding that public sewer will eventually be available to the area and that a grinder pump will be installed to provide the connection to this property. Thus, building permits for the proposed dwelling can only be issued at such time as the Petitioners are able to connect to public sewer.

Second, the Department of Environmental Protection and Resource Management (DEPRM) enforces the Chesapeake Bay Critical Areas regulations. Thus, the proposed development will be subject to compliance with any recommendations made by DEPRM, pursuant to their Zoning Plans Advisory Committee (ZAC) comments dated October 8, 2003, a copy of which is attached hereto and made a part hereof.

Third, Petitioners shall comply with the recommendations made by the Development Review Division of the Department of Permits and Development Management regarding construction in a floodplain. Specifically, the proposed construction must be at an elevation of 11.2 feet or higher, pursuant to Federal Flood Insurance requirements. The Petitioner indicated he understood these requirements and agreed to comply with same.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Aday of October 2003 that the Petition for Variance seeking relief from Sections 1A04.3.B.1&2 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot size of 0.337 acres, more or less, in lieu of the minimum required 1.0 acres; side yard setbacks of 10 feet each in lieu of the required 50 feet each; and an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, and approval of the subject property as an undersized lot, pursuant to Section 304, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 3) No building permits will be issued until such time as the connection to public sewer is available.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bis

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: October 8, 2003 TO: Tim Kotroco R. Bruce Seeley PRS /TET FROM: October 8, 2003 DATE: SUBJECT: Zoning Item 04-95 Address 1347 South Seneca Road (Mosser Property) Zoning Advisory Committee Meeting of September 2, 2003 The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item. The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site. X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item: If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code). Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code). Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code). Additional Comments:

Reviewer: Keith Kelley Date: 10/6/03

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 26, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 8, 2003

Item No. 095

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 11.2 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. Inter. Building Code adopted by the county.

RWB:CEN:jrb

cc: File

IN RE: PETITION FOR VARIANCE
SE/S S. Seneca Road, 250' NE of the c/l
Seneca Road
(1335 S. Seneca Road)
15th Election District
6th Council District

Delmarva Development Corporation Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-230-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Delmarva Development Corporation, through Richard Benson, President. The Petitioner requests variance relief from Sections 1A04.3.B.1 and B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of .289 acres in lieu of the minimum required 1.0 acre, to permit side yard setbacks of 11 feet each in lieu of the required 50 feet for both sides, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed single family dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Richard Benson, President of Delmarva Development Corporation, property owner, Robert M. Hurd, Builder, John Schmansky, and Leslie M. Pittler, Esquire, attorney for the Petitioner. Appearing as an interested person was Greg Sowers, adjacent property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped waterfront parcel located on the south side of S. Seneca Road with frontage on Seneca Creek in Bowleys Quarters. The property contains a gross area of .289 acres, more or less, zoned R.C.5 and is presently unimproved; however, is proposed for development with a single-family



dwelling. As is often the case with lots in older communities, the subject property was laid out and recorded many years ago, prior to the adoption of any zoning regulations. All of the lots in the area are 50 feet wide and do not meet current setback and/or area requirements. Thus, the requested variance relief is necessary in order to proceed.

As noted above, the Petitioner is desirous of developing the property with a single-family dwelling. In this regard, testimony indicated that two different building elevation designs of the proposed dwelling were submitted to the Office of Planning for review and approval. The Petitioner testified that one proposed a 30-foot wide house with 10-foot side yards on each side and the other proposed a 28-foot wide house with 11-foot side yards on both sides. It was indicated that the first proposal was preferable and that the Office of Planning had, in fact, reviewed and approved same.

Mr. Sowers as the immediate neighbor is the most impacted by the proposal. He did not raise any objections; however, did express concern that mature trees on the property be saved and was concerned about the potential storm water runoff onto his lot from the subject property. It is also to be noted that given the property's waterfront location, it is appropriate that the proposed house be setback a distance from the water consistent with the Sowers' dwelling to prevent disruption of their view. In this regard, the Petitioner indicated that the proposed 30-foot wide dwelling would actually be situated 7 feet further back on the property than the edge of an existing deck on the Sowers dwelling, and thus, would not disrupt their view.

Based upon the testimony and evidence presented, I am persuaded to grant amended relief to allow a 30-foot wide house with 10-foot side yard setbacks on each side. Moreover, the proposed dwelling shall be located a minimum distance of 125 feet from the water; however, consistent with the Sowers' dwelling as noted above. Additionally, given the property's waterfront location, the proposed construction must be in compliance with all applicable floodplain and environmental regulations, including Chesapeake Bay Critical Areas requirements.

Pursuant to the advertisement posting of the property and public hearing on this Petition held, and or the reasons set forth above, the relief requested, as modified, shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31 day of January 2004 that the Petition for Variance seeking relief from Sections 1A04.3.B.1 and B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of .289 acres in lieu of the minimum required 1.0 acre, to permit side yard setbacks of 10 feet each in lieu of the required 50 feet for both sides, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed single family dwelling, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling shall be constructed in accordance with the building elevation drawings, which were reviewed and approved by the Office of Planning. Moreover, the dwelling shall be setback from the water a distance consistent with the dwelling on the Sower property to prevent disruption of their view.
- 3) Prior to the issuance of any permits, the Petitioner shall submit a revised site plan incorporating the modified relief granted herein to the Department of Permits and Development Management for inclusion in the case file.
- 4) The proposed construction shall be in compliance with all Chesapeake Bay Critical Areas regulations, pursuant to the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated December 5, 2003, a copy of which is attached hereto and made a part hereof.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bis

ORDER RECEIVED/FOR FILING

#### Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



#### **Baltimore County**

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

January 30, 2004

Leslie M. Pittler, Esquire 29 W. Susquehanna Avenue, Suite 610 Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S S. Seneca Road, 250' NE of the c/l Seneca Road
(1335 S. Seneca Road)
15th Election District — 6th Council District
Delmarva Development Corporation - Petitioner
Case No. 04-230-A

Dear Mr. Pittler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: Mr. Richard Benson, Delmarva Development Corp.

8101 Shore Road, Baltimore, Md. 21222

Mr. John Schmansky, 7461 E. Furnace Branch Road, Glen Burnie, Md. 21060

Mr. Robert M. Hurd, 520 Overbrook Road, Baltimore, Md. 21212

Mr. Greg Sowers, 1333 S. Seneca Road, Baltimore, Md. 21220

Chesapeake Bay Critical Areas Commission

1804 West Street, Suite 100, Annapolis, Md. 21401

DEPRM; Office of Planning; People's Counsel; Case File





## Petition for Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at 1335 S. Seneca which is presently zoned This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltlmore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) | AO4, 3, B. 1, 1 AO4, 3, B. 2, BCZR, to permit a County of the minimum proposed single family dwelling with a lot area of 289 acres in lieu of the minimum required 1 acre, to permit side yard set backs of 11 feet each (for both sides) in lieu of the Minimum required 50 feet for both sides, and to permit an undersized lot. of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) determined at hearing Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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. I/We do 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 Petition. Contract Purchaser/Lessee: Legal Owner(s): Name - Type or Print Signature Address Telephone No. Name - Type or Print Signature City State Zip Code Attorney For Petitioner: Name - Type or Print Representative to be Contacted: gnati re Telephone No. Zip Code OFFICE USE ONLY 04-230-A ESTIMATED LENGTH OF HEARING

Reviewed By

UNAVAILABLE FOR HEARING

Date (1/6/0)

#### **Zoning Description**

ZONING DESCRIPTION FOR 1355 Seneca Road.

Beginning at a point on the southeast side of S. Seneca Rd. which is 30 feet wide at the distance of 250 feet northeast of the centerline of the nearest improved intersecting street Seneca Road which is 30 feet wide. Being lot 226 in the subdivision of Bowleys Quarters [Plat 2] as recorded in Baltimore County Plat Book 9, Folio 12, containing 12,600 square feet. Also known as 1335 S. Seneca Road and located in the 15 Election District, 6 Council manic District.

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	BALIMORE COUNTY MAR OFFICE OF BRIGGE & FINANCE NUISCEI LANGE OUS RECEIPT	
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#### NOTICE OF ZONING HEARING

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

Dase: #04-230-A
1335 S. Seneca Road
3/east ske of S. Seneca Road, 250 feet northeast of Seneca Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Delmarva Development Corp.,
Richard Benson, Pres.
Variance: to permit a proposed single family dwelling with a lot area of .289 acres in lieu of the minimum required (1) one acre, to permit side yard setback of 11 feet each (for both sides) in lieu of the minimum required 50 feet each (for both sides), and to permit an undersized lot.
Hearing: Fridey, January 2, 2004 at 9:00 a.m. in Room
407, County Courts Building, 401 Basley Avenue.

#### **CERTIFICATE OF PUBLICATION**

12/18/,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 12/18/,2003,
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

**LEGAL ADVERTISING** 

Wilkingon

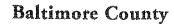
## CENTIFICATE OF POSTING

ART D	ate: <u>December 18,2003</u>
ARD DE	<u>VSON</u> 2, 2004
ies of perjury the	1335 S. Seneca Road
Du	embu 16, 2003 (Month, Day, Year)
- F	Signature of Sign Poster)
	LINDA O'KEFF (Printed Name of Sign Poster)
South	(Street Address of Sign Poster)
335	HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster)
	410-666-5366 (Telephone Number of Sign Poster)
	ARD BENUARY  ties of perjury the enty located at

## Department of Permits Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 20, 2003

#### NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 04-230-A

1335 S. Seneca Road

S/east side of S. Seneca Road, 250 feet northeast of Seneca Road

15th Election District – 6th Councilmanic District

Legal Owner: Delmarva Development Corp., Richard Benson, Pres.

Variance to permit a proposed single family dwelling with a lot area of .289 acres in lieu of the minimum required (1) one acre, to permit side yard setback of 11 feet each (for both sides) in lieu of the minimum required 50 feet each (for both sides), and to permit an undersized lot.

Hearings:

Friday, January 2, 2004, at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Richard Benson, Delmarva Corp., 8101 Shore Road, Baltimore 21222

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 18, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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



TO: PATUXENT PUBLISHING COMPANY

Thursday, December 18, 2003 Issue - Jeffersonian

Please forward billing to:

Richard Benson

410-282-1666

Delmarva Development Corp. 8101 Shore Road

8101 Shore Road Baltimore, MD 21222

#### NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 04-230-A

1335 S. Seneca Road

S/east side of S. Seneca Road, 250 feet northeast of Seneca Road

15th Election District – 6th Councilmanic District

Legal Owner: Delmarva Development Corp., Richard Benson, Pres.

<u>Variance</u> to permit a proposed single family dwelling with a lot area of .289 acres in lieu of the minimum required (1) one acre, to permit side yard setback of 11 feet each (for both sides) in lieu of the minimum required 50 feet each (for both sides), and to permit an undersized lot.

Hearings:

Friday, January 2, 2004, at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

#### **ZONING REVIEW**

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 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 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:	
Item Number or Case Number 194-230-4	•
Item Number or Case Number 04-230-A  Petitioner: Delmanua Development Corp  Address or Location: 1335 S. Seneca Road.	هد شیست ایرین و هم
Address or Location: 1335 S. Seneca Road.	
	<del></del>
PLEASE FORWARD ADVERTISING BILL TO	
Name Richard Benson, President Delmarum Development Co Address 8101 Shore Road Baltinore, MD 21222	5110
Address 8101 Shore Road	<del>(-</del> -
Baltinore, MD 21222	ICE NEW TRANSPORT
	Bhioleumbi(D)9
Telephone Number: 410-212-1666 410-960-8677	

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

December 5, 2003

SUBJECT:

Zoning Item

# 04-230

Address

1335 South Seneca Road

Delmand Development Corporation

Zoning Advisory Committee Meeting of November 17, 2003

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer:

Keith Kelley

Date: December 1, 2003

RDER RECEIVED FOR FILING Nate / 30/04

S:\Devcoord\ZAC SHELL 11-20-03.doc



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

November 19, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 17, 2003

Item No.:

220, 221, 223-228, 239, 231

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.18.03

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

RE:

Baltimore County

Item No. 230 JHP

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

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Ma

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: December 4, 2003

RECEIVED

DEC

4 2003

SUBJECT: Zoning Advisory Petition(s):: Case 04-230, 04-238, and 04-247

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480,

Prepared By:

Section Chief.

AFK/LL

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

DATE: November 26, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For Item Nos, 222, 223, 225, 226, 227,

228, 229, 230, and 231

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

RWB:CEN:jrb

cc: File

Sent   'O:	By: 0; Director, Office of Planning & Communicationse	0; rvation	Nov-25-07 Permit	2:53PM;	4-23Page41	/1
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HECK	IST OF MATERIALS. (to be submitted for design revie	w by the Office o	of Planning and Community C	onservation)		F
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RE: PETITION FOR VARIANCE
1335 S Seneca Road; SE/side of S Seneca
Road, 250' NE of Seneca Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Delmarva Development
Corporation, Richard Benson, President
Petitioner(s)

RECEIVED

NOV 2 0 2003

...........

BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 04-230-A

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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 documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

College Topolog

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to, Richard Benson, 8101 Shore Road, Baltimore, MD 21222, Representative for Petitioner(s).

PETER MAX ZIMMERMÂN

People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE E/S S. Seneca Road, 330' S centerline of Seneca Road 15th Election District 6th Councilmanic District (1337 S. Seneca Road)

Kevin Koluch
Petitioner

- BEFORE THE
- * ZONING COMMISSIONER
- OF BALTIMORE COUNTY
  - CASE/NO. 03-475-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner on a Petition for Variance for the property located at 1337 S. Seneca Road in the Bowleys Quarters community of eastern Baltimore County. The petition was filed by Kevin Koluch, property owner. Variance relief is requested from Sections 1A04.3.B.1.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a buildable lot with an area of .365 acres in lieu of the minimum required one acre and side yard setbacks of 10 ft. each in lieu of the minimum required 50 ft. and to approve an undersized lot. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for variance. at 1337 S. Seneca Road.

Appearing at the requisite public hearing held for this case was Kevin Koluch, Property Owner/Petitioner. Also appearing in support of the request was Richard Benson, owner of the adjacent property at 1335 S. Seneca Road and Gregory J. Sowers who owns nearby property

Testimony and evidence presented was that the subject property is a rectangularly shaped waterfront lot adjacent to Seneca Creek in Bowleys Quarters. Vehicular access to the property is by way of Seneca Road, near New Section Road and Bowleys Quarters Road. The property is known as Lot No. 25 of the Plat of "Bowley's Quarters", which was recorded among the Land Records of Baltimore County many years ago, prior to the adoption of the first zoning

6/24/03

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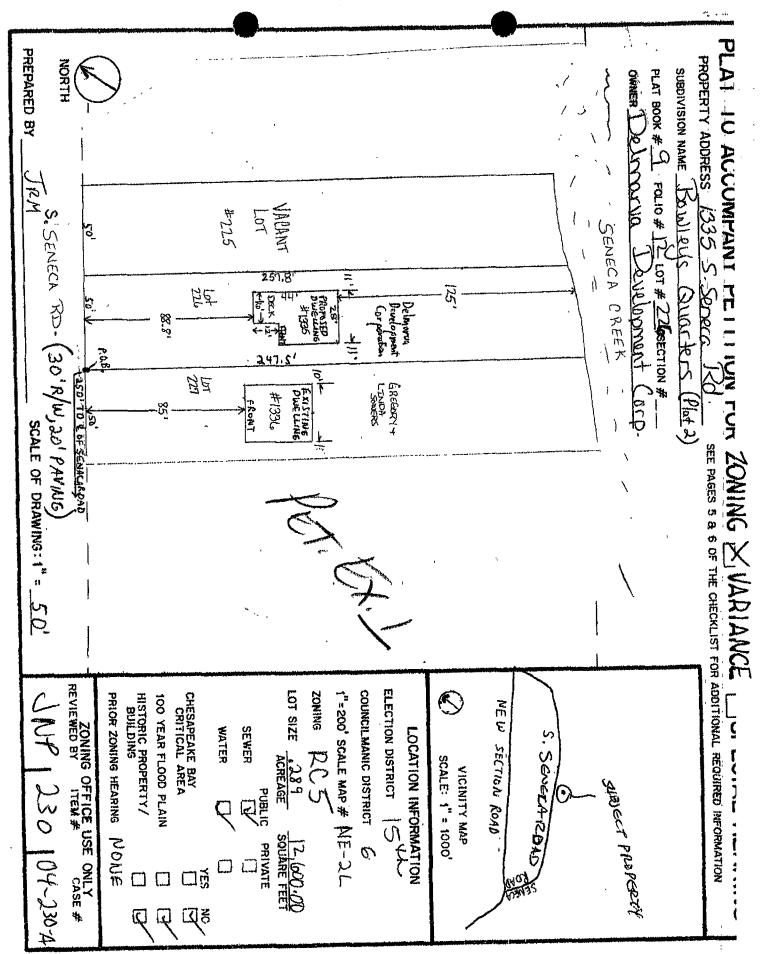
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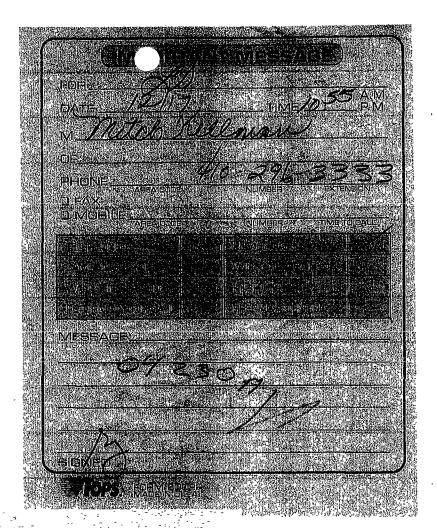
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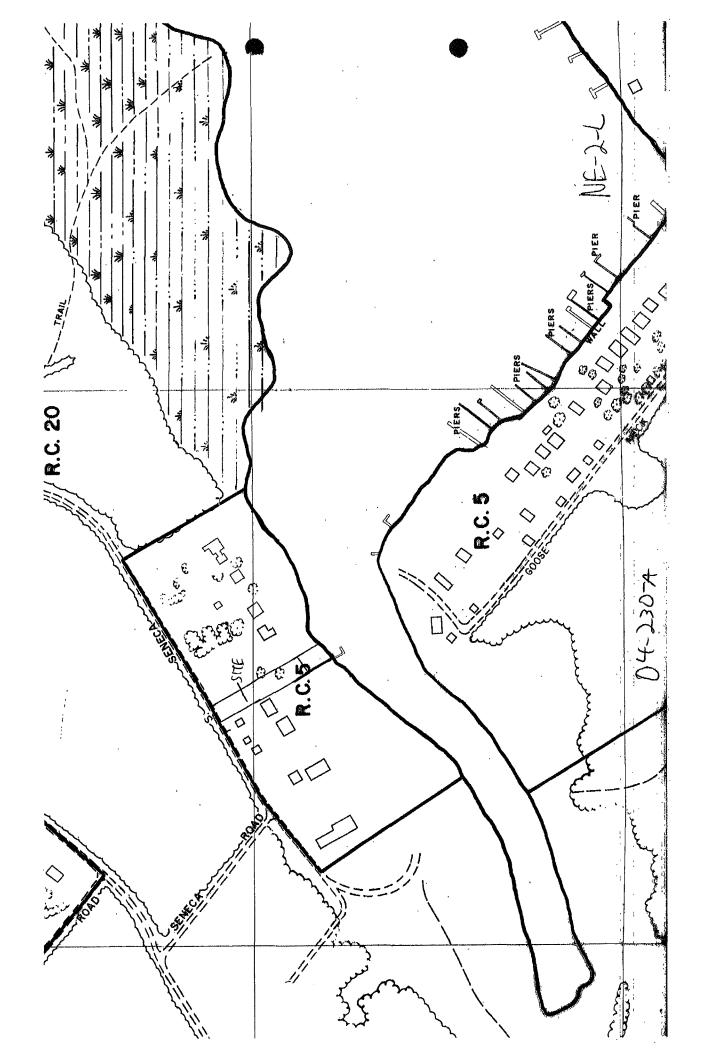
# CITIZEN'S SIGN-IN SHEET

		A Committee of the comm	A RECORD TO THE					Vanassassassassassassassassassassassassas			Greg Sowers	NAME
											1333 S. Seneca Rd	ADDRESS
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												E- MAIL





Mail-Buce Hichmen 101 Bath Blus Suite A Beleamp MD 21017



7 Deneison Street Timonium, Maryland 21093 tel. 410-560-1502 richardsonengineering.net

Patrick C. Richardson, Jr., PE

## **EDUCATION**

BSCE University of Delaware, 1982

Professional Engineer in Maryland 1988, Virginia 1993, Washington DC 1997, Delaware 1997

## **WORK EXPERIENCE**

# October 1999 to Present, Richardson Engineering, LLC

Owner of engineering firm specializing in Commericial and Residential Land Development. Work includes preparation of zoning plats, site development plans and project management for site development projects. Projects including: Cockeysville Elementary School PAL Center, Soukup Arena Recreation Center in Honeygo, Club House for Roland Run Club, Pizza Hut Stores in Baltimore and Anne Arundel Counties, Giant Food Stores in Baltimore City and County, Krispy Kreme Stores in Maryland, Verizon switch station expansions in Maryland, Parkway 100 and Techwood Center in Anne Arundel County, and Columbia Technology Campus in Howard County, Elkridge Crossing mixed use development in Howard County.

# July 1999 to September 1999, Purdum and Jeschke, LLC

Chief engineer responsible for preparation of layout and construction documents for commercial land developments. Work included preparation of zoning plats, site development plans and project management for sites in Maryland. Projects including: Loyola College play fields, Baltimore City. Md.; St Paul's Lutheran Church, Baltimore Co.; Red Star Yeast, Baltimore City; Giant Food Stores in Baltimore City.

# February 1997 to June 1999, William Monk, Inc.

Chief engineer responsible for preparation of layout and construction documents for commercial land developments. Work included preparation of zoning plats, site development plans and project management for sites in Maryland and Washington DC.

Major projects including: Edmondson Square Shopping Center, Baltimore City, Md. Amoco Oil Company, sites in Baltimore, Anne Arundel, Prince George's, Howard and Baltimore City. Chick-fil-A Restaurant, Baltimore, Anne Arundel and Frederick Co., Md. International Trade Center Office Warehouse, Anne Arundel Co. Md. KFC Restaurants in Maryland and Washington DC.

# April 1986 to Jan. 1997, STV Incorporated

Project Manager in the Site Development Department. Responsible for supervision of the preparation of design documents for the department, including review and sealing all documents submitted to reviewing agencies.

Major projects including: The New International Terminal at BWI Airport: Responsible for management of the civil aspects of the site construction including airfield taxiway and hardstand construction, reconstruction of the existing roadways and extention of the upper level roadway bridge to service the building addition. FILA Warehouse - 650,000 SF warehouse in Brandon Woods Industrial Park, Anne Arundel County, Md. Work included coordination with ongoing infrastructure grading, utilities, construction and sediment control for the adjacent activities. FILA Warehouse - 500,000 SF warehouse in Holabird Industrial Park, Baltimore City, Md. Work included getting permission to construct across Municipal Utilities, and Chesapeake Bay Critical Area mitigation. Amoco Oil Company Convenience Mart on Route 140 and Sandymount Road, Carroll County, Md. Blockbuster Video - New store in Jacksonville, Baltimore County, Md. EXXON Company USA - Demolish and Rebuild' Belvedere and



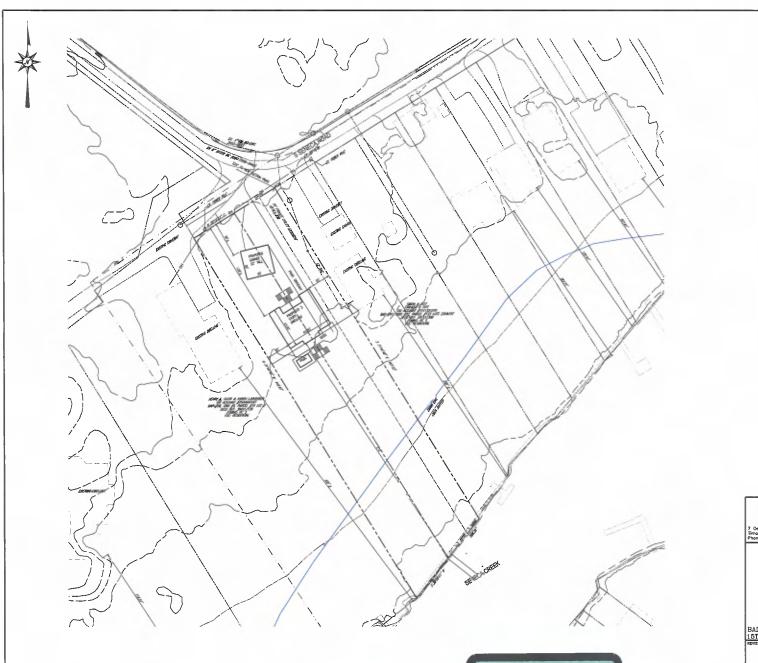
York Roads, Baltimore City, Md. Parkway Crossing Shopping Center - Work included reconstruction for several stores, and a new culvert and access from Perring Parkway including a State Highway Access Permit and WRA approval. Old Dominion Freight Lines - 25,000 SF Addition to existing warehouse, Howard County, Md. Ashton Meadows 300 unit apartment complex in Howard County, Md. Sunrise House of Towson 56 unit three story assisted living facility, Baltimore County, Md. SCM Chemicals Hawkins Point Plant Numerous projects including (2) million gallon tanks and secondary containment, chlorinator replacement, railroad track improvements, technical center building addition and secondary containment for existing tanks. Work included a stormwater management master plan for the facility, Chesapeake Bay Critical Area mitigation and railroad track design. National Gypsum - Canton Plant expansion including dock improvements, storm water management for the Chesapeake Bay Critical Area, grading, utilities, and sediment control. Bayview Medical Campus - Design of infrastructure for the first phase of development of the campus including 0.6 mile road and utilities, and a 19 acre park with a pond.

February 1985 to March 1986, Spellman, Larson and Associates Engineer/Designer/Draftsman for land development projects in Baltimore County

May 1982 to January 1985, CBI Industries

Engineer for construction of steel plate structures. Field engineer responsible for layout of materials, and coordination with field personnel. Worked on the Peach Bottom No. 2 Recirculation and Reheat Piping Replacement preparing procedures and policies for the construction and field supervision of the work.







LOCATION MAP

# **GENERAL NOTES:**

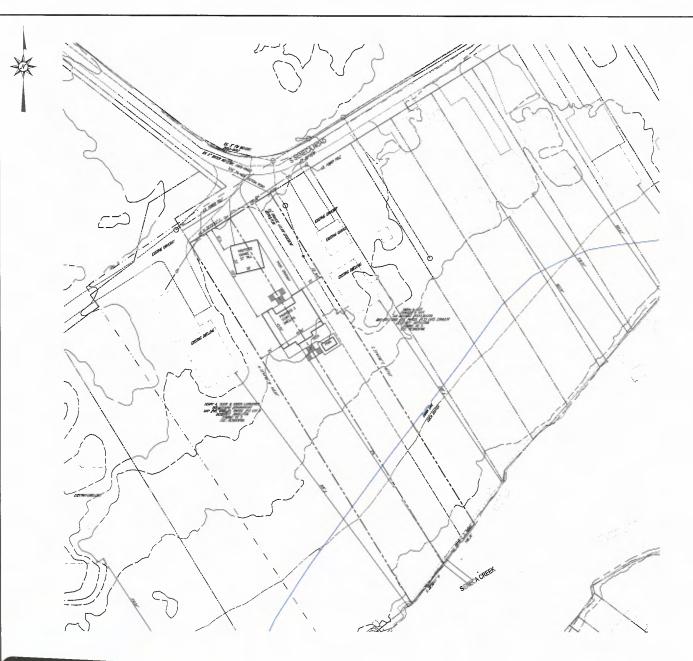
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EXISTING - 0 SQLFT. / 20.831 X 100 - 0X
PROPOSED = 5,748 SQLFT. / 42,570 X 100 = 13.5X
PERMITTED: 15X OR 6,386 SQLFT.



7 Denelson Street Timonium, Maryland 21093 Phone: 410-550-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD
BALTMORE COUNTY
15TH ELECTION DISTRICT 6TH COUNCILMANIC MARYLAND
6TH COUNCILMANIC DISTRICT
AWN BY: CHECKED BY: SCALE:
LNR PCR 1° = 30' DRAWN BY: LNR DATE: 04-28-21 SHEET NO.: 1 OF 1 JOB NO.: 20090





LOCATION MAP

#### **GENERAL NOTES:**

ERICA JAMISON 1323 S SENECA RD BALTIMORE MD 21220-4035

COVERAGE: EXISTING = 0 SQ.FT. / 20,831 X 100 = 0% PROPOSED = 5,748 SQ.FT. / 42,570 X 100 = 13.5%

# Richardson ENGINEERING

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD
BALTIMORE COUNTY
15TH ELECTION DISTRICT 6TH COUNCILMANIC MARYLAND
6TH COUNCILMANIC DISTRICT
WWW BY: CRECKED BY: SCALE:
LNR PCR 1" = 30' RAWN BY: LNR





LOCATION MAP

# **GENERAL NOTES:**

LOT COMERACE:

DOSTING = 0 SCIFT, / 20,831 X 100 = 0X

PROPOSED = 5,748 SCIFT, / 42,570 X 100 = 13,590

PERMITTED: 15X OR 6,386 SCIFT.



# Richardson ENGINEERING

7 Deneison Street Timonium, Maryland 21093 Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD
BALTIMORE COUNTY
15TH ELECTION DISTRICT 6TH COUNCILMANIC

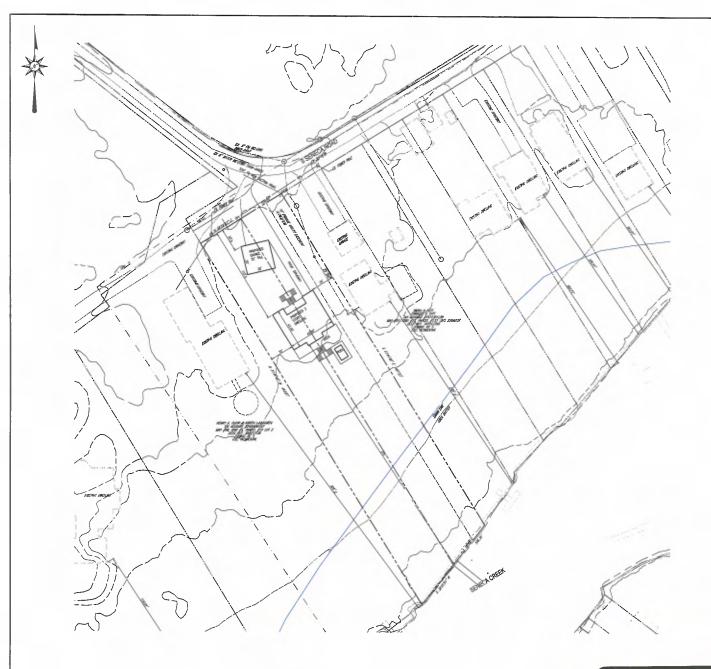
## GTH COUNCILMANIC DISTRICT

WN BY: CHECKED BY: SCALE:

LAR PCR 1 = 30' DRAWN BY: LNR DATE: 04-28-21









LOCATION MAP

# **GENERAL NOTES:**

PUBLIC MATER AND SEMER
4-2827/335
UNI: 1510451991, 1510451992
RC 9
(PET 1"=200" ZONING MAP 10181)
23
122, 233
WITHS**



COVERAGE: EXSTING = 0 SO.FT. / 20,831 X 100 = 0X PROPOSED = 5,748 SO.FT. / 42,570 X 100 = 15.5% PERMITTED: 15% OR 6,386 SO.FT.

OVERAGE IN BUFFER: EXISTING: 0 SQ.FT PROPOSED: 0 SQ.FT,



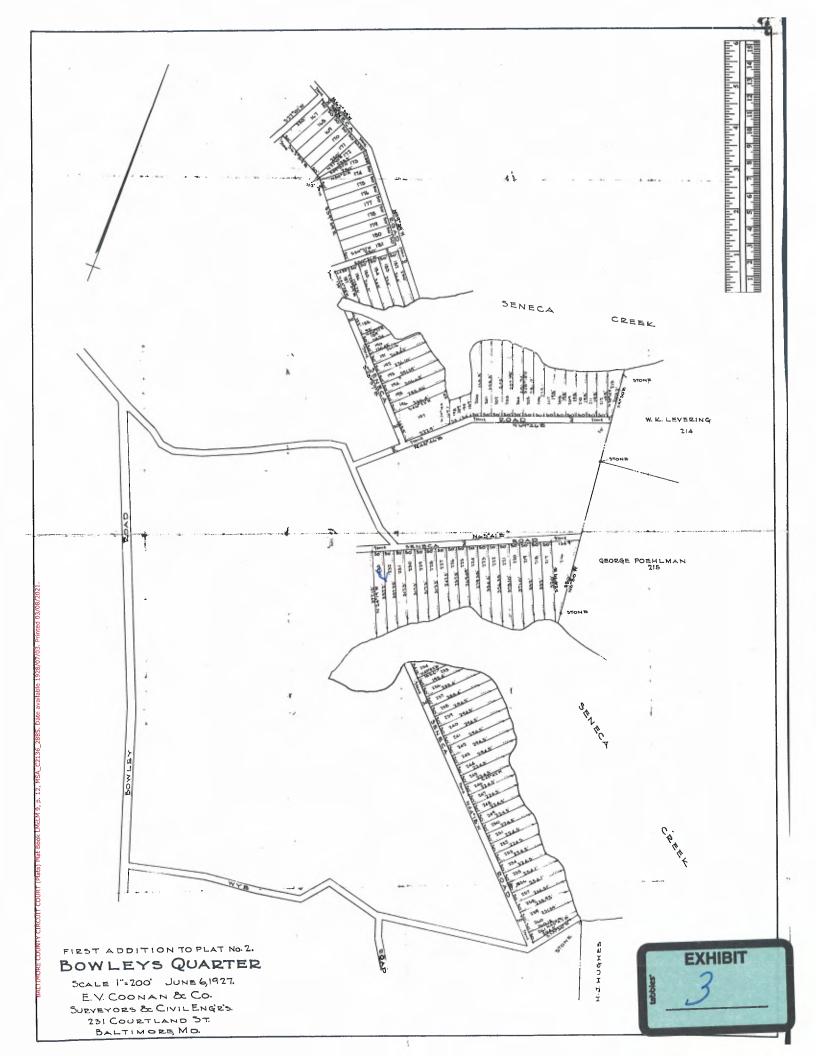
# Richardson ENGINEERING

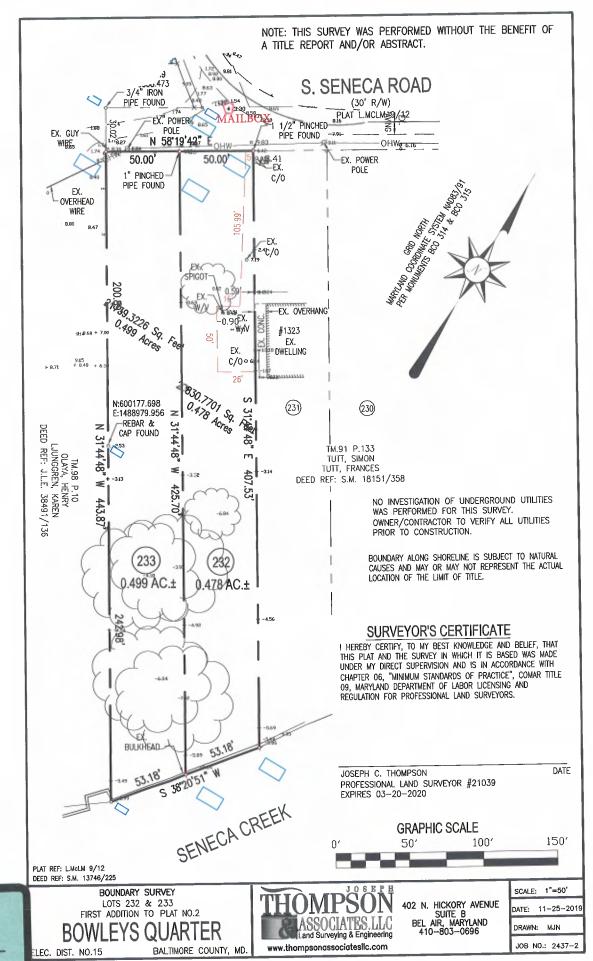
PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD
BALTIMORE COUNTY
15TH ELECTION DISTRICT 6TH COUNCILMANIC MARYLAND 6TH COUNCILMANIC DISTRICT

DRAWN BY: LNR CHECKED BY: PCR DATE: 04-28-21

**EXHIBIT** 





EXHIBIT

# Alfred W. Barry, III Principal AB ASSOCIATES

One South Calvert Street, Suite 1150 Baltimore, Maryland 21202

410-547-6900 410-547-6903 (fax)

Alfred W. Barry, III is the principal of AB ASSOCIATES, which he founded in July of 1995 as a comprehensive land planning consulting firm for business, government, non-profit and institutional clients. Services currently being provided to clients include consultation, analysis and representation on strategic development opportunities, state and local government liaison, zoning and development approvals and historic preservation. He has been qualified as an expert witness in zoning and planning in Baltimore City and Baltimore and Harford Counties.

Mr. Barry had over twenty-four years of professional planning experience with Baltimore City including eight years as the City's Assistant Planning Director (1987-1995). In this capacity, he managed the Planning Commission's development approval process and directed the Planning Department's strategic, economic development, environmental, urban design and legislative responsibilities. Mr. Barry also authored landmark state legislation in 1994 creating property tax abatement for historic properties.

Mr. Barry frequently represented the Planning Department and City on various public-private partnerships, including: the Mayor's Advisory Committee for Fells Point and Canton (1988), Johns Hopkins University's Environmental Working Group (1990-1991), the Managing Team directing a new strategic plan for the Department of Recreation and Parks (1990), the Mayor's Economic Incentive Task Force (1992-1993), Baltimore City Homebuilders' Board (1993-1995), the Metropolitan Planning Council's Land Use Subcommittee (1994-1995), the State Economic Growth Commission's Committee revising the State Planning and Zoning Act (1994-1995), Governor-elect Parris Glendening's Environmental Policy Transition Team (1994), and the Maryland Chapter of the American Planning Association's Board (1995). Mr. Barry also coordinated the City's efforts to successfully plan and implement the Charles Village Community Benefits District, the first combined residential-business special taxing district in the country.

Mr. Barry's international experience includes planning efforts in Germany, Poland and the Czech and Slovak Republics for the State Department, Johns Hopkins University, and the private sector. In June of 2001, Mr. Barry was selected as a Fulbright Scholar to study urban and regional planning in Germany.

Mr. Barry received his bachelor's degree in urban studies from the Johns Hopkins University in 1970. He has lectured and been a visiting critic at the Johns Hopkins University, University of Maryland Graduate School of Community Planning, and Morgan State University's Graduate Schools of Architecture and Landscape Architecture. Between 1998 and 2013, he taught a course on development regulation for the Johns Hopkins University's Masters in Real Estate program.

Community activities include board memberships on the Citizens Planning and Housing Association (1974-1983, 1996-2004), Baltimore Heritage (1987-1988), Roland Park Community Foundation (1987-1995), the Roland Park Roads and Maintenance Corporation (1995), and the Baltimore Architecture Foundation (1996-2006). He was also a past president of the Charles Village Civic Association (1982-1983).

Mr. Barry has been involved in two significant volunteer activities relating to growth management issues. From 1996 to 2000, he chaired the Citizens Planning and Housing Association's Committee on the Region and served three years as Board President. He is a founding organizer and continues as a Board member of 1000 Friends of Maryland. From 1997 to 1999, he was vice president of the Maryland Chapter of the American Planning Association. In 2003, Governor Ehrlich appointed him to the Governor's Commission on Housing Policy.

A representative sample of AB ASSOCIATES' past and current clients include the Johns Hopkins University and Hospital, Calvert School, Mercy Hospital, Union Memorial Hospital, Charles Street Development Corporation, Baltimore Museum of Art, Edison Properties, Tindeco Wharf, Seawall Development, the Rouse Company and Himmelrich Associates. Community clients have included the Charles Village Community Benefits District, the Northwest Baltimore Corporation, Southeast Development, Inc., the Harford Road Partnership, East Harbor Village Center, Preservation Maryland and the Ruxton-Riderwood Association. Municipal clients have included Maryland cities of Cambridge, Aberdeen, and Taneytown. From 1997 through 2001, Mr. Barry was under contract with HUD as a project expediter for HOPE VI developments in Chester, Pennsylvania; Richmond, Virginia; and Bradenton, Florida and was on a project team by KPMG to evaluate underachieving Public Housing Authorities.



















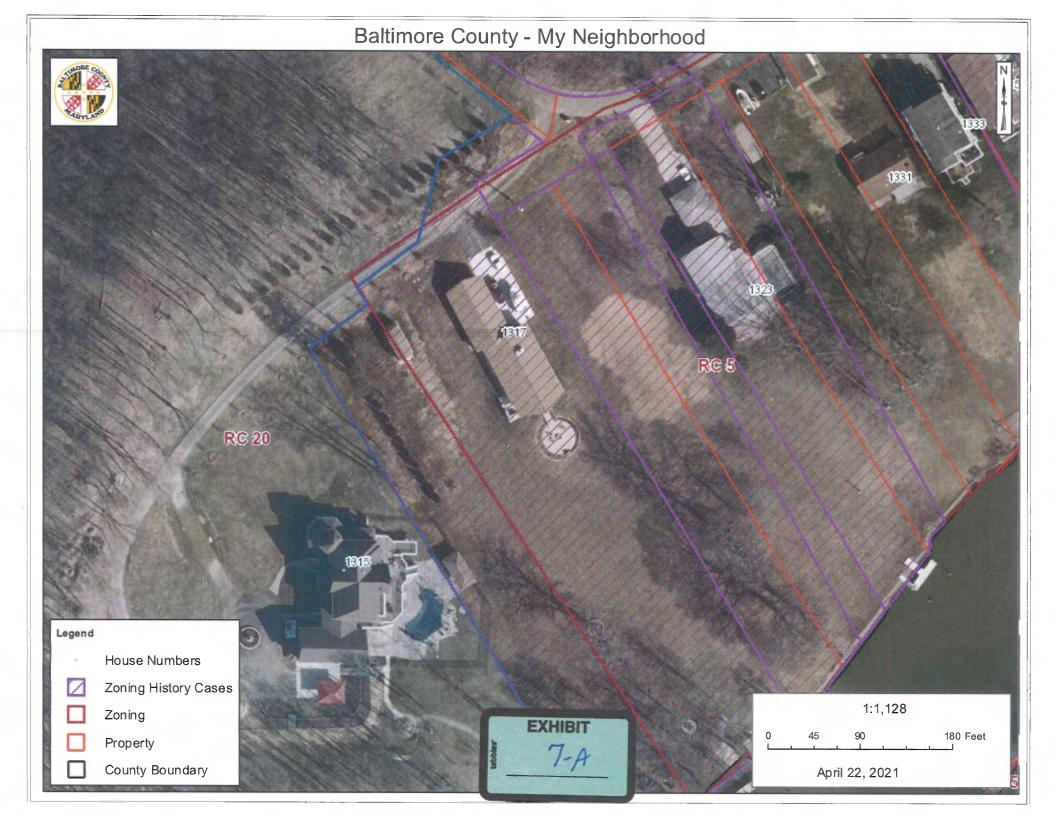




















Image capture: Jul 2016 © 2021 Google

Middle River, Maryland



Street View





Image capture: Jul 2016 © 2021 Google

Middle River, Maryland



Street View



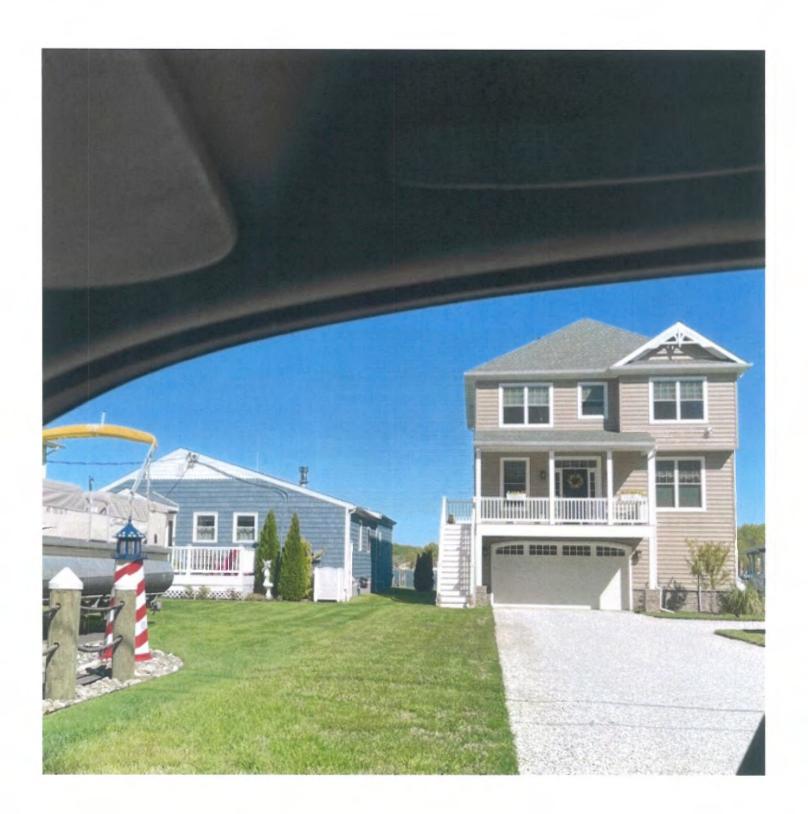


EXHIBIT 9-J





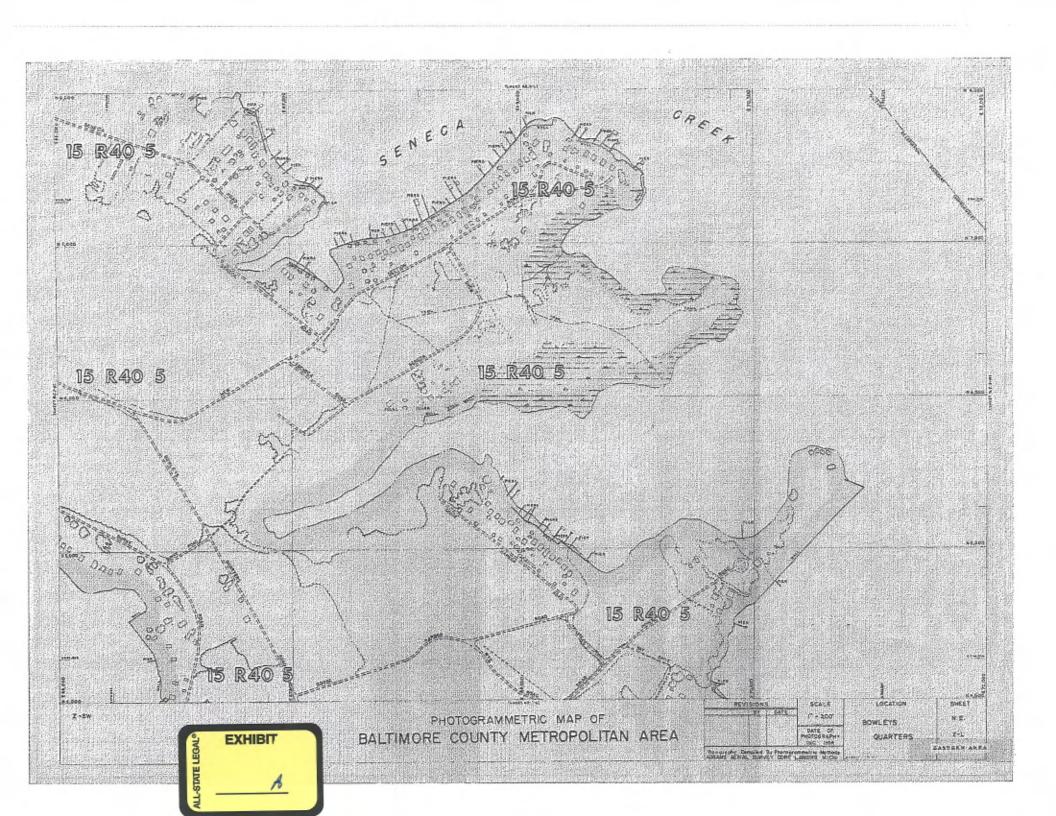


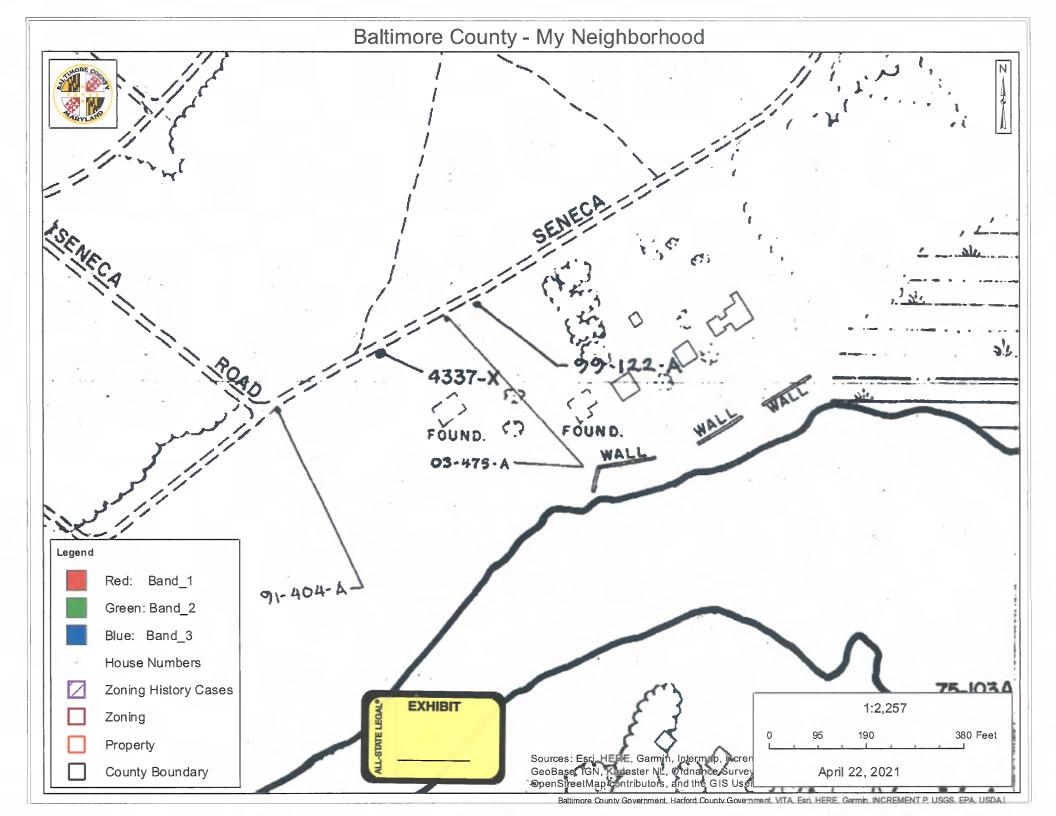












R & P Settlement Group, LLC File No. 20-2199-LH

Tax ID # 15-1511351270 and 15-1518101940

**Underwriter: Westcor Land Title Insurance Company** 

This Deed, made this _____ day of June, 2020 by and between Simon N. Tutt and Frances Benton Tutt, parties of the first part, Grantors; and Anthony Wayne Anderson and Irene Denise Anderson, as tenants by the entirety, parties of the second part, Grantees.

### - Witnesseth -

That for and in consideration of the sum of FOUR HUNDRED FIFTY SEVEN THOUSAND AND 00/100 (\$457,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Anthony Wayne Anderson and Irene Denise Anderson, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, 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:

LOTS NOS 231 AND 230, AS SHOWN ON A PLAT ENTITLED, "FIRST ADDITION TO PLAT NO. 2 BOWLEY'S QUARTER COMPANY" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK WHM NO. 9, FOLIO 12.

Subject to the terms of the Declaration of Easement recorded among the Land Records of Baltimore County in Liber 42763, folio 278 and Liber 42769, folio 138.

The improvements thereon being known as 1323 South Seneca Road.

Being the same property which by deed dated March 22, 2003, and recorded among the Land Records of Baltimore County, Maryland on June 9, 2003, in Liber 18151, in Folio 356, was granted and conveyed by SIMON N. TUTT AND FANCES BENTON TUTT, FORMERLY KNOWN AS FRANCES B. HOLDEN unto SIMON N. TUTT AND FRANCES BENTON TUTT, HUSBAND AND WIFE., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

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 Anthony Wayne Anderson and Irene Denise Anderson, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

EXHIBIT ....

LR - Deed (w Taxes) Recording only ST20.02 Name: ANDERSON Ref: LR - Deed (with Taxes Surcharge LR - Deed State Transfer Tax 2,285.00 LR - NR Tax - 1kd Ø.00 SubTotal: 2,345.0 2,405.02 03:20 Total: 06/30/2020 CCØ3-56 #13816816 CC@3@1 -Baltimore County/CC03_01_03 Register 03

Deed - Individual

Ŷ

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 43089, p. 0411, MSA_CE62_42946. Date available 07/08/2020. Printed 03/08/2021

As Witness the hands and seals of said Grantors, the day and year first above written. (SEAL) (SEAL) Witness (SEAL) (SEAL) Witness Frances Benton Tutt STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 11 _ day of June, 2020, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Simon N. Tutt, Frances Benton Tutt and , known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

my hand and notarial seal.

Signature of Notary Rublic

My Commission Expires:

DAN RADEBAUGH
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 26, 2021

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practive before the Court of Appeals of Maryland.

Daniel Mathew Radebaugh

(SEAL)

AFTER RECORDING, PLEASE RETURN TO: R & P Settlement Group, LLC 1407 York Road Suite 201 Lutherville-Timonium, MD 21093

BOOK: 43089 PAGE: 412

### **OWNER OCCUPANCY AFFIDAVIT**

Anthony Wayne Anderson and Irene Denise Anderson, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us. I/We affirm that the property will be occupied by the undersigned seven out of twelve months of the year.

WITNESS:

Anthony Wayne Anderson

frene Dinice Conderow (SEAL)

(SEAL)

Page 1 of 1

Irene Denise Anderson

STATE OF MARYLAND COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 11th day of June, 2020, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Anthony Wayne Anderson, Irene Denise Anderson and , known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires:

LESLIE M. LUTZ
NOTARY PUBLIC
HOWARD COUNTY
STATE OF MARYLAND
MY COMMISSION EXPIRES
DECEMBER 10, 2021

Owner Occupancy Affidavit

File No.: 20-2199-LH

Maryland FORM **WH-AR** 

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1.	Transferor Information	
	Name of Transferor Simon N.	<u>Futt</u>
	Description of Property (Stre	t address. If no address is available, include county, district, subdistrict and lot numbers).
3. 1	Reasons for Exemption	
	Resident Status	As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.
		Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
	Principal Residence	Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.
	Under penalty of perjury, I knowledge, it is true, corre	ertify that I have examined this declaration and that, to the best of my t, and complete.
3a.	Individual Transferors	Simon N. Tutt 6/11/20
	witness	Name **Date Signature
3b.	Entity Transferors	
	Witness/Attest	Name of Entity
		Ву
		Name ***Date
		Title

** Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

Maryland FORM WH-AR Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor <u>Frances Benton Tu</u>	itt
2. Description of Property (Street addres	ss. If no address is available, include county, district, subdistrict and lot numbers).
1323 South Seneca Road, Baltimore, MD	21220
3. Reasons for Exemption	
Resident Status As of the	e date this form is signed, I, Transferor, am a resident of the State of Maryland.
(COMAR	ror is a resident entity as defined in Code of Maryland Regulations t)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this nt on Transferor's behalf.
residenc	h I am no longer a resident of the State of Maryland, the Property is my principal ce as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is y recorded as such with the State Department of Assessments and Taxation.
knowledge, it is true, correct, and co	Frances Benton Tutt Name **Date Signature
3b. Entity Transferors	
Witness/Attest	Name of Entity
	Ву
	Name **Date
	Title

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

^{**} Form must be dated to be valid.

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	Assessments and (Type or Print in I								Record		
1 Type(s) of Instruments	( Check Box if	addendum Inta Mortga		Atta	ched.)		Oth	er	our Clerk		
2 Conveyance Type	x Deed of Trust	Lease			-				Circuit Court		
Check Box	X Improved Sale Arms-Length [		roved Sale Length [2]		Multiple A Arms-Leng			t an Arms- igth Sale [9]	Reserved for		
3 Tax Exemptions (if applicable)	Recordation State Transfer								Space Res		
Cite or Explain Authority	County Transfer	Consider	ation Amou	nf			1			ce Use Only	
	Purchase Price/Cons	sideration	\$ 457,000	00				Transfer a	nd Recordat	ion Tax Consider	ation
	Any New Mortgage Balance of Existing		\$ 342,750. \$	00			Transf X (	er Tax Considera ) %	ion =	\$ \$	
Consideration and Tax	Other:		\$					Exemption Amour Fransfer Tax	t -	\$ 6	125.00
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	County Transfer Ta:	x	\$ 6,525.00 \$				\$				
<b>₹</b>	Other		\$		R-MANAY.		\$			Ag. Tax/Othe	r:
6	District Pr	operty Tax ID			Grantor Li	ber/Folio		Map		Parcel No.	Var. LOG
<b>8</b>		15-15113513			18151 ,	356		(a) la (4 p (a	ļ.,		(5)
Description of Property	51	ibdivision Nan	ne			ot (3a)	Block	(3b)   Sect/AR (3	c) 1	lat Ref.	SqFt/Acreage (4)
SDAT requires submission of all				Lo	cation/Add	ess of Prop	erty Bein	g Conveyed (2)			
applicable information.		04.	B				, Baltimo	re, MD 21220			
A maximum of 40 characters will be		Othe			ntifiers (if a	pplicable)				Water Meter A	ccount No.
indexed in accordance with the priority cited in	Residential X Or	Non-Residenti	-			r Ground F	lent 🔲	Amount:		\$	
Real Property Article	Partial Conveyance	e Yes X No	Descrip	tion	/Amt. of Sq	Ft/Acreage T	ransferre	:d:			
Section 3-104(g)(3)(i).	If Partial Conveyant	ce List Improv	ements			~ /				1071	
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	Sir	non N. Tutt and	d Frances B	ento	n Tutt	711		Anthony Wayne	Anderson	and Irene Denis	Anderson
Transferred From	Doc. 1 – Owr	ner(s) of Recor	d, if Differ	ent i	from Grant	or(s)	D	oc. 2 Owner(s) o	f Record,	f Different from	n Grantor(s)
ļ <u>.</u>											.,
8	Anthony \	Doc. 1 – Gra Wayne Anderso				n	ļ	~~~~~	. 2 – Grani FowneBani	Mortgage	
Transferred									OWIEDAIN	Wortgage	
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9	Doc. 1 – A	dditional Nan	nes to be In				, Baltimoi	re, MD 21220 Doc. 2 – Additio	nal Name	to be Indexed	(Ontional)
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Í	Firm R & P Settler	ment Group, LI			Address: 1407 York Road, Suite 201						
	Firm R & P Settler Address: 1407 York	Road, Suite 20				Phone	(410) 82	1_1401	] _	•	Descrided
* <del>,                                    </del>	Firm R & P Settler Address: 1407 York Lutherville-Timoniu	Road, Suite 20 m, MD 21093	)1	RIC	GINAL DE	Phone:	(410) 82 <b>PHOTO</b> (	1-1401 COPY MUST AC		leturn Address I	
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#### BUUKWA 27/07 BIANG BRESS

TAX NOT REQUIRED

Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX AM
ART 11 TITLE 3 SUBTITLE 2, 11–3–202

RECORDATION TAX
T.P.ART 12–108 Date 04–30–2020

Baltimore County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00

TOTAL JLE LH May 04, 2020 \$60.00 08:10 am

### DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT is made this 24 day of MARCA 2020, by SIMON N. TUTT and FRANCES BENTON TUTT, also sometimes known of record as Frances B. Holden, husband and wife (hereinafter "Declarants").

WHEREAS, Declarants are the owners of all those two lots of ground which by Deed dated April 12, 1999 and recorded among the Land Records of Baltimore County in Liber S.M. No. 13746, folio 225 were granted and conveyed by Melvin R. Benczkowski unto Simon N. Tutt and Frances B. Holden, now known as Frances Benton Tutt, the Declarants herein (Unimproved Lots Nos. 232 and 233, Bowleys Quarters, Tax ID#s: 15-15-10-451992 & 15-15-10-451991); and

WHEREAS, Declarants are also the owners of all those two lots of ground (Lot Nos. 231 & 230) which by Warranty Deed dated March 22, 2003 and recorded among the Land Records of Baltimore County in Liber S.M. No. 18151, folio 356 were granted and conveyed by Simon N. Tutt and Frances Benton Tutt, formerly known as Frances B. Holden, unto Simon N. Tutt and Frances Benton Tutt, the Declarants herein (The improvements thereon being commonly known as 1323 South Seneca Road, Baltimore, Maryland 21220, Tax ID#s: 15-15-11-351270 & 15-15-18-101940); and

whereas, the Declarants desire to create an easement across the one of the unimproved lots (Lot 232) firstly described herein to benefit the secondly described parcel herein as more fully shown on the boundary survey dated November 25, 2019 and prepared by Thompson & Associates, LLC on Exhibit "A" attached hereto and made part hereof. Said easement to include existing utilities and for the existing porch encroachment also located within the easement area.

NOW WHEREFORE, in consideration of the sum of One Dollar and other good and valuable consideration and in consideration of the mutual covenants and easements herein contained, Declarants declare as follows:

1. MUTUAL EASEMENT: The Declarants, being the owners of the underlying fee simple lot, which encompasses the easement, hereby declare an easement over so much of the lot as is shown on the above referenced Exhibit "A" for the use in connection with lots secondly described herein (Lots 231 & 230). Said easement to include existing utilities and for the existing porch encroachment also located within the easement area.

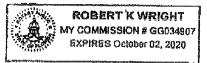
- 2. **OBSTRUCTION:** The Declarants hereto agree not to obstruct, impede or interfere, in the reasonable use of said easement to be used in connection with the secondly described lots (231 & 230).
- 3. MAINTENANCE: The Declarants hereto further declare that the owners of the firstly described lots (232 & 233) described herein shall be responsible to maintain the easement area (cutting the grass and landscape) except that the owners of the secondar described lots (231 & 230) would be responsible for the repair or replacement of the utilities and porch improvements. In that case (repair or replace) the owners of the secondly described lots (231 & 230) shall be responsible for returning the easement area to its original state.
- 4. BINDING EFFECT: This agreement shall be binding upon the Declarants, the survivor of them and the survivor's personal representatives, and assigns.

IN WITNESS WHEREOF the Declarants have hereunto set their respective hands and seals the day and year first above written.

	(SEAL)
WITNESS	SIMON N. TUTT
	Mus John (SEAL)
WITNESS	FRANCES BENTON TUTT
STATE OF Locida, COUNTY	OF <u>Lee</u> , to wit:
I HEREBY CERTIFY that on t	his 24th day of March two
thousand twenty, before me, the	subscriber, a Notary Public of
the State of Flunda in	and for the County of
Lee , personally appeare	d SIMON N. TUTT, known to me (or
satisfactorily proven) to be th	e person whose name is subscribed
to the within instrument and he	acknowledged the foregoing Deed
to he his act	

AS WITNESS my hand and my Notarial Seal.

My Commission Expires: Oct 2,2010



STATE OF <u>Flocida</u> , COUNTY OF <u>Lee</u> , to wit:	
I HEREBY CERTIFY that on this JUHh day of Murch tw	0
thousand twenty, before me, the subscriber, a Notary Public of	
the State of Floods in and for the County of	
, personally appeared FRANCES BENTON TUTT, known to	
me (or satisfactorily proven) to be the person whose name is	
subscribed to the within instrument and she acknowledged the	
foregoing Deed to be her act.	

AS WITNESS my hand and my Notarial Seal.

My Commission Expires: Oct 2, 2020

ROBERT K WRIGHT

MY COMMISSION # GG034907

EXPIRES October 02, 2020

### ATTORNEY CERTIFICATION

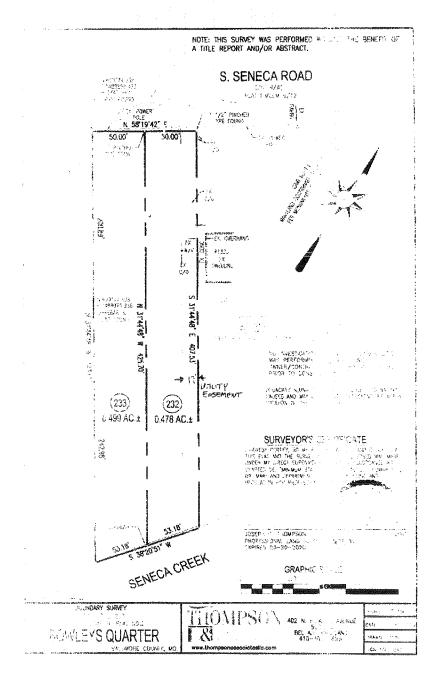
This is to certify that the within instrument was prepared by or under the supervision of the undersigned Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

F. Michael Grace, Esquire

### AFTER RECORDING RETURN TO:

F. Michael Grace, Esquire Bouland & Brush, LLC 300 Frederick Road Suite 100 Catonsville, Maryland 21228

## EXHIBIT "A"



1	tate of Mar	yland Land l	BOC Instrume nty:BALTIN	o <del>K: 4276</del> ent Intake	9 PAGI Sheet	E <del>: 142</del>	ş		
Inform	ation provided Assessments a	is for the use of the and Taxation, and in Black Ink On	he Clerk's C l County Fir	ffice, State 1 iance Office	Only.	t of	Peesewad for Chruit Court Charles		
1 Type(s) of Instruments	( Check E	Box if addendum Int	ake Form is A	ttached.)	ASEMENT	I Joshan	2 teg		
	Deed Deed of Tr		ortgage ase	^ Other	AGEMEN		§		
2 Conveyance Type Check Box	Improved S Arms-Leng		proved Sale -Length [2]		le Accounts Length [3]	Not an A Length S	rms-		
3 Tax Exemptions	Recordation						<b></b>		
(if applicable) Cite or Explain Authority	State Transfer County Transf								
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	Purchase Price/		\$					rdation Tax Con	sideration
Consideration	Any New Mort		\$ 0.00			Transfer Tax	Consideration ) %	- S	
and Tax	Balance of Exis	ning Mongage	S			Less Exempti	on Amount	- S	
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5	Full Cash Value		\$	Doc. 1		-	Doc. 2	Agent:	
Ť	Recording Char	nt of Fees rge	\$ 20.00	D00. 1		S	D00. 2		
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Fees	State Recordati		S			S		CD Coul	
	State Transfer County Transfe		\$			\$		C.B. Credi	:
	Other		s			S		Ag. Tax/O	her:
	Other		s			s			
6 Description of	District	Property Tax ID	No. (1)	Grantor L		M	lap	Parcel No.	
Property	15	1510451992 Subdivision Na	me	13746/0022	5 Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
SDAT requires		Sabdivision 14							
Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).					ess of Prope	erty Being Conv	eyed (2)		
A maximum of 40	1323 SOUTH 8	SENECA ROAD, E Ott	BALTIMORE her Property	<u>, MD 21220</u> Identifiers (If	applicable)			Water Met	er Account No.
characters will be indexed in accordance									
with the priority cited in		or Non-Residentia				t Amount:			
Real Property Article	Partial Conve	yance? Yes 🔃	No Descri	ption/Amt. of	adrovereas	ge Hausterreu.			
Section 3-104(g)(3)(i).	If Partial Conv	eyance, List Improv							
7	Doc. 1 - Grantor(s) Name(s)  Doc. 2 - Grantor(s) Name(s)  SIMON N. TUTT								
Transferred From		NTON TUTT AKA	FRANCES I	3. HOLDEN					
From	Doc. 1 -	Owner(s) of Reco	rd, if Differe	at from Gran	tor(\$)	Doc. 2	Owner(s) of Re	cord, if Different	from Grantor(s)
8		Doc. 1 – Gr	antee(s) Nam	ie(s)		<u> </u>	Doc. 2 -	Grantee(s) Name	s)
	SIMON N. TUT			(-)					
Transferred To	FRANCES BEI	NTON TUTT AKA	FRANCES			e) Mailing Add			
į				New Own	er's (Grante	e) Maining Add	ress 7		
9 Other Names	Doc. 1	l – Additional Nam	es to be Inde	xed (Optiona	1)	Doc. 2	– Additlonal N	ames to be Index	ed (Optional)
10 Contact/Mail		Instr	ument Subm	itted By or C	ontact Perso	) <b>1</b> 1		Return to	Contact Person
Information	Name:				,			]	
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2	FILE# RP-20-4	RED BROOK BLV 11348	/D., STE. 12	U, OWINGS I		0)654-5550		Return A	idress Provided
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		Yes	<b>✓</b> No	Was property:	surveyed? It	f yes, attach copy	y of survey (if re	corded, no copy re	equired).
.5						Not Write Beld		Tean C	roope Verification
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED TITLE OF DOCUMENT							
This transfer is being made without benefit of Title Examination.							
THIS DEED made this 22ND day of MARCH, 2003, between							
Simon N. Tutt and Frances Benton Tutt, formerly known as Frances B. Holden, hereinafter referred to as Grantor, WHOSE mailing address is 1323 South Seneca Road, Baltimore, Maryland 21220,							
AND							
Simon N. Tutt and Frances Benton Tutt, husband and wife, as joint tenants with right of survivorship and not as tenants in common, hereinafter referred to as Grantee, WHOSE mailing address is 1323 South Seneca Road, Baltimore, Maryland 21220;							
WITNESSETH:							
<b>THAT</b> for and in consideration of the sum of <b>NO CONSIDERATION</b> , to Grantor paid by Grantee, the receipt of which is hereby acknowledged, the Grantor does grant, bargain, sell, and convey to said Grantee, the following land and premises situated in Baltimore County, State of Maryland, described as follows:							
LOTS NOS. 231 AND 230, AS SHOWN ON A PLAT ENTITLED, "FIRST ADDITION TO PLAT NO. 2 BOWLEY'S QUARTER COMPANY" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK WHM NO. 9, FOLIO 12.							
MORE commonly known as: 1323 South Seneca Road, Baltimore, Maryland 21220 Assessor's Parcel Number: 15-11-351270 Prior Recorded Doc. Ref.: Deed: Recorded \( \frac{Q/\text{/\text{/\text{9}}/\text{15\text{9}}}{2\text{15\text{9}}} \); BK \( \frac{5\text{\text{13\text{15\text{9}}}}{2\text{5\text{5\text{15\text{5\text{15\text{5\text{7\text{15\text{9}}}}}} \), PG \( \frac{2\text{4\text{5\text{7\text{5\text{7\text{5\text{7\text{5\text{7\text{5\text{7\text{5\text{7\text{5\text{7\text{5\text{7\text{7\text{5\text{7\text{7\text{5\text{7\text{7\text{7\text{7\text{9}}}}}}} \), PG \( 2\text{4\text{5\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{7\text{							
<b>TOGETHER</b> with all improvements thereupon and all rights, alleys, ways, waters, easements, privileges, appurtenances, and advantages belonging or appertaining thereunto. SUBJECT, however, to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TO HAVE and to hold the property hereby conveyed unto the said Grantee's heirs, executors, administrators, successors and assigns forever in fee simple.							

**THE** Grantor covenants to warrant specially the property hereby conveyed and to execute such further assurances of said property as may be requisite.

When the context requires, singular nouns and pronouns, include the plural.

IN TESTIMONY WHEREOF, the Grantor has caused this Deed to be duly executed:

STATE OF Mary and STATE OF Mary and STATE OF Mary and State of Mark , 2003, before me, the undersigned officer, personally appeared Simon N. Tutt and Frances Benton Tutt f/k/a Frances B. Holden known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

NOTARY STAMP/SEAL

JENENE M. MCDOWELL
Notary Public
Baltimore City
Maryland
My Commission Emires Jul 26, 2005

Jenene M. McDowell

Jenene M. McDowell

PRINTED OFFICER'S NAME
MY Commission Expires: July 26,2005

**After Recording Mail To:** Service Link

40000 Industrial Blvd. Aliquippa, PA 15001 # 744365

### Bankers Title Co., Inc. 100 West Road, Saite 400

# FEE SIMPLE-DEED-INDIVIDUAL GRANTOR-LONG FORM

FILE NO. 79-48-8686 TAX ID NO. 15/15-11-351270 & 15/15-18-101940

THIS DEED, MADE THIS 3/St day of august in the year one thousand nine hundred and ninety-eight by and between HAWLEY ROGERS and WENDY W. ROGERS, of Baltimore County, State of Maryland, Grantor(s) and parties of the first part, and SIMON N. TUTT and FRANCES B. HOLDEN, Grantee(s) and parties of the second part.

WITNESSETH, That in consideration of the sum of THREE HUNDRED THIRTY THOUSAND DOLLARS, (\$330,000.00), the actual consideration paid, or to be paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, as joint tenants and not as tenants in common, their personal representatives and assigns, forever, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED AS Lots Nos. 231 and 230, as shown on a plat entitled, "First Addition to Plat No. 2 Bowley's Quarter Company" which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

The improvements thereon being known as No. 1323 South Seneca Road also known as S. Seneca Road.

BEING that same lot of ground which by Deed dated August 20, 1985 and recorded among the Land Records of Baltimore County in Liber No. 6983, folio 613 was granted and conveyed by William J. Bryan, Jr. and Barbara Bryan, his wife unto Hawley Rogers and Wendy W. Rogers, his wife.

BEING also that same lot of ground which by Deed dated August 20, 1985 and recorded among the Land Records of Baltimore County in Liber No. 6983, folio 624 was granted and conveyed by William J. Bryan, Jr. and Barbara Bryan, his wife unto Hawley Rogers and Wendy W. Rogers, his wife, the Grantor(s) herein.

THIS CONVEYANCE is made subject to the restrictions, rights of way, and conditions, if any, contained in the Deeds forming the chain of title to this property.

(I), (We), the undersigned Grantee(s) do hereby certify under penalty of perjury, that the above property is improved for residential purposes, and that (I), (We), the undersigned Grantee(s) will own and occupy the property as my/our principal residence.

WITNESS:

SIMON N. TUTT

Grantee

FRANCES B. HOLDEN

Grantee

TOGETHER WITH the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as joint tenants and not as tenants in common, their personal representatives and assigns, forever in fee simple.

AND the said parties of the first part hereby covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of said grantor(s)
Test:  HAWLEY ROGERS  WENDY W. ROGERS  (Seal)
STATE OF MARYLAND, CHTY/COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, That on this 315th day of Quant in the year one thousand nine hundred and ninety-eight the subscriber, a Notary Public of the State aforesaid, personally appeared HAWLEY ROGERS and WENDY W. ROGERS and SIMON N. TUTT and FRANCES B. HOLDEN, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.
IN WITNESS WHEREOF, I hereunto set my hand and official feat.  NOTARY PUBLIC  NOTARY PUBLIC
My Commission Expires:
This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party of this instrument.

			Baltonia State Deno			
injo	rmation provided is for to Assessments and Tax				INP FD SURE	\$ 5.1
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of instruments	Deed	Mortgage	X Other [ ]	GIVNY, J Other	RECORDATION	
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3 Tax Exemptions (if Applicable)	State Transfer	· · · · · · · · · · · · · · · · · · ·			Ser 18, 193	3 <b>61:56</b> 1
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and Tax	Any New Mortgage Balance of Existing Mo		COO 100_	Transfer Tax Consider	ation \$ 32	30,000-
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5	Recording Charge		100.1	\$ 20.00		8
Fees	Surcharge	\$ 5	.00	s 5.00	Tax Bill	487.4
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6	District Property	y Tax ID No. (1) Gi		Map	Parcel N	o, Var.
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rith the priority cited in Real Property Article	Partial Conveyance?	Yes KNo Desc	ription/Amt. of Sq	Ft/Acreage Transferred:		
Section 3-104(g)(3)(i)	If Partial Conveyance,	List Improvements Co	onveved:	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		16
7		- Grantor(s) Name(s		Doc. 2	- Grantor(s) Nar	ne(s)
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COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6983, p. 0624, MSA_CE62_6838. Date available 06/30/2005. Printed 04/05/2021

that

This Deed, Made This 20th day of August in the year one thousand nine hundred and EIGHTY FIVE William J. Bryan, Jr. and Barbara Bryan, his wife	
in the year one thousand nine hundred and EIGHTY FIVE William J. Bryan, Jr. and Barbara Bryan, his wife	by and between
of the County of Baltimore, State of Maryland Hawley Rogers and Wendy W. Rogers, his wife	of the first part, and
of the second part.  Witnesserth, That in consideration of the sum ofTHIRTY THOUSAND	
	B SC/F 14 00
the said PARTIES OF THE FIRST PART	######################################
do grant and convey to the said parties of the second part entireties, the survivor of them, his or her heirs,	as tenants by the
personal representatives/st <b>050005000C</b> thd assigns	, in fee simple, all

and described as follows, that is to say:

BEING known and designated as Lot No. 230 as shown on a Plat entitled, "First Addition to Plat Number Two (#2), of the property of Bowley's Quarter Company," which said Plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

BEING part of the same property which by Deed dated January 30, 1984, and recorded among the Land Records of Baltimore County in Liber 6663, folio 502, was granted and conveyed by Maude S. Kieffer and Judith Mary Comotto unto William J. Bryan, Jr., and Barbara Bryan, his wife, the within gratnors.

AGRICULTURAL TOANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 8-27-85

ASSESSMENTS & TAXATION

R S 27 85

of ground situate in the County of Baltimore, State of Maryland

8258*****480D0*a 8268A

r, ).

Tournish with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To Hold the said described lot

of ground and premises to the said

parties of the second part as tenants by the entireties, the survivor of them, his or her helms.

personal representatives/800000000

and assigns

, in fee simple.

And the said part less of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Wirnson the hand a sol sol so of said grantor a

Tent:

و

Les M. Snyder

William Degu P William J. Bryan, Jr.

August

Barbara Bryan (NKAL)

STATE OF MARYLAND, County of Baltimore's wil:

I HERENY CERTIFY, That on this 20th day of

in the year one thousand nine hundred and EIGHTY FIVE

, before me.

the subscriber, a Notary Public of the State aforesaid, personally appeared willism J. Bryan,

Jr. and Barbara Bryan, his wife

known to me (or satisfactorily proven) to be the person s whose name signer subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and make a section of their act, and their act,

IN WITNESS WHEREOF, I bereinto set my hand and official seal.

....

NOTARY | Metary Public

CHMOUF

PUBLIC

My Commission expires:

7/ 1/86

LTMORE COUNTY CIRCUIT COURT Land Records) EHK Jr. 6983, p. 062

This Deed, MADE THIS 20th

day of

August

ig the year one thousand nine hundred and EIGHTY FIVE William J. Bryan, Jr. and Barbara Bryan, his wife

by and between

the County of Baltimore, State of Maryland

of the first part, and

Hawley Rogers and Wendy W. Rogers, his wife

of the second part.

Witnesseth, That in consideration of the sum of ONE HUNDRED NINETEEN THOUSAND AND /100----- ( \$***119,000.00) DOLLARS

the said PARTIES OF THE FIRST PART

h RE/F 395.00 H HIES MEN Lik dr 1 1 704.00 #194,8 100 ' 402 113118 1381 79/85

grant and convey to the said parties of the second part as tenants by the entireties, the survivor of them, his or her heirs,

personal representatives/2000000000 and assigns

, in fee simple, all

p. 0613, MSA_CE62_6838. Date available 06/30/2005. Printed 04/23/2021

6983,

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. 231 as shown on Plat entitled "First Addition to Plat Number Two (#2), of the property of Bowley's Quarter Company," which said Plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12. The improvements thereon being known as No. 1323 SOUTH SENECA ROAD.

BEING part of the same property which by Deed dated January 30, 1984, and recorded among the Land Records of Baltimore County in Liber 6663, folio 502, was granted and conveyed by Maude S. Keiffer and Judith Mary Comotto unto William J. Bryan, Jr., and Barbara Bryan, his wife, the within grantors.

> STATE DEPARTMENT OF ASSESSMENTS & TAXATION

(CLERK

AGRICULTURAL TRANSPER TAX NOT APPLICABLE

DATES 27 85

#242****1904DO*a #26#A

Tourrism with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said described lot

of ground and premises to the said

parties of the second part as tenants by the entireties, the survivor of them, his or her heirs,

personal representatives/sexpense

and assigns

, in fee simple.

Ann the said part 100 of the first part hereby covenant that they have suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand a

Test:

STATE OF MARYLAND, County of Baltimore wit:

I HEBERY CERTIFY, That on this 20th day of

August

in the year one thousand nine hundred and EIGHTY FIVE

, before me.

Public

the subscriber, a Notary Public of the State aforesaid, personally appeared William J. Bryan,

Jr. and Barbara Bryan, his wife

known to me for antiafactorily proven) to be the person a the within instrument, and acknowledged the foregoing Deed to be

winte subscribed to whose name their ngaringards

souled the same.

IN WITNESS WHEREOF, I hereunto set my hand and official sea

NOTARY

PUBLIC

7/ 1/86

My Commission expires:

Fidelity Title 3635 told Court Rg 21208

This Deed, MADE THIS

day of January

in the year one thousand nine hundred and

eighty-four

by and between

MAUDE S. KIEFFER and JUDITH MARY COMOTTO

parties of the first part

Baitimore County, in the State of Maryland, parties

of the first part, and

WILLIAM J. BRYAN, JR. and BARBARA BRYAN, his wife, parties

of the second part,

the said

WITNESSETH, That in consideration of the sum of five (\$5.00), dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the actual consideration paid or to be paid is \$89,500.00.

CTTX C nocs

EHK JR T

909.00

#89955 COO1 RO2 TO9:19 02/06/84

grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

personal representatives/symmens and assigns

, in fee simple, all

those

of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

BEING known and designated as Lots Nos. 230 and 231 as shown on a Plat entitled, "First Addition to Plat Number Two (#2), of the property of Bowley's Quarter Company," which said Plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12. The improvements thereon being known

BEING two (2) of the lots of ground which by Deed dated June 2, 1977, and recorded among the Land Records of Baltimore County in Liber EHK, JR. No. 5762, folio 619, were granted and conveyed by Maude S. Kieffer unto Maude S. Kieffer and Judith Mary Comotto, as joint tenants, in fee simple. See also Liber EHK, JR. No. 5521, folio 480.

B 032****143200Da 803.2A

# LIBER 6 6 6 3 PAGE 5 0 3

TOGETHER with the buildings thereupen, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said described lot s of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

personal representatives/successors

and assigns

, in fee simple.

And the said part ites of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

witness the hand	and seal	of said grantor
Test:		Maude & Kiaffer (SEAL)
Levelelind	[[]_Zon	MAUDE S. KIEFFER (SEAL)
		JUDITH MARY COMOTTO (SEAL)

STATE OF MARYLAND, County, to wit:

I Hereby Certify, That on this 3070 day of January
in the year one thousand nine hundred and eighty-four, the subscriber, a Notary Public of the State aforesaid, personally appeared
MAUDE S. KIEFFER and JUDITH MARY COMOTTO

known to me (or satisfactorily provon) to be the persons whose name s is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I horounto set my hand and official seal.

My Commission expires: July 1, 1986

Public Of Horaco

No title search No consideration

FEE-SIMPLE DEED-CODE-City or County

LIBER 5 7 6 2 PAGE 6 1 9

TRANSFER TAX NOT REQUIRED Walter R. Richardson. Disector of Fulance BALTIMORE COUNTY, MARYLAND

6-9-77 Authorized Signature Chill

This Deed, Made this

in the year one thousand nine hundred and seventy seven

MAUDE S. KIEFFER , by and between

Baltimore County

in the State of Maryland, of the first part, and

MAUDE S. KIEFFER and JUDITH MARY COMOTTO, Joint Tenants

of the second part.

Witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other . good and valuable considerations, the receipt of which is hereby acknowledged the said Grantor in exercise of the power conferred upon her in the hereinafter referred decd.

grant and convey unto the said MAUDE S. KIEFFER AND JUDITH MARY COMOTTO as joint tenants, their assigns, the survivor of them their

heirs and assigns, in fee simple, all

those lots

of ground, situate, lying and being in

Baltimore County, State of Maryland

, aforesaid, and described as follows, that is to say:-

Beginning-for-the

The first lot hereof being the same lot of ground which by Deed dated December 14, 1970, and recorded among the Land Records of Baltimore County in Liber O.T.G. 5152, folio 201, was granted and conveyed to Nationwide Title Company to Stanley M. Kieffer and Maude S. Kieffer, his wife, as tenants by the entireties, the said Stanley M. Kieffer having predeceased his wife on October 15, 1972.

BEGINNING for the second lot hereof, being known as Lots No. 229 and 230, first addition to Plat No. 2 as shown on the Plat of Bowley's Quarter, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.H.M. No. 9, folio 12.

BEING the same lots of ground which by deed dated April 10, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K. 5521, folio 480, were granted and conveyed by the Laurie Corporation to MAUDE S. KIEFFER, for and during the term of her natural life, with full power to her during her life time to sell, mortgage, lease, convey, exchange or in any other manner whatsoever (Except by Last Will and Testament) to dispose of or encumber the absolute ostate, both life estate and remainder, in the hereinafter described lots of ground without the consent or joinder of anyone and to appropriate the proceeds unto her own use and from and immediately after her death, provided she has not exercised the power of disposition aforesaid, so much thereof as remains undisposed of unto WILLIAM ALBERT LANGILL and JUDITH MARY COMOTTO , as tenants in common and not as joint tenants, these presents being executed in pursuance of said full power of conveyance. It being the intention of the said MAUDE S. KIEFTER to convey hereby not only the life estate reserved therein said deed but also to exercise her power to convey the entire fee simple estate, including the remainder interest therein.

## LIBER 5 7 6 2 PAGE 6 2 0

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot 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 MAUDE S. KIEFFER and JUDITH MARY CONOTTO as joint tenants, their assigns, the survivor of them, their heirs and assigns in fee simple.

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

Witness the hand and seal of said grantor

TEST:	Maude S. Kriffe	L. (SEAL)
C. Marine		(SEAL)
Season Dich 2 LL-C- I HEREBY CERTIFY, That on this	, to wit:	Juna
in the year one thousand nine hundred and seventy  a Notary Public of the State of Maryland, in and for	y seven ,before m  Baltimore County	e, the subscriber, aforesaid,
personally appeared MAUDE S. KIEFFER		
the above named grantor , and she acknowledge As Witness my hand and Notarial Seal.	ged the foregoing Deed to be her	e act.

Meo's for record JUN

Tor Elmor H.

Notary Public.

18th.

day of April

five in the year one thousand nine hundred and seventy/, by and between THE LAURIE CORPORATION, a body corporate of the State of Maryland,

, of the first part, and

MAUDE S. KIEFFER, of Baltimore County, State of Maryland, and

Cithe mouniquek WILLIAM ALBERT LANGILL and JUDITH MARY COMMOTTO, of the third part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the LAURIE CORPORATION

> 261181# *****9.00 ¥8 16-75 \$\text{\$\PR\$ 16-75 261181C2 *****9.00}

William Albert Langill and Judith Mary Commotto, as tenants in common and not as joint tenants, their heirs and assigns, in fee simple, all those lot(s) of ground, situate, lying and being in

Baltimore County

, State of Maryland, and described as follows, that is to say:-

Reginning dox the The first lot hereof being the same lot of ground which by Deed dated December 14, 1970, and recorded among the Land Records of Baltimore County in Liber O.T.G. 5152, folio 201, was granted and conveyed to Nationwide Title Company to Stanley M. Kieffer and Maude S. Kieffer, his wife, as tenants by the entireties, the said Stanley M. Kieffer having predeceased his wife on October 15, 1972.

BEGINNING for the second lot hereof, being known as Lots No. 229 and 230, first addition to Plat No. 2 as shown on the Plat of Bowley's Quarter, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.H.M. No. 9, folio 12.

BEING the same lots of ground which by deed of even date herewith and recorded, or intended to be recorded, prior hereto among the Land Records of Baltimore County, were granted and conveyed by Maude S. Kieffer to the said The Laurie Corporation, the within grantor.

TRANSFER TAX NOT REQUIRED

William F. Laudeman

Avihori Signature

# LIEER5521 PAGE481

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots 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 MAUDE S. KIEFFER, for and during the term of her natural life, and with full power to her during her lifetime to sell, mortgage, lease, convey, exchange or in any other manner whatsoever (except by Last Will and Testament) to dispose of or encumber the absolute estate, both life estate and remainder, in the hereinbefore described lots of ground without the consent or joinder of anyone and to hereinbefore described lots of ground without the consent or joinder of anyone and to hereinbefore described lots of ground without the consent or joinder of anyone and to hereinbefore described lots of ground without the consent or joinder of anyone and immediately after her death, provided she has not exercised the power of disposition aforesaid, so much thereof as remains undisposed of unto WILLIAM ALBERT LANGILL and introduction of the common and not as joint tenants, their heirs and assigns, in fee simple.

And the said part y of the first part hereby covenants that he it has not done or suffered to be done any act, matter or thing whatspever, to encumber the property hereby conveyed; that she it will warrant specially the property granted and that has it will execute such further assurances of the same as may be requisite.

of ELLEN W. THOMAS, Vice President of said grantor corpor-Witness the hand and contact statement at ion and its corporate seal duly attested by its Secretary. THE LAURIE CORPORATION

Teer

BY: EXTEN W. THOMAS, VICE PRESIDENT

Secretary

State of Maryland, County of Baltimore , to wit:

I Herest Cratify, That on this \ \topi \ day of April , 19 75 , before me, the subscriber, a Notary Public of the State of Maryland, in and for the County and State aforesaid, , personally appeared ELLEN W, THOMAS, Vice President of the grantor corporation,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that s h e executed the same for the purposes therein contained, and in my presence signed and sealed the same.

My Commission expires Elmer H. Kahline. Jr., Clerk

Receipt No.

PRE-BIMPLE DEED --- INDIVIDUAL GRANTOR AND GRANTEE --- 40

This Deed	, Made this 18th day of Tebruary
in the year one	thousand nine hundred and seventy three, by and between John J.
	Jr. and Mary D. Reynolds, his wife,, of the first part, and
VMaude S. K	ieffer,
of the second p	art.
Witnesse good and v	th, that in consideration of the sum of Five (\$5.00) dollars and other aluable considerations, the receipt of which is hereby
acknowledg	ed
the said Joh	n J. Reynolds and Mary D. Reynolds, his wife,
her heirs and assign	grant and convey unto the said Maude S. Kieffer
Mr. offers V	of Baltimore , State of Maryland, and described as follows, that is to say:—
Pirst Addid Quarter, wh County in 1 BEING th and records W.J.R. 386	g for the same and being known as Lots Number 229 and 230, tion to Plat Number Two (#2) as shown on the Plat of Bowleys hich Plat is recorded among the Land Records of Baltimore Plat Book W.H.M. 9 folio 12. he same lots of ground which by deed dated June 29,1961 and among the Land Records of Baltimore County in Liber 3 folio 499 was granted and conveyed by Shell Realty in unto John J.Reynolds, Jr. and Mary D. Reynolds, his wife,

the within Grantors.

## LIBER5335 PAGE848

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said loss 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 Maude S. Kieffer, her ----of the said heirs and assigns,

And the said part ies of the first part hereby covenant that the y not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor s.

TEST:

State of Maryland, County of Baltimore

, to wit:

I HEREBY CERTIFY, That on this

day of Februar

, 19 73 ,

before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid , personally appeared John J. Reynolds/and Mary D. Reynolds, his wife, the within Grantors

known to me (or satisfactorily proven) to be the person(s) whose name(s) /s/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expines or record FEB 9 1973/11 July lat, 199r Elmer H. Kahline,

FEE-RIMPLE DEED -- INDIVIDUAL GRANTOR AND GRANTEE -- 40

STRAW PARTY DEED NO TRANSFER TAX NO DOCUMENTARY STAMPS NO TITLE SEARCH

This Deed. Made this

day of December

in the year one thousand nine hundred and seventy

, by and between Nationwide

Title Company, a body corporate duly incorporated under the laws of the State of Maryland,

, of the first part, and

Stanley K. Kieffer and Maude S. Kieffer, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said party of the first part

does hereby grant and convey unto the said parties of the second part, their successors,

heirs and assigns,

in fee simple, all that

loting of ground, situate, lying and being in

Faltimore County , State of Maryland, and described as follows, that is to say:-

April 24, 1966, intestate, and

dated December 8, 1970, and recorded among the land records for Faltimore County, Maryland, immediately prior hereto, was granted and conveyed by Stanley M. Kieffer to Mationwide Cible Company, the within named grantor, for the purpose of placing the said Maude ... Lieffer's name or the title. Leing all and the same lot of ground which by Deed

TRANSFER TAX MOT RES

Coman y ma King at a sta

### LIBER5 152 PAGE 202

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot 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 parties of the second part, their successors

heirs and assigns,

in fee simple.

And the said party of the first part hereby covenants that she it not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that the it will warrant specially the property granted and that the it will execute such further assurances of the same as may be requisite.

WITNESS the signature of the Vice-President of the Grantor and its Witness the band Xand seal Xxof said granter Corporate Seal affixed

TEST:

Certhing & Jaco

NATIONWIDE TITLE COMPANY by: 2 cotton &

[SEAL]

Vice-President

State of Maryland,

Baltimore County

, to wit:

I HEREBY CERTIFY. That on this

day of December

. 19 70 .

before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore

County

, personally appeared

C. ARTHUR EBY, Vice-President

of Nationwide Title Company

known to me (or satisfactorily proven) to be the person(x) whose name(s) is/are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same., on behalf of the said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 3, 1974

FEE-SIMPLE DEED-CODE-City or County-40

This Deed, Made this

Second

day of September

in the year one thousand nine hundred and fifty-nine , by and between Leo P. McDougall and Mary P. McDougall, his wife.

of Baltimore County,

in the State of Maryland, of the first part, and

Stanley M. Kieffer and Ethel M. Kieffer, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said Leo P. McDougall and Mary P. McDougall, his wife,

do grant and convey unto the said Stanley M. Kieffer and Ethel M. Kieffer, his wife, as tenants by the entireties, their

heirs and assigns, in fee simple, all

that lot

of ground, situate, lying and being in

Baltimore County, State

, aforesaid, and described as follows, that is to say:-

Beginning for the All that lot of ground known and designated as Lot Numbered 231, First Addition to Plat Number Two (#2) as shown on the plat of the property of Bowley's Quarter Company of Baltimore County, which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.H.M. No. 9, folio 12.

Being one of the lots of ground conveyed in a Deed dated August 11, 1959 and recorded among said Land Records in Liber W.J.R. No. 3577, folio 210 &c. from Bowley's Quarter Company of Baltimore County to Leo P. McDougall, one of the Grantors.





## LIBER 3594 PAGE 152

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot 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 Stanley M. Kieffer and Ethel M. Kieffer, his wife, as tenants by the entireties,

their heirs and assigns, in fee simple, subject to the covenants and restrictions as set forth in said deed from Bowley's Quarter Company, etc. toLeo P. McDougall.

And the said part 108 of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors

TEST:

anes (Lle

Leo P. McDougall (SEAL)

Mary & McDougall (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY

. to wit:

I HEREBY CERTIFY, That on this Second day of September,
in the year one thousand nine hundred and fifty-nine , before me, the subscriber,
a Notary Public of the State of Maryland, in and for Baltimore County aforesaid,
personally appeared Leo P. McDougall and Mary P. McDougall, his wife,

the above named grantor s, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Eleanor H. Jones Notary Public.

Ordeo'd for record SEP 14 1959 at 2 pm

Per Walter J. Rasmussen, Clerk

Mail to Tyde mason w

Receipt No. 5762 \$ 600

Stange 200 and

This	Beed, Made this 1/2 day of August
in the year	r one thousand nine hundred and fifty-nine by the Bowley's Quarter
Company	of Baltimore County, a body corporate, duly incorporated under the laws of the State of
Maryland.	

Baltimore County, which plat is duly filed among the Land Records of Baltimore County, in Plat

Book W.H.M., No. 9, Folio 12.

Being part of the property in Deed dated March 30th, 1908 recorded among the Land Records of Baltimore County in Liber W.P.C. #326, Folio #169 from Edward F. Burke to the within named Grantor.



Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining.

To have and to hold the above granted property unto the said LEO P. McDOUGALL, his - -

heirs and assigns, in fee simple forever, subject, however, to the following covenants and restrictions which are hereby entered into by the part y of the second part, for himself, his -- heirs and assigns, as a part of the consideration for this conveyance, which covenants shall run with the land and bind all future owners and occupiers of the same, and which shall enure to the benefit of the party hereto of the first part, its successors and assigns:

FIRST—That no residence or dwelling-house shall be erected on said lot s costing less than Three Thousand (\$3,000.00) = - - - - - - Dollars, nor within fifty (50) feet of the water front and the plans or designs of said buildings to be erected shall be first submitted to the office of the Bowley's Quarter Company and approved by said Corporation.

SECOND—That all outbuildings of any kind shall be in the rear of dwelling and shall not be within 100 feet of water-front, shall be of neat design and kept painted or whitewashed.

THIRD—That no swine shall be kept on said lot s and no nuisance of any kind shall be maintained or allowed thereon, nor any use thereof made or permitted which shall be noxious or dangerous to health.

FOURTH—That at no time shall any part of the said lot \$\sigma\$ be used or occupied for the manufacture, brewing, distilling or the sale of spirituous or malt liquors, nor shall the said lot \$\sigma\$ or any part thereof, or any building erected thereon at any time hereafter, be used or occupied as a drinking saloon. This Corporation reserves the right to cut the grass or other crops until lot \$\sigma\$/are improved. Written permission must be obtained from the Corporation to construct fences or buildings.

FIFTH—That any privy erected on said property must be provided with a tight, movable receptacle or receptacles and kept in a sanitary condition.

SIXTH—That neither said lot 3 nor any part thereof shall be sold, leased, transferred to or permitted to be occupied by any negro, Chinaman, Japanese, or person of negro, Chinese or Japanese descent; this restriction not to include servants or employees of the owner or occupant of said lot 3

SEVENTH—That at no time shall said lot or any part thereof or any improvements erected thereon be used or occupied for any commercial, mercantile or manufacturing use whatsoever, but shall be used only as and for dwelling purposes.

And the said Bowley's Quarter Company of Baltimore County, subject to the conditions to be observed by the grantee , his - - - - - heirs and assigns, covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be requisite.

#### Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption						View Groun	dRent Registra	tion
Special Tax Recapture: N	lone								
Account Identifier:		Distri	ct - 15 Accour	nt Number - 15		92			
				Owner Inform					
Owner Name:		JAMIS	SON ELIZA K			Use: Principal	Residence:	RESIDENTI NO	AL
Mailing Address:			JACKSON MO ERICK MD 21			Deed Re	ference:	/42837/ 003	36
				tion & Structure	Inform	-tion			
Premises Address:		_	CA RD			Legal De	scription:		
		0-000 Water						BOWLEYS	QUARTERS
Map: Grid: Parcel:	Neighbo	orhood:	Subdivision:	Section:	Block:	Lot:	Assessment Ye	ear: Plat No	: 2
0091 0023 0133	1503002	20.04	0000			232	2021	Plat Re	f: 0009/0012
Town: None									
Primary Structure Built	Abo	ove Grade	Living Area	Finished	l Basem	ent Area	Property	Land Area	County Use
							17,350 SI		34
Stories Basement	Туре	Exterior	Quality	Full/Half Bat	h (	Garage	Last Notice of	Major Improve	ments
				Value Inform	ation				•••
		Base	Value	Value			Phase-in Asses	sments	
				As of 01/01/2	021		As of 07/01/2020	As of 07/01/	2021
Land:		8,600		8,600					
Improvements		0		0					
Total:		8,600	1	8,600			8,600	8,600	
Preferential Land:		0		0					
				Transfer Infor					
Seller: TUTT SIMON N			Da	ate: 05/13/2020	)		Р	rice: \$230,000	
Type: ARMS LENGTH MU	JLTIPLE		De	eed1: /42837/ (	00336		D	eed2:	
Seller: BENCZKOWSKI M	IELVIN R		Da	ate: 05/13/1999	)		P	rice: \$55,000	
Type: ARMS LENGTH MU	JLTIPLE		De	ed1: /13746/ (	00225		D	eed2:	
Seller: JOHNSON JAMES	s W		Da	ate: 08/28/1985	5		Р	rice: \$0	
Type: NON-ARMS LENGT	ГН ОТНЕ	R	De	ed1: /06984/ (	00223		D	eed2:	
<del></del>				Exemption Info	unation				
Partial Exempt Assessme	nts:	Class				07/01/202	20	07/01/2021	
County:		000				0.00			
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/lunicipal:		000				0.00 0.00		0.00 0.00	
Special Tax Recapture: N	None								
				stead Applicati	1 .	4.5			

1. This screen allows you to search the Real Property database and display property records.

Homeowners' Tax Credit Application Status: No Application

Date:

Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.
 The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42837, p. 0336, MSA_CE62_42694. Date available 05/21/2020. Printed 03/08/2021

Return to: RESOURCE REAL ESTATE SERVICES, LLC

DEED, FEE SIMPLE

INDIVIDUAL GRANTOR

300 Red Brook Bivd. Suite 3<del>00</del> / 720 Owings Mills, MD 21117 (410) 654-5550 Trie# 129-20-4/348

Tax ID# 15-1510451991

Tax ID #15-1510451992

LR - Deed (w Taxes) Recording only ST20.00 Name: holden LR - Deed (with Taxes) Surcharge LR - Deed State Transfer Tax 1,150.00 LR - NR Tax - 1kd 0.00 _____ 1,210.00 05/13/2020 Ø3:Ø7 CC03-09 #13675530 CC0301 Baltimore County/CC03.01.04 -Register 04

THIS DEED made this 17th day of April, 2020 by and between Simon N Tutt and Frances B Holden AKA Frances B Tutt, of 1323 South Seneca Road, Baltimore MD 21220, parties of the first part, Grantors and Eliza K Jamison, of 5265 Jackson Mountain Road, Frederick MD 21702, parties of the second part, Grantee.

WITNESSETH, that in consideration of the sum Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00) the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Eliza K Jamison, as Sole Owner, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

All that lot of ground situated in Baltimore County, State of Maryland, described as follows:

BEGINNING FOR THE FIRST AND BEING KNOWN AND DESIGNATED as Lot No 232. as shown on a plat entitled. "Plat of the Property of Bowley's Quarter Company of Baltimore County" which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

BEGINNING FOR THE SECOND AND BEING KNOWN AND DESIGNATED as Lot No 233. as shown on a plat entitled. "Plat of the Property of Bowley's Quarter Company of Baltimore County" which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

Being the same lot or parcel of ground which by Deed dated April 12, 1999 and recorded May 13, 1999 among the Land Records of Baltimore County, State of Maryland, in Book: 13746, Page: 225 or Instrument: , was granted and conveyed/assigned by and between Melvin R. Benczkowski, unto Simon N. Tutt and Frances B. Holden, as joint tenants and not as tenants in common.

See Declaration of Easement recorded among the Land Records of Baltimore County, State of Maryland in Book 42769 Page 138 Recorded 05-04-2020 Page _

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

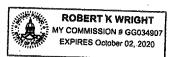
TO HAVE AND TO HOLD the said described lot of ground and premises to the said Eliza K Jamison, as Sole Owner, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

3/08/2021.
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W.

My Commission expires: Och 2,2020

WITN	VESS the hand(s) an	d seal(s) of Grant	or				
ATTEST:							
•			Simon N	N Tutt, Grantor		(Seal	)
•			Frances Grantor	B Holden AKA	Frances B	(Seal]	)
•	Flurida EBY CERTIFY tha	עס דו	1	Lee		, to wit: er. a Notary	ST Qu
Public of the S Tutt, known to instrument, an the same.	State aforesaid, person ome (or satisfactoriled d acknowledged the	onally appeared S y proven) to be the foregoing Deed t	imon N Tut ne persons w no be their ac	t and Frances B whose names are ct, and in my pre	Holden AK. subscribed	A Frances B to the within	
IN WI	TNESS WHEREOF	F, I hereunto set m	y hand and	official seal.	A		



### EXHIBIT "A"

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

Millard S. Rubenstein, Attorney

MARYLAND FORM WH-AR

# **Certification of Exemption from Withholding Upon** Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of \$10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

1. Transferor Information

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

Name of Transfero	r Simo	n N Tutt a	and Frances B Holden NKA Frances B Tutt
/ - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -	y (Street LO	Address. If r <b>+ 23</b> 3	no address is available, include county, district, subdistrict and lot numbers).  Seneca Road, Baltimore, MD 21220
3. Reasons for Exemption	n		
Resident Status	図	As of the d	date this form is signed, I, Transferor, am a resident of the State of Maryland.
Principal Special con-		(COMAR)03	r is a resident entity as defined in Code of Maryland Regulations 33.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this on Transferor's behalf.
Principal Residence		residence a	I am no longer a resident of the State of Maryland, the Property is my principal as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) rently recorded as such with the State Department of Assessments and Taxation
ider penalty of perjury, l lowledge, it is true, cor	certif	y that I h	nave examined this declaration and that, to the best of my liete.
Jainness Deanna Kas	e tme	37)	Signature  Frances B Holden NKA Frances B Tutt  April 17, 202
TOMA TOTAL	- tank		Signature
Entity Transferors			
Witness			Name of Entity
		٠,	Ву
			Name ***Date
Form must be dated to be valid			Title .
te: Form is only valid if it was ex	ecuted on	the date the	ie Property was transferred and is properly recorded with the Clerk of the Court.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42837, p. 0339, MSA_CE62_42694. Date available 05/21/2020. Printed 03/08/2021

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for the purposes of Section 10-912. 19-49

Space   Property   Subdivision Name   Lot (Ja)   Black (Jb)   Sett/AR (Jc)   Plat Ref.   SqFVAereage (Paperty Subdivision Name   Lot (Ja)   Black (Jb)   Sett/AR (Jc)   Plat Ref.   SqFVAereage (Paperty Subdivision Name   Lot (Ja)   Black (Jb)   Sett/AR (Jc)   Plat Ref.   SqFVAereage (Paperty Subdivision Name   Lot (Ja)   Black (Jb)   Sett/AR (Jc)   Plat Ref.   SqFVAereage (Paperty Subdivision Name   Lot (Ja)   Black (Jb)   Sett/AR (Jc)   Plat Ref.   SqFVAereage (Paperty Subdivision Name   Lot (Ja)   SqFVAereage (Paperty Being Coavysed (J)   COT 232 AND LOT 233 SENECA ROAD, BALTIMORE M. 21220   Water Meter Account No.   Cot (Ja)			ate of Mary	yland I	and I	nstrui	ment	t In	<del>2837 PAGI</del> take Sheet	<del>:: 34</del> 0		.5				
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Produce Procederation Anneous   Finese Office Use Only Transfer Tax Consideration and Tax Canidate Consideration   S 20,000,000   Transfer Tax Consideration   S 20,000,000   S   Less Exception Announce   S 20,000   S   Less Exception   S 20,000   S 20,00												88				
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Consideration and Tax   Calculations   Shallow Mortgage   S	4		Purchase Price/(			T			····	1	Tra				iderati	on
Stance   S						<del> </del>	300.00	,		Trans	fer Tax (	Consideration	\$	}		
Section   Content   Cont	C			ting Mortg	age					<u> </u>				3	451	D. 000 .
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Full Cath Value:   S			Other:			S					dation T			-H	50	.00
Recording Charge			Full Cash Value	:		s					AL DUE	) per 3500		3		
Fees	5		Amou	nt of Fees				Doc	. 1	- Armenen	I	Doc. 2	A	Agent:		
Same Recordation Tax	1		Recording Char	ge		\$ 20.00	0			S						
Sale Transfer Pax	1												1	Fax Bill:		
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Doc. 1 - Grantor(s) Name(s)    Doc. 2 - Grantor(s) Name(s)	22					<del> </del>							-1`	J.D. Credit.		
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Address: 300 RED BROOK BLVD., STE. 120, OWINGS MILLS, MD 21117  FILE# RP-20-41348  Phone: (410) 654-5550  Return Address Provided  11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER  Yes No Will the property being conveyed be the grantee's principal residence?  Assessment Information  Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).  Assessment Use Only - Do Not Write Below This Line  Out 009 b \$ 5 To William State Number  Out 009 b \$ 5 To William State Number  Date Received: Deed Reference: Assigned Property No.:  1661 State Number Date Received: Deed Reference: Assigned Property No.:  S3XVI NOTITION State Number Size of State State	<u>spr</u>	intermation	<b></b>	IRCE TITI	FLIC	•								Hold for Pi	ckup	
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AOC-CC-300 (5/2007)

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#### BUUK: 42/69 PAGE: 138

TAX NOT REQUIRED

Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX AM
ART 11 TITLE 3 SUBTITLE 2, 11-3-202

RECORDATION TAX AM
T.P.ART 12-108 Date 04-30-2020

Baltimore County Cir Crt IMP FD SURE \$40.00 RECORDING FEE \$20.00

TOTAL JLE LH May 04, 2020 \$60.00 08:10 am

#### DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT is made this 24 day of MARCA 2020, by SIMON N. TUTT and FRANCES BENTON TUTT, also sometimes known of record as Frances B. Holden, husband and wife (hereinafter "Declarants").

WHEREAS, Declarants are the owners of all those two lots of ground which by Deed dated April 12, 1999 and recorded among the Land Records of Baltimore County in Liber S.M. No. 13746, folio 225 were granted and conveyed by Melvin R. Benczkowski unto Simon N. Tutt and Frances B. Holden, now known as Frances Benton Tutt, the Declarants herein (Unimproved Lots Nos. 232 and 233, Bowleys Quarters, Tax ID#s: 15-15-10-451992 & 15-15-10-451991); and

WHEREAS, Declarants are also the owners of all those two lots of ground (Lot Nos. 231 & 230) which by Warranty Deed dated March 22, 2003 and recorded among the Land Records of Baltimore County in Liber S.M. No. 18151, folio 356 were granted and conveyed by Simon N. Tutt and Frances Benton Tutt, formerly known as Frances B. Holden, unto Simon N. Tutt and Frances Benton Tutt, the Declarants herein (The improvements thereon being commonly known as 1323 South Seneca Road, Baltimore, Maryland 21220, Tax ID#s: 15-15-11-351270 & 15-15-18-101940); and

whereas, the Declarants desire to create an easement across the one of the unimproved lots (Lot 232) firstly described herein to benefit the secondly described parcel herein as more fully shown on the boundary survey dated November 25, 2019 and prepared by Thompson & Associates, LLC on Exhibit "A" attached hereto and made part hereof. Said easement to include existing utilities and for the existing porch encroachment also located within the easement area.

NOW WHEREFORE, in consideration of the sum of One Dollar and other good and valuable consideration and in consideration of the mutual covenants and easements herein contained, Declarants declare as follows:

1. MUTUAL EASEMENT: The Declarants, being the owners of the underlying fee simple lot, which encompasses the easement, hereby declare an easement over so much of the lot as is shown on the above referenced Exhibit "A" for the use in connection with lots secondly described herein (Lots 231 & 230). Said easement to include existing utilities and for the existing porch encroachment also located within the easement area.

10 J. 2

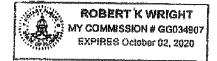
- 2. OBSTRUCTION: The Declarants hereto agree not to obstruct, impede or interfere, in the reasonable use of said easement to be used in connection with the secondly described lots (231 & 230).
- 3. MAINTENANCE: The Declarants hereto further declare that the owners of the firstly described lots (232 & 233) described herein shall be responsible to maintain the easement area (cutting the grass and landscape) except that the owners of the second described lots (231 & 230) would be responsible for the repair or replacement of the utilities and porch improvements. In that case (repair or replace) the owners of the secondly described lots (231 & 230) shall be responsible for returning the easement area to its original state.
- 4. BINDING EFFECT: This agreement shall be binding upon the Declarants, the survivor of them and the survivor's personal representatives, and assigns.

IN WITNESS WHEREOF the Declarants have hereunto set their respective hands and seals the day and year first above written.

	(SEAL)
WITNESS	SIMON N. TUTT
	The Joth (SEAL)
WITNESS	FRANCES BENTON TUTT
STATE OF Line da COUNTY OF	The second contract of
I HEREBY CERTIFY that on this	24th day of March two
thousand twenty, before me, the sul	bscriber, a Notary Public of
the State of Florida in and	d for the County of
, personally appeared S	IMON N. TUTT, known to me (or
satisfactorily proven) to be the pe	erson whose name is subscribed
to the within instrument and he ac	knowledged the foregoing Deed
to be his act.	

AS WITNESS my hand and my Notarial Seal.

My Commission Expires: Oct 2,2010



STATE OF Florida, COUNTY OF Lee, to wit:
I HEREBY CERTIFY that on this 24th day of March two
thousand twenty, before me, the subscriber, a Notary Public of
the State of Floods in and for the County of
, personally appeared FRANCES BENTON TUTT, known to
me (or satisfactorily proven) to be the person whose name is
subscribed to the within instrument and she acknowledged the

AS WITNESS my hand and my Notarial Seal.

My Commission Expires: Oct 2, 2020

ROBERT K WRIGHT

MY COMMISSION # GG034907

EXPIRES October 02, 2020

#### ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

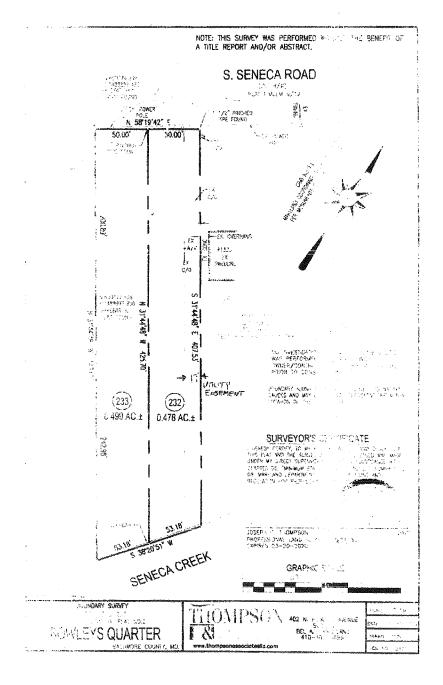
F. Michael Grace, Esquire

#### AFTER RECORDING RETURN TO:

foregoing Deed to be her act.

F. Michael Grace, Esquire Bouland & Brush, LLC 300 Frederick Road Suite 100 Catonsville, Maryland 21228

### EXHIBIT "A"



Inform	altimore City nation provided is for to Assessments and Tax (Type or Print in Bla	Coun he use of th kation, and ck ink Onl	ty <u>.BALTI</u> ie Clerk's ( County Fit ly—All Cop	Office, State Departme nance Office Only. ies Must Be Legible)	ent of		Reserved for Circuit Court Clerk Recording Validation		
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submission of all applicable information.			L	ocation/Address of Pro	perty B	eing Conveyed (2)			
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	SIMON N. TUTT			工					
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## FEE SIMPLE-DEED-INDIVIDUAL GRANTOR-LONG FORM

Bankers Title Co., Inc. 100 West Road, Suite 400 Towson, Maryland 21204 (416) E2E2-5900

FILE NO. 79-48-9546 TAX ID NO. 15/15-10-451992 & 15/15-10-451991

THIS DEED, MADE THIS 12th day of APRIL in the year one thousand nine hundred and ninety-nine by and between MELVIN R. BENCZKOWSKI, of Baltimore County, State of Maryland, Grantor(s) and part y of the first part, and SIMON N. TUTT and FRANCES B. HOLDEN, Grantee(s) and parties of the second part.

WITNESSETH, That in consideration of the sum of FIFTY-FIVE THOUSAND DOLLARS, (\$55,000.00), the actual consideration paid, or to be paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part do grant and convey to the said parties of the second part, as joint tenants and not as tenants in common, their personal representatives and assigns, forever, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE FIRST AND BEING KNOWN AND DESIGNATED as Lot No. 232, as shown on a plat entitled, "Plat of the Property of Bowley's quarter Company of Baltimore County", which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

BEGINNING FOR THE SECOND AND BEING KNOWN AND DESIGNATED as Lot No. 233, as shown on a plat entitled, "Plat of the Property of Bowley's quarter Company of Baltimore County", which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

BEING that same lot of ground which by Deed dated August 21, 1985 and recorded among the Land Records of Baltimore County in Liber No. 6984, folio 223 was granted and conveyed by Sophia Johnson unto Melvin R. Benczkowski, the Grantor(s) herein.

THIS CONVEYANCE is made subject to the restrictions, rights of way, and conditions, if any, contained in the Deeds forming the chain of title to this property.

#### EXHIBIT "A"

BEGINNING FOR THE FIRST AND BEING KNOWN AND DESIGNATED as Lot No. 232, First Addition to Plat No. Two (2), as shown on a plat entitled, "Plat of the Property of Bowley's Quarter Company of Baltimore County", which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

BEGINNING FOR THE SECOND AND BEING KNOWN AND DESIGNATED as Lot No. 233, First Addition to Plat No. Two (2), as shown on a plat entitled, "Plat of the Property of Bowley's Quarter Company of Baltimore County", which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 12.

of said grantor(s)

NOTARY PUBLIC

TOGETHER WITH the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as joint tenants and not as tenants by the entirety their assigns, the way were at them and universe way works personal representatives and assigns, forever in fee simple.

AND the said party of the first part hereby covenant(s) 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.

Test:

Michin h. Benezhowski (Seal
MELVIN R. BENCZKOWSKI

and seal(s)

STATE OF Maryland, CITYCOUNTY OF Balfinger, to wit:

I HEREBY CERTIFY, That on this Aday of April in the year one thousand nine hundred and ninety-nine the subscriber, a Notary Public of the State aforesaid, personally appeared MELVIN R. BENCZKOWSKI, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Joseph DV DV DV DV DV

My Commission Expires:

3/1/02

WITNESS the hand(s)

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party of this instrument.

ttorney-at-Law LARIE E. DILKS, ESQ.

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OUNTY CIRCUIT COURT (Land Records) EHK Jr. 6984, p. 0223, MSA_CE62_6839. Date available 06/30/2005, Printed 03/08/2021,

This Deed, MADE THIS

August

in the year one thousand nine hundred and eighty-five

by and between

VSOPHIA JOHNSON, WIDOW,.

Baltimore County, State of Maryland, party √MELVIN R. BENCZKOWSKI, Party

of the first part, and

of the second part.

Withkaserts, That in consideration of the sum of Forty Thousand Dollars (\$40,000.00)

the said party of the first part

n RCF 14.00 100.00 11 1 TX .00.00 n oacs acen 0 # 114,10 610.00 (0) 1.10155 197 11/85

do es grant and convey to the said party of the second part, his

personal representatives/suggestings and assigns

AURICULTURAL TRANSFER TAX

HOT APPLICABLE

, in fee simple, all

of ground situate in Baltimore County, State of Maryland, those

and described as follows, that is to say: BEGINNING for the first, being known as Lot numbered 232, First Addition to Plat number Two (2) as shown on the Plat of the property of Bowley's Guarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9 folio 12.

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BRING the same lots of ground described in a Deed dated October 23, 1969 and recorded among the Land Records of Baltimore County in Liber 0.T.G. No. 5046 folio 228 from Paul F. Colgan to James W. Johnson and Sophia Johnson, his wife, Said James W. Johnson has since passed away on or about May 15, 1985.

DATES

STATE DEPARTMENT OF ASSESBMENTS & TAXATION

DATE

C 110*****64000** \$28**

Texarrism with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise apportaining,

To HAVE AND To HOLD the said described lot

party of the second part, his

of ground and premises to the said

and essigns , in fee simple. of the first part hereby covenant a Ann the said part y suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; will warrant specially the property hereby granted; and that she such further assurances of the same as may be requisite. WITHERN the hand and seal of said grantor: Susan Kilola STATE OF MANYLAND, CITY OF BALTIMORE , to wit: 3150 I HERENY CERTIFY, That on this the aubscriber, a Notary Public of the State aforesaid, personally appeared Sophia Johnson known to me (or satisfactorily proven) to be the person sealed the same. My Commission expires:

that she has will execute

day of August August in the year one tho seand nine hundred and eighty-five

whose name in/gap subscribed to the within instrument, and acknowledged the foregoing Deed to be her set, and in my presence signed and

IN WITHERS WHEREOF, I hereunto set my hand and official seal.

July 1, 1986

Edward Rybozynski

OUNTY CIRCUIT COURT (Land Records) EHK Jr. 6984, p. 0224, MSA_CE62_6839. Date available 06/30/2005. Printed 03/08/2021.

Printed 03/08/2021 JUNTY CIRCUIT COURT (Land Records) EHK Jr. 6984, p. 0223, MSA_CE62_6839. Date available 06/30/2005. This Deed, MADE THIS 215+ day of August

in the year one thousand nine hundred and eighty-five

by and between

VSOPHIA JOHNSON, WIDOW,.

Maltimore County, State of Maryland, party VMELVIN R. BENCZKOWSKI, Party

of the first part, and

of the second part.

Withhamstin, That in consideration of the sum of Forty Thousand Dollars (\$40,000.00)

the said party of the first part

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, in fee simple, all

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AURICULTURAL TRANSPER TAX NOT APPLICABLE

DATE SOLE OF

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

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C 110****64000A8 628WA 2007



OUNTY CIRCUIT COURT (Land Records) EHK Jr. 6984, p. 0224, MSA. CE62_6839. Date available 06/30/2005. Printed 03/08/2021

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To Have and To Hold the said described lot

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Susan Kikola	Sophia Johnson (HRA)

STATE OF MANYLAND, CITY OF BALTIMORE, to wit:

I HERRAY CENTRY, That on this SIST day of August Clugest in the year one thousand nine hundred and eighty-five , before

the aubscriber, a Notary Public of the State aforesaid, personally appeared

Sophia Johnson
known to me (or satisfactorily proven) to be the person whose name is/ggs subscribed to
the within instrument, and acknowledged the foregoing Deed to be
sealed the same.

IN WITHERS WHEREOF, I hereunto set my hand and official seal.

Susan Rotecki-Kikola Notary Lybia

My Commission expires:

July 1, 1986

Edward Rybezynski

/ TT .	T) 1		
Inis	Deed,	Made	this

23rd day of October

JAMES W. JOHNSON and SOPHIA JOHNSON, his wife, of Baltimore City, State

of the second part.

the said PAUL F. COLGAN, single, - - - - - - - - - - - -

does hereby grant and convey unto the said JAMES W. JOHNSON and SOPHIA JOHNSON, his wife, as tenants by the entireties, their heirs and assigns and unto the survivor of them, his or her

heirs and assigns, - - - - - - - - -

in fee simple, all that - - - - - - - lot(s) of ground, situate, lying and being in

Baltimore County - - - - , State of Maryland, and described as follows, that is to say:-

Beginning for the first, being known as Lot numbered 232, First Addition to Plat number Two (2) as shown on the Plat of the property of Bowley's Quarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County, in Plat Book W.H.M. No.9, folio 12.

BEING the same lot of ground which by Deed dated 5-4-61 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3837 folio 587, from the within grantees unto the within granter.

BEGINNING for the second, being known as Lot numbered 233, First Addition to Plat number Two (#2) as shown on the Plat of property of Bowley's Quarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9, folio 12.

BEING the same lot of ground which by Deed dated March 20, 1961 and recorded among the Land Records of Baltimore County in Liber 3821 folio 101, from the within grantees unto the within grantor.

SUBJECT to the restrictions of record.

STATE PROPERTY WANTED OCT 2. '69 COLLERK

WAS 7 4 2 9 001 27





# UBER5046 PAGE229

	Tog	ether	with the	buildir.	igs and	improve <b>m</b> e	ents there	eupon er	ected,	made or be	ing ar	ıd al	l and
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every	r the	right	s, ацеу	s, ways,	, water:	s, privnege	:s, appu	tenance:	a cinci	advantage	o, w	CAAGE	JULII O
belon	iging,	or an	ywise a	ppertai	ning.								

To Have and To Ho	ld the said lot- of ground and premises, above described
and mentioned, and herel	y intended to be conveyed; together with the rights, privileges, appurte-
nances and advantages th	ereto belonging or appertaining unto and to the proper use and benefit
of the said JAMES W. the entireties, the his or her	JOHNSON and SOPHIA JOHNSON, his wife, as tenants by eir heirs and assigns and unto the survivor of them,
	heirs and assigns,
	in fee simple.
And the said party	of the first part hereby covenants that he has
not done or suffered to l	be done any act, matter or thing whatsoever, to encumber the property
hereby conveyed; that	he will warrant specially the property granted and that he will
execute such further assu	rances of the same as may be requisite.
Witness the hand	and seal of said grantor
Test:	$(D \cup D = D)$
	Paul F. Colgan [SPAL]
Alfred L. Brennan	
	[SEAL]
State of Maryland, BAI	TIMORE COUNTY , to wit:
I HEREBY CERTIFY,	That on this and day of otobber , 1969,
	, a Notary Public of the State of Maryland, in and for Baltimore Count
	, personally appeared PAUL F. COLGAN
known to me (or satisfa	ctorily proven) to be the person(s) whose name(s) is/** subscribed to
	d acknowledged that he executed the same for the purposes therein
contained, and in my pre	sence signed and sealed the same.
	юг, I hereunto set my hand and official seal.
THE ALTHROOM LANGUE	
	alled Burner ?
My Commission expires	Alfred L. Brennan Notern Public
7-1-70	Rec'd for record OCT 27 1969 at 774
	north was There it Table 中。 Grantally GABETA
	Mail to Burney & Branco

This Deed, Made this day of May
in the year one thousand nine hundred and Sixty-one, by and between JAMES W. JOHNSON and SOPHIA JOHNSON, his wife,
of Baltimore County, in the State of Maryland, of the first part, and
PAUL F. COLGAN, single,
of the second part.
Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said James W. Johnson and Sophia Johnson, his wife,
heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County , aforesaid, and described as follows, that is to say:—
Beiningdorth: BEING known as Lot numbered . First Addition to Plat number Two (2) as shown on the Plat of the property of Bowley's quarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9, folio 12.
BEING the same lot of ground which by Deed dated July 13, 1959, was recorded among the Land Records of Baltimore County in Liber W.J.R. 3577, folio 213 was granted and conveyed by Leo P. McDougall and Mary P. McDougall, his wife, unto the within grantors.



SUBJECT to the restrictions of record.

PAIN - Saltimore County 1/1 . A College of the page

5--5.61 4459 • 11994 PPG- 25.00 5--5.61 4469 • 11994 PPG- 25.00 To Have and To Hold the said lot -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

Paul F. Colgan, single, his- - - - - - - heirs and assigns, in fee simple.

And the said part ies of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

TEST:

Japhin Johnson (SEAL)
Sophia Johnson

James W. Johnson

STATE OF MARYLAND, BALTIMORE COUNTY- - - -, to wit:

the above named grantors, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Dolores E. Stunz, Notary Public.

Rec'd for record MAY 5. 1961 at 257 my Commission expires May 6, 1963
Per Whites J. Roc. Mens. Clerk
Vall + December Resone Property Chemistry Cork
Receipt No/64846 3.5500

DUNTY CIRCUIT COURT (Land Records) WUR 3837, p. 0588. MSA_CE62_3692. Date available 12/13/2005. Printed 04/05/2027

This Deed, Made this 20 H day of March,
in the year one thousand nine hundred and sixty-one , by and between
JAMES W. JOHNSON and SOPHIA JOHNSON, his wife,
of Baltimore County, in the State of Maryland, of the first part, and
PAUL F. COLGAN, single
of the second part.
Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good
and valuable considerations, the receipt of which is hereby acknowledged, the said James W. Johnson and Sophia Johnson, his wife,
do grant and convey unto the said Paul F. Colgan, single, his
heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in

number Two (#2) as shown on the Plat of the property of Bowley's Quarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County, in Plat Book. W.H.M. No. 9, folio 12.

Baltimore County - - - - - - , aforesaid, and described as follows, that is to say:—

BEING the same lot of ground which by Deed dated July 13, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3577, folio 218 was granted and conveyed by Bernard C. McDougall and Irene M. McDougall, his wife, unto the within Grantors.

SUBJECT to the restrictions of record.

PAID - Baffimore County kiel, - C (See of Siegens



3-22-61 3315 • • 9444 PPF — 40.00 5-22-61 3315 • • 9444 PPF — 40.00 of the second part.

This Deed, Made this — /3 2 day of July, ----in the year one thousand nine hundred and - fifty-nine-, by and between---BERNARD C. McDOUGALL and IRENE M. McDOUGALL, his wife ----of Baltimore County ----- in the State of Maryland, of the first part, and
JAMES W. JOHNSON, and SOPHIA JOHNSON, his wife -----

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said BERNARD C. McDOUGALL and IRENE M. McDOUGALL, his wife - - - - - -

heirs and assigns, in fee simple, all - -that lot- - of the ground, situate, lying and being in Baltimore County - - - - - - - - , aforesaid, and described as follows, that is to say:—

Plat number Two (#2), as shown on the Plat of the property of Bowley's Quarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9, folio 12.

BEING the same Lot of ground which by Deed of even date and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County, was granted and conveyed by Bowley's Quarter Company unto the within Grantors.



To Have and To Hold the said lot 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- - - -JAMES W. JOHNSON and SOPHIA JOHNSON, his wife, as tenants by the entireties, their heirs and assigns, and unto the survivor of them, his or her, - - - -_ _ _ _ _ heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

TEST: Bernard C. McDougall (SEAL) Irene M. McDougall (SEAL) John N. Mequire

STATE OF MARYLAND, BALTIMORE COUNTY - - - -, to wit:

I HEREBY CERTIFY, That on this 13th day of July, ----in the year one thousand nine hundred and - - - fifty-nine- - - , before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County - - - - - aforesaid, personally appeared BERNARD C. McDOUGALL and IRENE M. McDOUGALL, his wife,

the above named grantors, and and acknowledged the foregoing Deed to be their As Witness my hand and Notarial Seal.

> Dolores E. Stonz My Commission Expires May

Rec'd for record AUG 14 1959 Per Walter J. Rasmussen, Clerk

Mail to Magnine 1 Broman Receipt No. 567/1 \$ 600



---- heirs and assigns, in fee simple, all that ground and premises situate, lying and being in Baltimore County aforesaid and being known as Lot numbered Two Hundred Thirty-three (#233) First Addition to Plat number Two (#2),

_____, as shown on the plat of the property of Bowley's Quarter Company of

Baltimore County, which plat is duly filed among the Land Records of Baltimore County, in Plat

Book W.H.M., No. 9 , Folio 12.

Being part of the property in Deed dated March 30th, 1908 recorded among the Land Records of Baltimore County in Liber W.F.C. #326, Folio #169 from Edward F. Burke to the within named Grantor.

Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining.

To have and to hold the above granted property unto the said BERNARD C. McDOUGALL and IRENE M. McDOUGALL, his wife, their - - - - - - - - - - - - -

heirs and assigns, in fee simple forever, subject, however, to the following covenants and restrictions which are hereby entered into by the part ies of the second part, for themselves, their heirs and assigns, as a part of the consideration for this conveyance, which covenants shall run with the land and bind all future owners and occupiers of the same, and which shall enure to the benefit of the party hereto of the first part, its successors and assigns:

FIRST—That no residence or dwelling-house shall be erected on said lot - costing less than Three Thousand (\$3,000,00) - - - - - - - Dollars, nor within fifty (50) feet of the water front and the plans or designs of said buildings to be erected shall be first submitted to the office of the BOWLEY'S QUARTER COMPANY and approved by said Corporation.

SECOND—That all outbuildings of any kind shall be in the rear of dwelling and shall not be within 100 feet of water-front, shall be of neat design and kept painted or whitewashed.

THIRD—That no swine shall be kept on said lot - and no nuisance of any kind shall be maintained or allowed thereon, nor any use thereof made or permitted which shall be noxious or dangerous to health.

FIFTH—That any privy erected on said property must be provided with a tight, movable receptacle or receptacles and kept in a sanitary condition.

SIXTH—That neither said lot - nor any part thereof shall be sold, leased, transferred to or permitted to be occupied by any negro, Chinaman, Japanese, or person of negro, Chinese or Japanese descent; this restriction not to include servants or employees of the owner or occupant of said lot -

SEVENTH—That at no time shall said lot or any part thereof or any improvements erected thereon be used or occupied for any commercial, mercantile or manufacturing use whatsoever, but shall be used only as and for dwelling purposes.

And the said Bowley's Quarter Company of Baltimore County, subject to the conditions to be observed by the grantee s, their - - - heirs and assigns, covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be requisite.

# LIBER 3577 PAGE 217

And the said Bowley's Quarter Company of Baltimore County, doth hereby constitute and appoint.

William H. Gisin - - to be its Attorney, in its name and as its act to ke knowledge the Deed before any one legally authorized to take said acknowledgment.

As Witness, the corporate seal of said body corporate, and the signature of Hall Harmond the President thereof.

Signed, sealed and delivered \ in the presence of \ \

President of Bowley's Quarter Company of Baltimore County

Hall Hammond

Ronald C. Thompson

STATE OF MARYLAND, CITY OF BALTIMORE, to WIT:

I hereby certify that on this - - - 119 59, before me the subscriber, a notary public of said State, in and for the city aforesaid, personally appeared William H. Gisin - - - - , the Attorney named in the letter or power of attorney contained in the foregoing deed, and by virtue and in pursuance of the authority therein conferred on him, acknowledged the said deed to be the act of the said Bowley's Quarter Company of Baltimore County.

Ronald C. Thompson

Notary Public

My Commission expires May 1st, 1961.

NOTA PLOS

Rec'd for record AUG 14 1959 at 10 at Per Walter J. Rasmussen, Clerk

Mail to Magnie 1 Brennan

Receipt No. 567/0 \$ 750

number Two (2), as shown on the Plat of the property of Bowley's Quarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9, folio 12.

BEING the same lot of ground which by Deed of even date and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County was granted and conveyed by the Bowley's Quarter Company



unto the within Grantors.

This Beed, Made this - - - | - - - day of August - - - - - - - - by the Bowley's Quarter in the year one thousand nine hundred and fifty-nine - - - - - by the Bowley's Quarter Company of Baltimore County, a body corporate, duly incorporated under the laws of the State of Maryland.

Book W. H. M. , No. 9 , Folio 12.

Being part of the property in Deed dated March 30th, 1908 recorded among the Land Records of Baltimore County in Liber W.P.C. #326, Folio #169 from Edward F. Burke to the within named Grantor.





Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining.

To have and to hold the above granted property unto the said LEO P. McDOUGALL, his - -

heirs and assigns, in fee simple forever, subject, however, to the following covenants and restrictions which are hereby entered into by the part y of the second part, for himself, his - - heirs and assigns, as a part of the consideration for this conveyance, which covenants shall run with the land and bind all future owners and occupiers of the same, and which shall enure to the benefit of the party hereto of the first part, its successors and assigns:

FIRST—That no residence or dwelling-house shall be erected on said lot s costing less than Three Thousand (\$3,000.00) - - - - - - - Dollars, nor within fifty (50) feet of the water front and the plans or designs of said buildings to be erected shall be first submitted to the office of the BOWLEY'S QUARTER COMPANY and approved by said Corporation.

SECOND—That all outbuildings of any kind shall be in the rear of dwelling and shall not be within 100 feet of water-front, shall be of neat design and kept painted or whitewashed.

THIRD—That no swine shall be kept on said lot 5 and no nuisance of any kind shall be maintained or allowed thereon, nor any use thereof made or permitted which shall be noxious or dangerous to health.

FOURTH—That at no time shall any part of the said lot \$\sigma\$ be used or occupied for the manufacture, brewing, distilling or the sale of spirituous or malt liquors, nor shall the said lot \$\sigma\$ or any part thereof, or any building erected thereon at any time hereafter, be used or occupied as a drinking saloon. This Corporation reserves the right to cut the grass or other crops until lot \$\sigma\$. \text{\fix}/are improved. Written permission must be obtained from the Corporation to construct fences or buildings.

FIFTH—That any privy erected on said property must be provided with a tight, movable receptacle or receptacles and kept in a sanitary condition.

SIXTH—That neither said lot 3 nor any part thereof shall be sold, leased, transferred to or permitted to be occupied by any negro. Chinaman, Japanese, or person of negro. Chinese or Japanese descent; this restriction not to include servants or employees of the owner or occupant of said lot 3

SEVENTH—That at no time shall said lot or any part thereof or any improvements erected thereon be used or occupied for any commercial, mercantile or manufacturing use whatsoever, but shall be used only as and for dwelling purposes.

And the said Bowley's Quarter Company of Baltimore County, subject to the conditions to be observed by the grantee , h1s - - - - - heirs and assigns, covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be requisite.

### LIBER 3577 PAGE 212

And the said Bowley's Quarter Company of Baltimore County, doth hereby constitute and appoint William H. Gisin - - to be its Attorney, in its name and as its act to acknowledge this Doed before any one legally authorized to take said acknowledgment.

As Witness, the corporate seal of said body corporate, and the signature of He

he President thereof.

Signed, sealed and delivered in the presence of

Ronald C. Thompson

President of Bowley's Quarter Company
of Baltimore County

Hall Hammond

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I hereby certify that on this  $---l^{1}$  - --day of August - - - - - 1959, before me the subscriber, a notary public of said State, in and for the city aforesaid, personally appeared William H. Gisin - - - , the Attorney named in the letter or power of attorney contained in the foregoing deed, and by virtue and in pursuance of the authority therein conferred on him, acknowledged the said deed to be the act of the said Bowley's Quarter Company of Baltimore County.

Ronald C. Thompson Notary Public

My Commission expires May 1st, 1961.



Rec'd for record AUG 14 1959 at 10 am
Per Walter J. Rasmussen, Clerk
Mail to Magnine & Brennan
Receipt No. 36708 3 707

#### Rebuttal

Deed Chain for 1323 South Seneca — SUBJECT SITE

Deed Chain for 1321 South Seneca - Andersons

County Aerial History for Properties:

A- 2017

B-2011

C-1998

D-1995

Zoning Maps

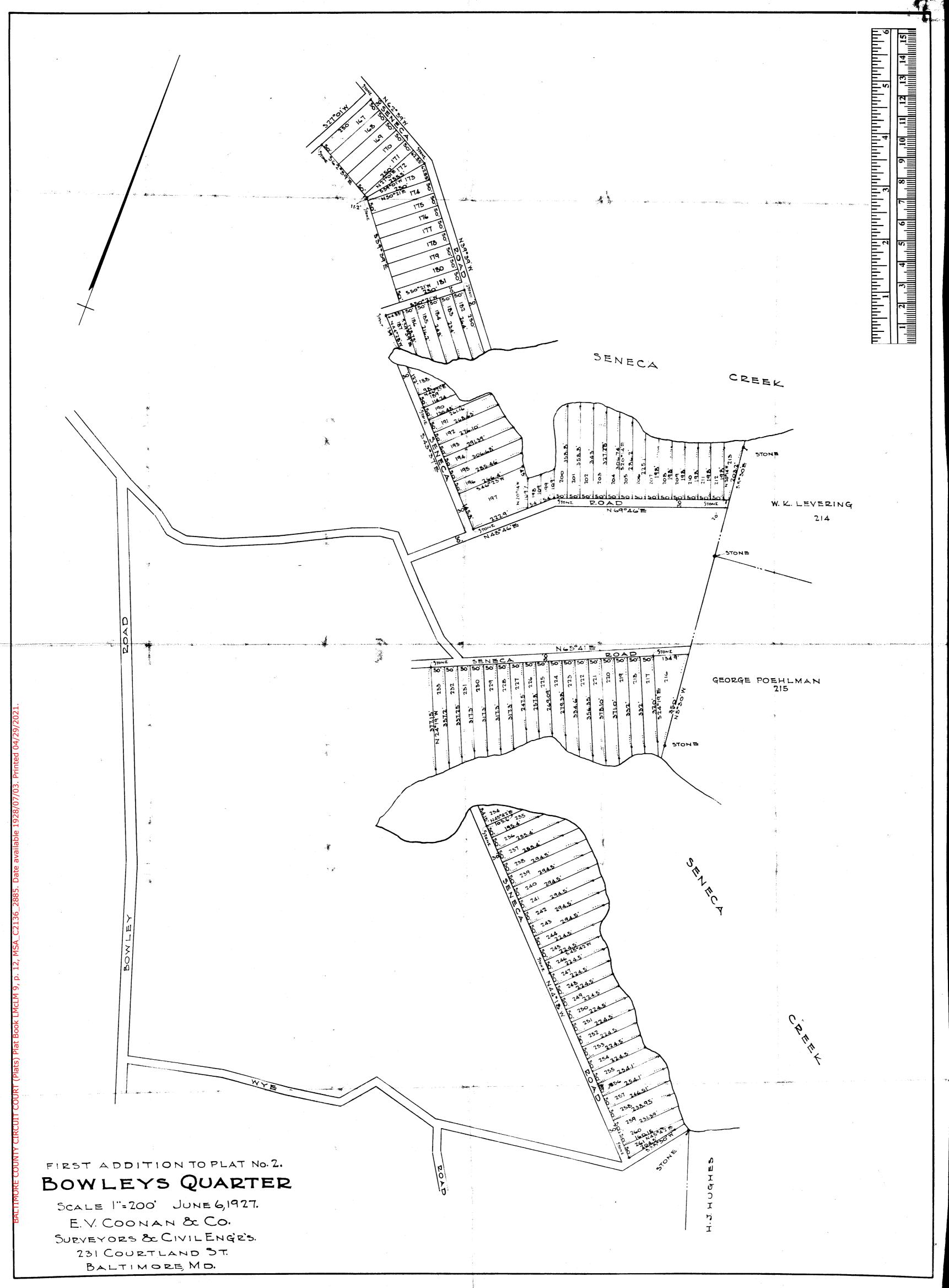
A- R40

B-RDP

C-RDP large scale

# Protestants' Exhibit List

- 1. Site plan
- 2. Plat
- 3. DEPS comment
- 4. Planning Office comment
- 5. SDAT sheets
- 6. Photos (Olaya residence)
- 7. Photos (Olaya residence)
- 8. Aerial photos
- 9. Overlays
- 10. Petition
- 11. Photos (flooding)
- 12. Video



## BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence





TO:

Hon. Paul M. Mayhew; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

September 14, 2020

SUBJECT:

**DEPS** Comment for Zoning Item

# 2020-0197-A

Address

1321 Seneca Road

(Jamison Property)

Zoning Advisory Committee Meeting of August 17, 2020.

EPS has reviewed the subject zoning petition for compliance with the goals of the Statemandated 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 partially within a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit reduced side yard setback, a greater height for an accessory structure, and a pool in the front yard. The lot is currently vacant and the plan shows a proposed dwelling, detached garage, driveway, and swimming pool on a waterfront lot. No development is proposed within the 100-foot Buffer. New development must meet all LDA requirements, including afforestation, and lot coverage limits. Buffer establishment is required for Buffers that are not part of the MBA. The plan shows the lot coverage will be under the allowable limit. 15% afforestation (13 trees) is required, and can also count towards the Buffer establishment. If the afforestation and Buffer establishment 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 no buffer impacts are proposed. Lot coverage will be under the allowable limit. If afforestation and Buffer establishment 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 afforestation and Buffer establishment requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO:

Michael D. Mallinoff

DATE: 9/10/2020

Director, Department of Permits, Approvals and Inspections

FROM:

C. Pete Gutwald

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 20-197

INFORMATION:

Property Address:

1321 Seneca Road

Petitioner:

Eliza Jamison

Zoning:

RC 5

Requested Action: Variance RECEIVED

SEP 17 2020

OFFICE OF

ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for the following Variances:

a. Per Section 1A04.3.B.2 to allow a 23' side yard setback in lieu of the required 50';

b. Per Section 400.1 to allow a pool in the front yard on the waterfront property in lieu of the rear yard (street side)

c. Per Section 400.3 to allow an accessory structure to be a maximum of 22' in lieu of the permitted

d. Per Section 400.1.d (2)(A) to allow an accessory building to be located 32.5 feet from the street centerline in lieu of the minimum required 75' feet from the street centerline for a double frontage lot.

A site visit was conducted on August 28, 2020. The site contains two deep waterfront lots that are level. The adjacent lots are improved with single family dwelling and accessory structures. The pattern of the adjacent lots 1317 to 1335 Seneca Road have a similar setback of between 80' and 100' from Seneca Road and the adjacent lot has an accessory building closer than 75' from Seneca Road. Lot 1315 has a pool in the front of the house (ie waterside) as is similar throughout the community.

The Baltimore County Comprehensive Manual of Development Policies on Page 66 calls for compatibility for development. This means to reinforce the existing building and streetscape patterns. The BCZR RC 5 1A04.1B. 2. Purpose calls for eliminating scattered and disorderly patterns in subdivisions. This can be extracted to call for orderly patterns for RC 5 infill. Furthermore, 1A04.4.D.1.e. Site Planning calls for "smooth transitions" for infill development. These standards also call for a review of the building design that is typically accomplished at time of filing a building permit.

The proposed layout of the garage (setback 32.5" from Seneca Road) and the dwelling (setback 160') does not fit into the context of the adjacent dwelling (1317 to 1335 Seneca Road).

The Department of Planning offers the following comments:

a. Side Yard Setbacks - No objections

Date: 9/10/2020 Subject: ZAC # 20-197

Page 2

b. Pool in front yard (waterfront side) - No Objections

- c. Accessory Structure Height No Objections; The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities and shall not be used for commercial purposes
- d. Accessory Building Location The Department does not support this location. The proposed dwelling setback should be reduced to 75-100' setback in order to be consistent with the existing pattern of established setbacks in the neighborhood.

It should be noted that this site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review prior to permitting.

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

Prepared by:

Krystle Patchak

Jenifer G. Nugent

Division Chief

CPG/JGN/KP/

Cc: Wally Lippincott

Richardson Engineering, LLC Office of the Administrative Hearings People's Counsel for Baltimore County

View Map	View GroundR	ent Redemption	Vie	ew GroundRei	nt Registration
Special Tax Recaptu	ure: None				
Account Identifier:	Distric	t - 15 Account Number - 25			
		Owner Informati			
Owner Name:		HENRY A	Use: Principal Reside		SIDENTIAL
Mailing Address:		GGREN KAREN SENECA RD	Deed Reference		3 491/ 00136
Mailing Address.		MORE MD 21220-4035	Deed Reference	700	4317 00100
		Location & Structure In	formation		4444
Premises Address:		SENECA RD MORE 21220-4035 ront	Legal Description	W/	.78AC END S SENECA RD DOSE HARBOR INLET
Map: Grid: Parc	el: Neighborhood:	Subdivision: Section:	Block: Lot:	Assessment	Year: Plat No: MS
0098 0005 0010	_	0000	2	2021	Plat Ref:
Tarras Nama					
Town: None					
Primary Structure E	Built Above Grade I	iving Area Finished R	asement Area	Property La	nd Area County Use
1960	1,376 SF	Living Area I misheu D	asement Area	1.8800 AC	34
1000	,				
Stories Basement		terior Quality Full/Half E	_		e of Major Improvements
1 NO	STANDARD UNIT BL	OCK/ 3 2 full	1Att/1Carpo	n ————	
	Base \	Value Information/ Value Value		se-in Assessn	
	base	As of	As o		As of
		01/01/202		1/2020	07/01/2021
Land:	244,00	0 244,000			
Improvements	123,00	0 130,200			
Total:	367,00	0 374,200	367,	000	369,400
Preferential Land:	0	0			
		Transfer Informa	lion	***************************************	
Seller: GALE KARE	NL	Date: 01/10/2017		Price	: \$375,000
Type: NON-ARMS L	ENGTH OTHER	Deed1: /38491/ 00	136	Deed	2:
Seller: GALE RICHA	ARD J JR	Date: 11/20/2012		Price	: \$0
Type: NON-ARMS L	ENGTH OTHER	Deed1: /32807/ 00-	177	Deed	2:
Seller: GALE RICHA	ADD I ID/WADEN!!	Date: 06/13/2006		Price	· \$0
Type: NON-ARMS L		Deed1: /23998/ 00	317	Deed	
Type: NON-ANIOL	LINGTHOTTLIK	Exemption Inform			
Partial Exempt Asse	ssments: Class	тхенгрион иноги	07/01/2020	በ7	/01/2021
County:	000		0.00		•
State:	000		0.00		
Municipal:	000		00,00	0.0	00.0 0.00
Special Tax Recapt	ure: None				
		Homestead Application	Information		
Homestead Applicat	ion Status: No Applicat				***************************************
	* 1.	omeowners' Tax Credit Appli	ration Information		

View Map	View C	Fround	Rent Red	lemptio	n			Viev	v GroundF	tent Regi	strat	ion
Special Tax Recaptu	ire: None											
Account Identifier:		Distri	ct - 15 Ac	count N	lumber -	151135	1270					
				Ow	ner Inforr	nation						
Owner Name:			RSON AI				Use: Principa	ıl Resid	lence:	RESIDE YES	ENTIA	\L
Mailing Address:			S SENEC MORE M		-4035	ļ	Deed Re	eferenc	e:	/43089/	0041	0
, , , , , , , , , , , , , , , , , , ,					Structur							,
Premises Address:			S SENEC MORE 2′ front		35	I	Legal D	escript	ion:			ECA RD QUARTERS
Map: Grid: Parce	l: Neighborh	ood:	Subdivis	sion: S	Section:	Block:	Lot:	Asses	sment Ye	ar: Plat	l No:	2
0091 0023 0133	15030020.0	04	0000				231	2021		Plat	Ref	0009/ 0012
Town: None												
Primary Structure B			Living A	Area	Finishe	d Baser	nent Ar		Property I		а	County Use
1963	3,120	or							10,330 31			O ⁴ 1
Stories Basement 2 NO	<b>Type</b> STANDARD U		Exterior SIDING/	-	/ Full/H 2 full/	la <mark>lf Bat</mark> h 1 half		<b>ge</b> ached	Last Not	ce of Ma	jor Ir	nprovements
**************************************				Va	lue Inforn	nation						
	•	Base	Value		Value			Phase	e-in Asses	sments		
					As of 01/01/	2021		As of 07/01/	2020		s of 7/01/2	2021
Land:		198,0	000		198,00	00						
Improvements		202,2			350,40							
Total:		400,2	200		548,40	00		400,20	00	44	49,60	0
Preferential Land:		0			0							
				Tran	nsfer Info	rmation						
Seller: TUTT SIMON	l N			Date:	06/30/202	20			Pri	<b>ce:</b> \$457,	000	
Type: ARMS LENGT	H MULTIPLE			Deed1	: /43089/	00410			De	ed2:		
Seller: ROGERS HA	WLEY			Date:	09/18/19	98			Pri	<b>ce:</b> \$330,	000	
Type: ARMS LENGT				Deed1	: /18151/	00358			De	ed2:		
Seller: BRYAN WILL	IAM J.JR			Date:	08/27/198	85			Pri	ce: \$119,	000	
Type: ARMS LENGT					: /06983/					ed2:		
71				Ехеп	iption Inf	ormation	)					
Partial Exempt Asses	ssments:	Class	<del></del>		•		07/01/2	020		07/01/2	021	
County:		000					0.00					
State:		000					0.00					
Municipal:		000					0.00 0.0	0		0.00 0.0	00	
Special Tax Recapto	ure: None											
					Applicat	ion Infor	mation					
Homestead Applicati	on Status: Ap	oroved	11/05/20	)20								
		1	-lomeowr	www.l. Time	Crowlit A	pulleatia	o bytexes	ation				

View N	Viap		View GroundF	tent Red	emption	1			Vie	w Ground	Rent Regist	ration	
Special	Тах Reсар	ture:	Vone										
Account	ldentifier:		District	- 15 Acc		umber - 2500	_	86					
					Owr	ner Informatio							
Owner Na	ame:		LAZO J LAZO B				Us		al Resid	donco:	RESIDENT YES	IAL	
Mailing A	dduana			SENECA	V DID			-	eferenc		/41667/ 00:	275	
Mailing A	luuress.					20-4035	De	GG IX	o, ci ci c		74 (001) 001		
						Structure Info							
Premises	Address:			SENEC/ E RIVER		1035	Le	gal D	escript	ion:		SENECA RE ARBOR INL	
Мар:	Grid: Pa	rcel:	Neighborhood:	Subdi	vision:	Section:	Blo	ck:	Lot:	Assessm	ent Year:	Plat No:	MS
•	0005 05		15030020.04	0000					1	2021		Plat Ref:	
Town: N	lono												
TOWN: N	vone												
Drimary	Structure	Builf	Above Grade	l ivinα Δ	rea	Finished Ba	semo	ent A	rea	Property	Land Area	County	Use
2008	Ottactare	Duist	4,626 SF	_tving /	iiou	1000 SF	00111			20.8200 A		34	
			·										
	Basemer					Full/Half E					ice of Major	r Improvem	ents
2	YES	51/	ANDARD UNIT S	IDING/		5 full/ 2 ha ue Informatio		IA	ttached				
	-		Base \	Value	Veil	Value	1		Dhac	se-in Asse:	eemante	**********	
			Dase	value		As of			As of		As o	of	
						01/01/2021				1/2020		1/2021	
Land:			530,80	00		530,800							
Improve	ments		557,30	00		760,700							
Total:			1,088,	100		1,291,500			1,08	8,100	1,15	55,900	
Prefere	ntial Land:		0			0							
					Tran	sfer Informati	Oh						
Seller: 3	SANTOS M	1ANUE	L		Date: 0	7/24/2019				Pric	<b>e</b> : \$1,100,00	00	
Type: A	RMS LENG	GTH IN	IPROVED		Deed1	: /41667/ 002	75			Dee	d2:		
Seller:	SANTOS M	1ANUE	L		Date: (	)2/13/2017				Pric	e: \$0		
Type: N	ION-ARMS	LENG	TH OTHER		Deed1	: /38626/ 000	30			Dee	d2:		
Seller:	GALE RIC	JARD.	LIR		Date: 1	12/09/2016				Pric	e: \$700,000		
			TH OTHER			: /38374/ 003	85			Dee			
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , ,,,,,					ption Informa			- at-Mi			···	
Partial E	xempt Ass	essme	ents: Class			1		/01/2	:020		07/01/202	1	
County:	•		000				0.0	00					
State:			000				0.0	00					
Municipa	al:		000				0.0	0.0 00	00		0.00 0.00		
Special	Tax Reca	pture:	None										
					nestead	Application I	nform	ation					
Homeste	ad Applic	ation S	Status: No Applicat	tion									
			H	വാരവണ	erc¹ Tay	Credit Applic	ation	Infor	malion				

View M	ар		Vie	ew Ground	Rent Reden	aption			View Ground	Rent Regis	stration
Special T	ax Recapt	ure: 1	Vone								
Account Ic	lentifier:			Distri	ct - 15 Accoi	ınt Number - '	15104519	991			
						Owner Inform					
Owner Nai	ne:			JAMIS	SON ELIZA K			Jse: Principa	ıl Residence:	RESIDE NO	NTIAL
Mailing Ad	ldress:			5265	JACKSON M ERICK MD 2	OUNTAIN RD			eference:	/42837/	00336
				1111		tion & Structure	e Informa	ntion			
Premises /	Address:			0-000	-		L	_egal D	escription:	DOM: E	VO OLIADTEDO
				Water							YS QUARTERS
•	rid: Parc 023 0133		Neighb 150300	orhood: 20.04	Subdivision 0000	n: Section:	Block:	Lot: 233	Assessment Ye 2021		No: 2 Ref: 0009/0012
Town: No	one										
Primary S	Structure !	Built	Ab	ove Grade	e Living Area	Finishe	d Basem	ent Are	ea Property 18,350 SI	Land Area	County Use
									,		
Stories	Baseme	nt	Type	Exterior /	Quality	Full/Half Bat	th G	arage	Last Notice of	f Major Imp	rovements
						Value Inform	nation	w			
•			******	Base	Value	Value			Phase-in Asses	ssments	
						As of 01/01/2	2021		As of 07/01/2020		of /01/2021
Land:				9,100	0	9,100	.02.1		0770172020	01	, 6 1, 2 6 2 1
Improven	nents			0		0					
Total:				9,100	D	9,100			9,100	9,	100
Preferent	ial Land:			o o		0					
						Transfer Infor	mation		***************************************		
Seller: T	JTT SIMO	ΝN			D	ate: 05/13/202	0		Pi	r <b>ice:</b> \$230,0	000
Type: AR	MS LENG	тн м	ULTIPLI	E	D	eed1: /42837/	00336		D	eed2:	
Seller: Bl	ENCZKOV	VSKI N	MELVIN	R	D	ate: 05/13/199	9		Pi	rice: \$55,00	00
	MS LENG				D	eed1: /13746/	00225			eed2:	
Seller: JO	OHNSON .	JAME	s w		D	ate: 08/28/198	5		P:	rice: \$0	
	N-ARMS I			HER	D	eed1: /06984/	00223		D	eed2:	
						Exemption Info	ormation		***************************************		
Partial Exc	empt Asse	essmo	ents:	Class		1 "		07/01/20	020	07/01/20	021
County:				000			(	0.00			
State:				000			(	0.00			
Municipal	:			000			(	0.00 0.0	0	0.00 0.0	0
Special 1	ax Recap	ture:	None								
						stead Applicati	on Inforn	nation			
Homestea	d Applica	tion S	Status:	No Applica							
					Homeowners	s' Tax Credit A _l	oplication	i Informa	ation		

This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.

View I	Map		VI	ew Ground	Rent Redem	puon			view Ground	Rent Registrat	tion
Special	Tax Re	ecapture:	None								
Account	ldentif	fier:		Distri	ct - 15 Accou			992			
						Owner Inform					
Owner N	ame:			JAMIS	SON ELIZA K			Jse: Princina	l Residence:	RESIDENTI/ NO	4L
Viailing A	ddres	e'		5265.	JACKSON MC	UNTAIN RD		•	ference:	/42837/ 0033	36
manning A	iuui 65	3,			ERICK MD 21	702-					
						on & Structure					***************************************
Premises	s Addr	ess:		SENE 0-000	CA RD		L	_egal De	escription:		
				Water						BOWLEYS	QUARTERS
Map:	Grid:	Parcel:	Neiahk	orhood:	Subdivision	: Section:	Block:	Lot:	Assessment Ye	ar: Plat No:	2
•	0023	0133	150300		0000			232	2021	Plat Ref	: 0009/ 0012
Town: N	vone										
Drimon	. Cérua	tura Duilt		ovo Grada	Living Area	Finisho	d Basem	ant Ara	a Property	Land Area	County Use
rimary	ouuc	ture Built	, AL	JOVE GLAUE	ELIVING AIGA	i illiplie	u Daseiii	icili Ai c	17,350 SF		34
									,		
Stories	Bas	sement	Type	Exterior	Quality	Full/Half Bar	th G	iarage	Last Notice of	Major Improv	ements
						Value Inform	affor				
				Page	Value	Value Inform	ашон		Phase-in Asses	emente	
				Dase	value	As of			As of	As of	
						01/01/2	2021		07/01/2020	07/01/	2021
Land:				8,600	)	8,600					
Improve	ements	5		0		0					
Total:				8,600	)	8,600			8,600	8,600	
Prefere	ntial La	and:		0		0					
		••-		······		Transfer Infor					
		SIMON N				ite: 05/13/202				ice: \$230,000	
Type: A	RMS L	ENGTH M	/ULTIPL	<b>E</b>	D€	ed1: /42837/	00336		De	ed2:	
Seller:	BENCZ	zkowski	MELVIN	l R	Da	ite: 05/13/199	9		Pr	ice: \$55,000	
Type: A	RMS L	ENGTH M	//ULTIPL	E	De	ed1: /13746/	00225		De	ed2:	
Sallar	IOHNS	SON JAME	es W		Da	ate: 08/28/198	15		Pr	ice: \$0	
		RMS LENC		HER		ed1: /06984/				ed2:	
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						Exemption Info					··A··*********************************
Partial E	xempt	Assessm	ents:	Class		and and and		07/01/20	)20	07/01/2021	······································
County:				000			(	0.00			
State:				000				0.00			
Municipa	al:			000			(	0.00 0.0	0	0.00 0.00	
Special	Tax R	ecapture:	None								
			***************************************		Homes	tead Applicati	on Inform	nation			
Homeste	ad Ap	plication	Status:	No Applica	tion						
					Homeowners	Tay Cradit Ar	onlication	i Informa	alion		

- This screen allows you to search the Real Property database and display property records.
   Click here for a glossary of terms.
   Deleted accounts can only be selected by Property Account Identifier.

View Map	Vie	ew Ground	iRent Redem	ption			View Groun	dKent K	egistrati	on
Special Tax Recapture:	: None									
ccount Identifier:		Distri	ct - 15 Accou			940				
				Owner Inform						
Owner Name:			RSON ANTH RSON IRENE			lse: rincipal	Residence:	RES NO	IDENTIA	-
Mailing Address:			S SENECA RI MORE MD 21		D	eed Re	ference:	/430	89/ 00410	)
			Locati	on & Structure	e Informa	ition				
remises Address:		SENE 0-000 Water			L	egal De	scription:		/ SECTIC VLEYS Q	N RD UARTERS
Map: Grid: Parcel: 0091 0023 0133	<b>Neighb</b> 150300	orhood:	Subdivision	: Section:	Block:	Lot: 230	Assessment \		Plat No: Plat Ref:	2 0009/ 0012
Town: None	100000	20,01	3000							
							<b>5</b>	. 1 1 .		O unfo libra
Primary Structure Buil	t Ab	ove Grade	Living Area	Finishe	d Basem	ient Are	a Property 15,850 S			County Use 34
Stories Basement	Туре	Exterior	Quality	Full/Half Ba	th G	arage	Last Notice o	of Major	Improve	ments
		1		Value Inform	nation					A. W.
		Base	Value	Value			Phase-in Asse	essment	s	
				As of 01/01/2	2021		As of 07/01/2020		As of 07/01/2	021
Land:		7,900	)	7,900						
Improvements		0		0						
Total:		7,900	כ	7,900			7,900		7,900	
Preferential Land:		0		0						
				Transfer Info	malion					
Seller: TUTT SIMON N			Da	ite: 06/30/202	20		F	rice: \$4	57,000	
Type: ARMS LENGTH	MULTIPLI	E	De	ed1: /43089/	00410		Γ	Deed2:		
Seller: ROGERS HAWL	_EY		Da	ite: 09/18/199	8		F	rice: \$3	30,000	
Type: ARMS LENGTH	MULTIPLI	E	De	ed1: /18151/	00356		Γ	Deed2:		
Seller: BRYAN WILLIA	M J,JR		Da	ate: 08/27/198	35		F	Price: \$3	0,000	
Type: ARMS LENGTH	IMPROVE	ED	De	ed1: /06983/	00624		[	Deed2:		
			l	exemption Info						
Partial Exempt Assessr County:	nents:	Class 000	-			)7/01/20 ).00	20	07/0	1/2021	
State:		000			C	00,0				
Municipal:		000			(	0.00 00.0	)	0,00	00.0	
Special Tax Recapture	: None		1.	(15 P *	·					
	Obst	NI= Λ=-!!		tead Applicat	ion Intom	паноп				
Homestead Application	status: I	NO Applica	<b>tion</b> Homeowners	¹ Tax Gredit A	oolication	i Informi	ation			

This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.

View Map	View G	roundRent Re	demption			View GroundR	ent Registrati	ion
Special Tax Recaptu	re: None							
Account Identifier:	Ī	District - 15 A	ccount Nu	mber - 1511351	270			
			Own	er Information	-			
Owner Name:		ANDERSON A			Use:	Daaldanaa	RESIDENTIA	L
(# 190 - A. J. J		ANDERSON IF			Principai i Deed Refe	Residence:	YES /43089/ 0041	Λ
Mailing Address:		1323 S SENE( BALTIMORE N			Deed Keit	erence:	143009/ 004 1	U
				Structure Inform	ation			
Premises Address:		1323 S SENE			Legal Des	cription:	1000 0 0515	-04 PP
		BALTIMORE 2 Waterfront	1220-4035				1323 S SENE BOWLEYS C	
Map: Grid: Parce			ision: Se	ection: Block	· Lof·	Assessment Yea		2
0091 0023 0133	15030020.04		131011. 00	scron. Diock		2021	Plat Ref:	
0091 0025 0155	10000020.0-	, 0000			201		1 100 1 101	0000, 0012
Town: None								
Primary Structure B		Grade Living	Area I	Finished Baser	nent Area		and Area	County Use
1963	3,120 S	F				16,350 SF		34
Stories Basement	Туре	Exterior	Quality	Full/Half Bath	Garage	Last Notic	ce of Major Im	provements
2 NO	STANDARD UN	IIT SIDING/	4	2 full/ 1 half	1 Detac	hed		
			Valu	ie Information				
		Base Value		Value	-	Phase-in Assess		
				As of 01/01/2021		As of 07/01/2020	As of 07/01/2	P021
Land:		198,000		198,000	,	7770172020	0770172	.021
Improvements		202,200		350,400				
Total:		400,200		548,400	4	100,200	449,60	0
Preferential Land:		0		0				
			Trans	fer Information				
Seller: TUTT SIMON	N		Date: 06	3/30/2020		Pri	ce: \$457,000	
Type: ARMS LENGT	H MULTIPLE		Deed1:	/43089/ 00410		Dec	ed2:	
C-U DOCEDO LIA	A# =\/		Date: 00	9/18/1998		Drie	ce: \$330,000	
Seller: ROGERS HAY				/18151/ 00358			ed2:	
Type: ARMS LENGT	n WULTIPLE		Deed I.	/ 10 13 1/ 00330				
Seller: BRYAN WILL	IAM J,JR		Date: 08	3/27/1985			ce: \$119,000	
Type: ARMS LENGT	H IMPROVED		Deed1:	/06983/ 00613		Dec	ed2:	
			Exemp	otion Information				
Partial Exempt Asses		Class			07/01/202	0	07/01/2021	
County:		000			0.00			
State:		000 000			0.00		0.00 0.00	
Municipal:		000			0.0010.00		0.00 0.00	
Special Tax Recaptu	ire: None						***************************************	
Homestead Applicati				Application Infor	mation			

Date:

Homeowners' Tax Credit Application Status: No Application

This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.

View Ground	Rent Redemp	lon			view Ground	lRent Registr	ation
: None							
Distri	ct - 15 Accour	nt Number -	1600012	1575			
	(	Owner Inform	nation				
HOCK	( JAMES NICH	OLAS III			esidence:	RESIDENTI YES	AL.
			De	ed Refe	ence:	/39280/ 0002	28
1,77	Locatio	ı & Structure					
BALT	IMORE 21220-		Leg	gal Desc	eription:	50 E NEW S	SECTION RD QUARTERS
Neighborhood: 15030020.04		Section:	Block:	Lot: 228	Assessment Y 2021		
ilt Above Grade	Living Area	Finished	d Basem	ent Are	a Property	Land Area	County Use
1,145 SF					31,700 S	F	34
		ty Full/Hal 1 full	f Bath	_		otice of Majo	r Improvements
			nation	<del></del>			VIII.
Base		Value			Phase-in Asse	ssments	
		As of 01/01/2	2021		As of 07/01/2020		f 1/2021
201,9	00	201,900	0				
•							
309,7	00		0		309,700	311,	333
0							
	]	ransfer Infor	mation				
TRICIA TRUSTEE	Dat	e: 08/14/201	7				)
IMPROVED	Dee	d1: /39280/	00028		D	eed2:	
/IES W	Dat	e: 06/30/201	7		P	rice: \$0	
NGTH OTHER	Dee	d1: /39172/	00354		D	eed2:	
	Dat	e:			Р	rice: \$0	
NGTH OTHER	Dee	<b>d1</b> : /05335/	00849		D	eed2:	
	E	cemption Info	ormation				
ments: Clas	S				)	07/01/2021	
000							
000						0.0010.00	
			0.0	00.0 0		0.00 0.00	
e: None							
	Homael	ad Applicati	on Inforc	nation			
	HOCK  1331 BALT  1331 BALT  Water  Neighborhood: 15030020.04  It Above Grade 1,145 SF  Fype E STANDARD UNIT B  Base  201,9 107,8 309,7 0  FRICIA TRUSTEE IMPROVED MES W NGTH OTHER  NGTH OTHER  METH OTHER	District - 15 Accour  HOCK JAMES NICH  1331 S SENECA RC BALTIMORE MD 21:  Location  1331 S SENECA RE BALTIMORE 21220- Waterfront  Neighborhood: Subdivision: 15030020.04 0000  If Above Grade Living Area 1,145 SF  Type Exterior Quality STANDARD UNIT BRICK/ 3  Base Value  201,900 107,800 309,700 0  If RICIA TRUSTEE Date IMPROVED Dee  MES W Date NGTH OTHER Dee  NGTH OTHER Dee  NGTH OTHER Dee  Total Class 000 000 000 000 000 000 000 000 000	District - 15 Account Number - Owner Inform	District - 15   Account Number - 1600012   Owner Information	District - 15 Account Number - 1600012575	District - 15 Account Number - 1600012575	District - 15 Account Number - 1600012575

Date:

Homeowners' Tax Credit Application Status: No Application

This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.

View Map	View Grou	ndRent Re	demption	1			View	Ground	Rent Re	gistratio	on
Special Tax Recaptu	re: None										
Account Identifier:	Di	strict - 15 A				2575					
				ner Inform							
Owner Name:	H	OCK JAMES	NICHOL	AS III		se: Incipal F	Residenc	e:	RESIDI YES	ENTIAL	
Mailing Address:		31 S SENEO			De	eed Refe	rence:		/39280	/ 00028	
		1.1	ocation &	Structure	: Inform	ation					
Premises Address:	B/	31 S SENE LTIMORE 2 aterfront		35	Le	egal Des	cription:			EW SEC	TION RD ARTERS
<b>Map: Grid: Parce</b> 0091 0023 0133	l: Neighborhood 15030020.04	Subdivi	sion: S	ection:	Block	: <b>Lot</b> : 228	Assess 2021	ment Ye		lat No: lat Ref:	0009/ 0012
Town: None											
Primary Structure B	uilt Above Gra	ıde Living A	, vrea	Finishe	d Baser	nent Are	a P	roperty	Land A	rea	County Use
1959	1,145 SF							1,700 SI			34
Stories Basement 1 NO	Type STANDARD UNIT	Exterior BRICK/	Quality 3	Full/Hall	f Bath	Garage 1Det/10		Last No	otice of 1	Major Im	iprovements
			Val	ue Infom	nalion						
	Ва	se Value		Value			Phase-	in Asses	ssments	<b>.</b>	
				As of 01/01/2	2021		As of 07/01/2	020		As of 07/01/20	021
Land:	20	1,900		201,90	0						
Improvements	10	7,800		114,20	0						
Total:	30	9,700		316,10	0		309,700	)		311,833	
Preferential Land:	0			0							
***************************************			Trar	sfer Info	mation						
Seller: CATAGGIO P	ATRICIA TRUSTEE		Date: (	08/14/201	7			Pı	rice: \$32	25,000	
Type: ARMS LENGT	H IMPROVED		Deed1	: /39280/	00028			D	eed2:		
Seller: JOHNSON JA	AMES W		Date: (	06/30/201	7			Pi	r <b>ice:</b> \$0		
Type: NON-ARMS LI	ENGTH OTHER		Deed1	: /39172/	00354			D	eed2:		
Seller:			Date:					Pi	rice: \$0		
Type: NON-ARMS LI	ENGTH OTHER		Deed1	: /05335/	00849			D	eed2:		
			Exen	ption Info	ormalior	1					
Partial Exempt Asses	ssments: C	ass			0	7/01/202	0		07/01/	2021	
County:		00				.00					
State:		00				.00			0.0010	00	
Municipal:		00			0	.00,0 00.			0.00[0	.UU	
Special Tax Recaptu	ure: None	ŧ 1.	maclass	Applicat	on Info	malion					Anne
Homestead Applicati	on Status: No Appl		anesteat	cabbuear	OH IIIIOI	тиноп					*******
nomestead Applicati	он этагаз: но Аррг		narelTav	Credit A	onlicatio	n Inform	ation				
	edit Application St			OTECH (A)		ate:	ACKA1				

- This screen allows you to search the Real Property database and display property records.
   Click here for a glossary of terms.
   Deleted accounts can only be selected by Property Account Identifier.

View Map	View Groun	dRent Red	emption				Vie	w Ground	Rent	Registratio	on
Special Tax Recapture	e: None										
Account Identifier:	Dist	rict - 15 Ac	count Nu	mber -	1505840 ⁻	120					
				: Inform	nation						
Owner Name:		VERS GRE VERS LIND			Use Prin	: icipal l	Reside	nce:	RES YES	IDENTIAL	
Mailing Address:	133	S SENEC	A RD			d Refe			/133	99/ 00453	
	BAL	TIMORE M									
	400		cation & SI	tructure					v-1		
Premises Address:	BAL	3 S SENEC TIMORE 2° erfront			Leg	al Des	criptio	111.		3 S SENEC VLEYS QU	
Map: Grid: Parcel	: Neighborhood:	Subdivis	ion: Sec	tion:	Block:	Lot:	Asse	ssment Y	ear:	Plat No:	2
0091 0023 0133	15030020.04	0000				227	2021			Plat Ref:	0009/ 0012
Taura Nana											
Town: None											
Primary Structure Bu	ilt Above Grad	e Livina Ar	ea Fi	inished	d Baseme	ent Are	a	Property	Land	Area	County Use
2004	2,784 SF	Ū						15,650 S	F		34
	·	Fortonia v	0	e	Half Bath	G o	rage	Last Noti	co of	Major Imn	rovements
Stories Basement 2 YES	<b>Type</b> STANDARD UNIT	Exterior SIDING/	Quanty 4		nan baui / 1 half	Ga	age	Last Noti	c <del>e</del> or	wajor mip	Overneino
2 110	ON WENTER OF THE			Inform							
	Bas	e Value	,	Value			Phas	e-in Asse	ssmer	nts	-
				As of	2004		As of			As of	004
	107	000		01/01/2 107 00			07/01	/2020		07/01/2	UZ I
Land:	197 _. 314,			197,90 334,20							
Improvements Total:	512,			532,10			512,0	000		518,700	)
Preferential Land:	0			0			·			, ,	
			Transf	er Infor	mation						
Seller: KONTOS NICI	HOLAS L		Date: 12/	24/199	18			P	rice: \$	231,000	
Type: ARMS LENGTH	I IMPROVED		Deed1: /1	13399/	00453			D	eed2:		
Seller: KONTOS NICH	-I		<b>Date:</b> 02/	28/199	14			Р	rice: \$	80	
Type: NON-ARMS LE			Deed1: /						eed2:		
			Date: 01/							87,400	
Seller: EURICE ROBI			Date: 01/						eed2:	307,400	
Type: ARMS LENGTH											
Partial Exempt Assess	sments: Cla	99	Exempt	ion inic	ormation 07/	01/202	0		07/0	01/2021	
County:	on 000				0.0		-				
State:	000				0.0	0					
Municipal:	000	)			0.0	00.00			0.0	00.00	
Special Tax Recaptu	re: None										
			nestead A	pplicati	ion Inform	alion					
Homestead Application	on Status: Approved										
		Hamaan	ore! Tay C	roda Ai	pplication	Inform	alion				

This screen allows you to search the Real Property database and display property records.
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View Map	View Gro	undRent Rec	lemption				Vie	w GroundF	tent Registra	ation
Special Tax Recapto	ıre: None									
Account Identifier:	D	istrict - 15 A	ccount N	umber -	1502202	271				
		*****	Own	er Inforn	nation					
Owner Name:		IMBLE JAME			Use	e: ncipal l	20eida		RESIDENTI. YES	AL
Autilian Autologopa		IMBLE DEBF 335 S SENEC				ed Refe			/19742/ 008	00
Mailing Address:	1. B	ALTIMORE N	JA KD 1D 21220-	-4035	Dec	a neie	rence	•	1131421000	00
***************************************			cation & 3		e Informat	lion		****		
Premises Address:		335 S SENE		_	Leg	gal Des	criptic	n:		
		ALTIMORE 2 Vaterfront	1220-403	5					BOWLEYS	QUARTERS
Map: Grid: Parc	el: Neighborhood	l: Subdivis	sion: Se	ection:	Block:	Lot:	Asse	ssment Yea	ar: Plat No	o: 2
0091 0023 0133	15030020.04	0000				226	2021		Plat Re	ef: 0009/0012
Town: None										
town, none										
Primary Structure E	Ruilt Ahovo Gr	ade Living A	rea	Finishe	d Basem	ent Are	a	Property L	and Area	County Use
2005	3,660 SF	ade Living A	ioa	11110110	ч Басопп	01111111		12,600 SF		34
2000	0,000 01							,		
Stories Basement		Exterior	-		alf Bath	Gara		Last Noti	ce of Major I	Improvements
2 YES	STANDARD UNIT	SIDING/	4	3 full		1 Atta	ached			
			Valu	ie Inform	nation			*		
	В	ase Value		Value As of			Phas As of	e-in Assess	sments As of	•
				01/01/2	2021			/2020		1/2021
Land:	19	97,100		197,10	0					
Improvements	40	03,100		428,90	0					
Total:	60	00,200		626,00	0		600,2	.00	608,8	300
Preferential Land:	0			0						
			Trans	ster Infor	mation					
Seller: DELMARVA	DEVELOPMENT CO	ORP	Date: 03	3/16/200	)4			Pri	<b>ce:</b> \$216,000	)
Type: ARMS LENG	TH IMPROVED		Deed1:	/19742/	00800			De	ed2:	
Seller: BEAVERS W	ARREN G		Date: 06	8/18/200	3			Pri	<b>ce:</b> \$50,000	
Type: ARMS LENG			Deed1:						ed2:	
	THE POLLS			,	JUL 10					
Seller:			Date:					Pri		
Туре:			Deed1:		••			De	ed2:	
	***************************************		Exem	otion Info	ormation				07/04/005	
Partial Exempt Asse		Class				/01/202	U		07/01/2021	
County:		100			0.0 0.0					
State: Municipal:		100 100				00.00			0.00 0.00	
•					0.0	5,0,00			2.23 0.00	
Special Tax Recapt	ure: None	1		A markan C	an Inform	valian		···		
Hamostood Annii4	ion Statue: Approx		mestead <i>i</i>	Applicati	ROH IMORE	iciuOfi				
Homestead Applicat	ion status: Approve			O itt A.	andiam tim	1 C	1 i			
		Homeowi	ners' Tax (	credit A _l		Iniorm: te:	auon			

This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.

View Map	View Grou	ndRent Rec	lemption				Vie	w Groundi	Rent Regist	iration
Special Tax Recaptu	re: None									
Account Identifier:	Dis	strict - 15 A	ccount N	umber -	1503670	870				
VI.N.A.III.			Own	er Inforn	nation					
Owner Name:		LUCH MAR			Use	: ncipal l	Posido	nco'	RESIDENT YES	ΓIAL
Matthews Address		LUCH KEV				d Refe			/20037/ 00	557
Mailing Address:		37 S SENEC LTIMORE M		-4035	Dee	u Kele	rence	•	1200311 00	337
		1.0	eation & S	Structure	e Informat	ion				
Premises Address:	BA	37 S SENEO LTIMORE 2 aterfront		5	Leg	al Des	criptic	on:	1337 S SE BOWLEYS	NECA RD QUARTERS
Map: Grid: Parce	l: Neighborhood:	Subdivis	sion: Se	ection:	Block:	Lot:	Asse	ssment Ye	ar: Plat l	No: 2
0091 0023 0133	15030020.04	0000				225	2021		Plat I	Ref: 0009/0012
	1000000000									
Town: None										
B.L. Of the B	utit. Abassa One	م سمادال ا	<b>400</b>	Elnioho	d Baseme	ont Ara		Property	Land Area	County Use
Primary Structure B	uilt Above Gra 2,640 SF	de Living A	rea i	riiisiie	u paseiiii	ant Mic	a	13,150 SF		34
2005	2,040 SF							10,100 01		0,
Stories Basement	Туре	Exterior	Quality		alf Bath	Gara	_	Last Not	ice of Majo	r Improvements
2 YES	STANDARD UNIT	SIDING/	4	3 full		1 Atta	ached			
			Valu	ie Inforn	nation					
	Ва	se Value		Value				e-in Asses		of
				As of 01/01/2	2021		As of 07/01	/2020	As 07/	01/2021
Land:	19	7,200		197,20						
Improvements		1,000		309,50						
Total:		8,200		506,70			488,2	200	494	1,367
Preferential Land:	0			0						
4.0049500			Trans	sfer Infor	mation		•			
Seller: KOLUCH KE\	/IN		Date: 05	5/11/200	4			P	rice: \$0	
Type: NON-ARMS LE	ENGTH OTHER		Deed1:	/20037/	00557			E	eed2:	
Seller: KOLUCH KE\	/iNi		Date: 08	5/15/200	12			F	rice: \$20,0	00
Type: NON-ARMS LI				/16415/				_	)eed2:	
Type. NON-ARMS L	INGITTOTTER									
Seller: SOBUS JAME				3/31/198					Price: \$35,0	00
Type: ARMS LENGT	H IMPROVED			/08136/				L	Deed2:	
			Exem	ption Info	ormalion	10.4.10.0-			07/04/000	· d
Partial Exempt Asses		lass				01/202	U		07/01/202	:1
County:	00	)O			0.0 0.0					
State:		)O				00.00			0.00 00.0	
Municipal:		,,,			0.0	210.00			2,23 2,30	
Special Tax Recaptu	ire: None			A !! !'	ton to Comme	ofice			***************************************	
[]	- Ctatus Annuaria		mestead .	Applicati	IOH BROTT	iauOH				
Homestead Applicati	on Status: Approve				. 12	4C				
		Homeow	ners' Tax (	Credit A	pplication	miorni	auon			

This screen allows you to search the Real Property database and display property records.
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 Deleted accounts can only be selected by Property Account Identifier.

View Map	View Groun	dRent Red	emption				Vie	w GroundF	Rent Regi	strati	on
Special Tax Recaptu	ıre: None										
Account Identifier:	Dis	trict - 15 Ac	count N	umber -	1511671	340					
		***************************************	Own	er Inform	ation						
Owner Name:	GR	ANDE GAB	RIELLE		Use Prir	e: ncipal l	Reside	nce:	RESIDEI YES	NTIAL	•
Mailing Address:		1 S SENEC		4035	Dee	ed Refe	rence:		/40890/ (	00343	
		Lo	cation & S	Structure							
Premises Address:	BAI	1 S SENEC _TIMORE 2 terfront		5	Leg	jal Des	criptio	n:	LT 223-2 1341 S S BOWLE	SENE	CA RD JARTERS
Map: Grid: Parce	el: Neighborhood:	Subdivis	ion: Se	ection:	Block:	Lot:	Asse	ssment Ye	ar: Pla	t No:	2
0091 0023 0133	15030020.04	0000				223	2021		Pla	t Ref:	0009/ 0012
Town: None											
Primary Structure E	Built Above Grad	le Living A	rea	Finished	l Basem	ent Are	a	Property I		a	County Use
Stories Basement 2 NO	<b>Type</b> STANDARD UNIT	Exterior SIDING/	Quality 5	Full/Ha	alf Bath	Gara 1 Att	<b>ge</b> ached	Last Noti	ce of Maj	or Im	provements
			Valu	e Inform	ation						
	Bas	e Value		Value			Phase	e-in Asses:	sments		
				As of 01/01/2	:021		As of 07/01	/2020		s of 7/01/2	2021
Land:	201	,500		201,500	)						
Improvements		,800		415,000	)						
Total:	553	,300		616,500	C		553,3	00	5	74,36	7
Preferential Land:	0			0							
			Trans	sfer Infor	mation						
Seller: BUSCEMI JA	NICE M		Date: 11	/20/201	8			Pri	i <b>ce:</b> \$0		
Type: NON-ARMS L	ENGTH OTHER		Deed1:	/40890/	00343			De	ed2:		
Seller: DIVELY GRE	GORY L		Date: 08	3/28/201	4			Pri	i <b>ce</b> : \$720	,000	
Type: ARMS LENG	TH IMPROVED		Deed1:	/35309/	00410			De	ed2:		
Seller: WHETSTON	E ELIZABETH ANN		Date: 0	6/01/201	2			Pri	ice: \$640	,000	
Type: ARMS LENG	TH IMPROVED		Deed1:	/32139/	00029			De	ed2:		
	CHIAND W		Exem	otion Info	ormalion						
Partial Exempt Asse	ssments: Cla	ass	***************************************			/01/202	0		07/01/2	021	
County:	00	0			0.0						
State:	00				0.0				0.0010.0		
Municipal:	00	0			0.0	00.00			0.00 0.0	IU	
Special Tax Recapt	ure: None			A . P				w	······································		
			mestead .	Applicati	on Inion	าลแดก					
Homestead Applicat	tion Status: Approved			o	11	£8	_4:				
		Homeowi	ners' Tax [,]	Credit Ap	notisərleç	morm	ation				

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View Map	View Grou	ndRent Rec	lemption				Vie	w Ground	Rent R	egistratio	on
Special Tax Recaptu	re: None										
Account Identifier:	Dis	trict - 15 A	ccount N	umber -	1511671	340					
			Own	er Inforn	nation						
Owner Name:	GR	ANDE GAE	RIELLE		Us: Pri	e: ncipal l	Reside	nce:	RESII YES	DENTIAL	
Mailing Address:			/ID 21220	A RD Deed Reference: D 21220-4035					/4089	0/ 00343	
		10	ocation &	Structur							
Premises Address:	ВА	41 S SENE( LTIMORE 2 Iterfront		5	Le	gal Des	criptic	n:		3-224 S SENEC LEYS QU	
Map: Grid: Parce	el: Neighborhood:	Subdivis	sion: Se	ection:	Block:	Lot:	Asse	ssment Ye	ar: I	Plat No:	2
0091 0023 0133	15030020.04	0000				223	2021		j	Plat Ref:	0009/ 0012
Town: None											
Primary Structure E	Built Above Grad	de Living A	irea	Finishe	d Basem	ent Are	ea	Property 30,100 SF			County Use 34
Stories Basement 2 NO	Type STANDARD UNIT	Exterior SIDING/	Quality 5	Full/F 3 full	lalf Bath		i <b>ge</b> ached	Last Not	ice of I	Major Imp	provements
			Valt	ie Inforr	nation						
	Ba	se Value		Value			Phas	e-in Asses	sment	S	
				As of 01/01/3	2021		As of 07/01	/2020		As of 07/01/2	021
Land:	201	1,500		201,50	00						
Improvements		1,800		415,00			_				-
Total:		3,300		616,50	00		553,3	300		574,367	•
Preferential Land:	0			0							
			Trans	sfer Info	rmation						
Seller: BUSCEMI JA	NICE M		Date: 1	1/20/201	18				ice: \$0	)	
Type: NON-ARMS L	ENGTH OTHER		Deed1:	/40890/	00343			D	eed2:		
Seller: DIVELY GRE	GORY L		Date: 0	8/28/20 ⁻	14			Pi	rice: \$7	20,000	
Type: ARMS LENG			Deed1:	/35309/	00410			D	eed2:		
Seller: WHETSTON	E ELIZABETH ANN		Date: 0	6/01/20 ⁻	12			Pı	rice: \$6	640,000	
Type: ARMS LENG			Deed1:	/32139/	00029			D ₁	eed2:		
			Exem	ption Inf	ormation						
Partial Exempt Asse	ssments: CI	ass		·		/01/202	20		07/0	1/2021	
County:	00	0			0.0	00					
State:	00	0			0.0						
Municipal:	00	0			0.	00.00			0.00	0.00	
Special Tax Recapt	ure: None							******		******	
			omestead	Applicat	ion Infon	nation					·······
Homestead Applicat	ion Status: Approved		<mark>14</mark> ners' Tax	Credit A	onlication	i Inforn	nation				
	redit Application Sta			CAUGHO!		ate:					

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View Map	View Groui	ndRent Red	emption				Vie	w Ground	Rent Re	gistratio	on
Special Tax Recaptur	e: None										
Account Identifier:	Dis	strict - 15 Ac	count N	umber -	1513205	970					
				er Inform	ation						
Owner Name:		ERFLER FE ERFLER P		DE	Use Prir	e: ncipal l	Reside	nce:	YES	ENTIAL	
Mailing Address:		43 S SENEC LTIMORE M	ID 21220-			ed Refe	rence:		/20002	/ 00464	
			cation & 3	Structure							
Premises Address:	ВА	43 S SENEC LTIMORE 2 aterfront		5	Leç	gal Des	criptio	n:		SENEC EYS QU	A RD ARTERS
Map: Grid: Parcel	l: Neighborhood: 15030020.04	Subdivis	ion: Se	ection:	Block:	Lot: 222	Asse: 2021	ssment Ye		lat No: lat Ref:	2 0009/ 0012
Town: None											
Primary Structure Bt	uilt Above Gra 1,400 SF	de Living A	rea	Finishe	d Basem	ent Are	a	Property 17,250 SF			County Use 34
Stories Basement 1 1/2 YES	<b>Type</b> STANDARD UNIT	Exterior SIDING/	Quality 4	Full/H 2 full	alf Bath	<b>Gar</b> a	ge ached	Last Not	ice of M	ajor Imp	provements
			Valu	ue Inform	nation						
	Ва	se Value		Value				e-in Asses	ssments		
				As of 01/01/2	2021		As of 07/01	/2020		As of 07/01/2	021
Land:		8,300		198,30							
Improvements		1,900		283,10			400.0	00		447.007	7
Total:		0,200		481,40	0		430,2	00		447,267	
Preferential Land:	0		· ·	0 ster Info	anntion.						
Seller: DOERFLER F				5/05/200					rice: \$0		
Type: NON-ARMS LE	ENGTH OTHER		Deed1:	/20002/	00464			ינו	eed2:		
Seller: TAYLOR LER	OY E,3RD		Date: 0	6/24/199	96			P	r <b>ice:</b> \$18	31,000	
Type: ARMS LENGT	H IMPROVED		Deed1:	/11660/	00048			D	eed2:		
Seller: MAGUIRE DA	WID L		Date: 0	6/22/198	38			P	rice: \$10	000,00	
Type: ARMS LENGT			Deed1:	/07896/	00470			D	eed2:		
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Exem	ption Inf	ormation		···		-tew-y	-1///-	Law
Partial Exempt Asses	sments: C	lass				/01/202	20		07/01/	/2021	
County:	00	00			0.0	00					
State:	00	00			0.0						
Municipal:	06	00			0.0	00.00			0.00 0	0.00	
Special Tax Recaptu	ire: None				***					•	
			nnestead	Applicat	ion Inform	nation					
Homestead Applicati	on Status: Approve			- ده دس		l. f					
		Homeow	ners' Tax	Credit A	pplication	Hniom	iation				

This screen allows you to search the Real Property database and display property records.
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View Map	View Grou	ındRent Red	lemption				View G	roundRer	ıt Registrat	lon
Special Tax Recapture	: None									
Account Identifier:	Di	istrict - 15 A				670				
			Own	er Inforn	nation					
Owner Name:		OSSER BRO			Use Prir		Residence		ESIDENTIA ES	L
Mailing Address:	13	347 S SENE ALTIMORE N	CA RD	4035		d Refe			1084/ 00068	3
			ocation & S		Informat	ion				
Premises Address:	В	347 S SENE ALTIMORE 2 /aterfront		5	Leg	jal Des	cription:		347 S SENE OWLEYS Q	
Map: Grid: Parcel:	Neighborhood	l: Subdivi	sion: Se	ection:	Block:	Lot:	Assessm	ent Year:	Plat No:	2
0091 0023 0133	15030020.04	0000				221	2021		Plat Ref	: 0009/0012
Town: None										
Primary Structure Bui 2004	It Above Gra 2,160 SF	ade Living A	rea	Finishe	d Baseme	ent Are		perty Lar 680 SF	nd Area	County Use
	Type STANDARD UNIT	Exterior SIDING/	Quality 4	Full/H	a <b>if Bath</b> I half	<b>Gara</b> g	g <b>e L</b> a ached	st Notice	of Major Ir	nprovements
			Valu	ie Inforn	nation	******				
	В	ase Value		Value		***	Phase-in	Assessm	ents	
				As of 01/01/2	2021		As of 07/01/202	20	As of 07/01/	2021
Laudi	44	97,600		197,60			017011202	-0	011011	
Land: Improvements		30,000 30,000		244,80						
Total:		27,600		442,40			427,600		432,5	33
Preferential Land:	0			0						
			Trans	sfer Info	mation					
Seller: ONORATO JOS	SEPH C		Date: 0	6/14/199	5			Pric	e: \$75,000	
Type: NON-ARMS LEN	NGTH OTHER		Deed1:	/11084/	00068			Dee	d2:	
Seller: GROTH CARL	ROBERT		Date: 0	9/24/198	37			Pric	e: \$44,500	
Type: ARMS LENGTH	IMPROVED		Deed1:	/07681/	00125			Dee	d2:	
Seller:			Date:					Pric	e:	
Type:			Deed1:					Dee	d2:	
			Exem	ption Inf	ormation					
Partial Exempt Assess		Class				/01/202	:0	C	7/01/2021	
County:		000			0.0 0.0					
State:		)00 )00				00.0 0.00		C	0.00 0.00	
Municipal: Special Tax Recaptur		,00				10.00		-	,	
opecial fax Recaptur	e, None	}-l.	omestead	Annlicat	ion Infom	nation				
Homestead Applicatio	n Status: Approve			, delenere						****
Tioniestead Apphoatio			/ners¹ Tax	(2	on a Bara Cara	Listania	olion			

Date:

Homeowners' Tax Credit Application Status: No Application

This screen allows you to search the Real Property database and display property records.
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View Map	View Gro	undRent Rec	lemption				Vie	w GroundR	ent Registra	tion
Special Tax Recaptur	re: None									
Account Identifier:	D	istrict - 15 A	ccount Nu	ımber -	1505610	270				
			Owne	er Inform	nation					
Owner Name:	Е	NDE MARY I	KATHERIN	E	Use Pri	e: ncipal l	Reside		RESIDENTIA YES	<b>L</b>
Mailing Address:		349 S SENEC ALTIMORE N		4035	Deed Reference: /41468/ 00031					1
		Lo	cation & S	Structure	e Informa	lion				
Premises Address:	В	349 S SENEO ALTIMORE 2 /aterfront		5	Leç	gal Des	criptic	on:	BOWLEYS (	QUARTERS
Map: Grid: Parce		l: Subdivis	sion: Se	ction:	Block:	Lot: 220	<b>Asse</b> 2021	ssment Yea	r: Plat No Plat Re	
0091 0023 0133	15030020.04	0000				220	2.021		1 146 140	0000/ 00/2
Town: None										
Primary Structure Bo	uilt Above Gr	ade Living A	rea l	inishe	d Basem	ent Are	a	Property L 18,700 SF	and Area	County Use
Stories Basement 2 YES	Type STANDARD UNIT	Exterior SIDING/	Quality 4	Full/H 2 full	lalf Bath	Gara 1 Atta	<b>ge</b> ached	Last Notic	ce of Major I	mprovements
			Valu	e Inform	nation					
	В	ase Value		Value			Phas	e-in Assess	ments	
				As of	2004		As of		As of 07/01	12024
	44	no 600		01/01/2 198,60			07701	/2020	07701	12021
Land: Improvements		98,600 80,500		298,30						
Total:		79,100		496,90			479,1	100	485,0	33
Preferential Land:	0			0			ŕ			
			Trans	fer Info	rmation			**		
Seller: ENDE DORIS	Α		Date: 05	30/201	19				Price:	<b>5</b> 0
Type: NON-ARMS LE	ENGTH OTHER		Deed1:	/41468/	00031				Deed2:	
Seller: ENDE LERO	/ H		Date: 04	1/03/199	91				Price:	<b>\$</b> 0
Type: NON-ARMS LI			Deed1:	/08747/	00469				Deed2:	
Seller:			Date:						Price:	
Type:			Deed1:						Deed2:	
- 3 k a .	- Hirary			tion Infe	ormation					
Partial Exempt Asses	sments: (	Class				/01/202	:0		07/01/2021	
County:		000			0.0	00				
State:	C	000			0.0				0.0615.55	
Municipal:	(	000			0.0	00.00			0.00 0.00	
Special Tax Recaptu	ıre: None									
			mestead a	۸pplicat	ion Inforn	nation				
Homestead Applicati	on Status: No App									
		Homeow	ners' Tax (	Credit A	nolication	Inform	ation			

This screen allows you to search the Real Property database and display property records.
 Click here for a glossary of terms.
 Deleted accounts can only be selected by Property Account Identifier.

View Map	View Grou	ndRent Red	lemption				Vie	w Groundt	kent h	Registratio	on
Special Tax Recaptur	e: None										
Account Identifier:		strict - 15 A	ccount N	umber -	1505610	270					
			Own	er Inforn	nation						
Owner Name:	EN	NDE MARY P	KATHERIN	ΝĒ	Use Pri	e: ncipal l	Reside	nce:	RESI YES	IDENTIAL	
Vailing Address:	13 B/	49 S SENEC	CA RD 1D 21220-	4035	De	ed Refe	rence:		/4146	68/ 00031	
			cation & S		e Informa	lion					
Premises Address:	B/	349 S SENEC ALTIMORE 2 aterfront		5	Leç	gal Des	criptio	n:	BOW	/LEYS QU	ARTERS
Map: Grid: Parcel			sion: Se	ection:	Block:	Lot: 220	<b>Asse</b> 2021	ssment Ye		Plat No: Plat Ref:	2 0009/ 0012
0091 0023 0133  Town: None	10000020,04	0000				220					
TOWN. NOTE										_	6 ( II
Primary Structure Bu 2004	allt Above Gra 2,580 SF	ide Living A	rea	Finishe	d Basem	ent Are	ea	Property I 18,700 SF			County Use 34
Stories Basement 2 YES	Type STANDARD UNIT	Exterior SIDING/	Quality 4	Full/F 2 full	lalf Bath	Gara 1 Att	i <b>ge</b> ached	Last Noti	ice of	Major Im	orovements
			Valu	ie Inforr	nation						
	Ва	ase Value		Value			Phas	e-in Asses	smen		
				As of 01/01/2	2021		As of 07/01	/2020		As of 07/01/2	021
Land:	19	8,600		198,60	00						
Improvements	28	30,500		298,30							
Total:	47	9,100		496,90	00		479,1	00		485,033	}
Preferential Land:	0			0							- Lindayii
· · · · · · · · · · · · · · · · · · ·			Trans	ster Info	rmation						
Seller: ENDE DORIS	Α		Date: 0	5/30/201	19					Price: \$0	
Type: NON-ARMS LE	ENGTH OTHER		Deed1:	/41468/	00031					Deed2:	
Seller: ENDE LEROY	/ H		Date: 0	4/03/199	91					Price: \$0	
Type: NON-ARMS LE			Deed1:	/08747/	00469					Deed2:	
Seller:			Date:							Price:	
Type:			Deed1:							Deed2:	
· <b>J</b> P · · · · · · · · · · · · · · · · · ·			Exem	ption Inf	formation						1000
Partial Exempt Asses	sments: C	lass				//01/202	20		07/0	)1/2021	
County:		00			0.	00					
State:	0	00			0.	00					
Municipal:	O	00			0.	00.00			0.00	00.00	
Special Tax Recaptu	ıre: None										
		Ho	omestead	Applica	tion Inforr	nation					
Homestead Applicati	on Status: No App										
		Homeow	mers' Tax	Credit A	\pplicatio	Inform	nation				

This screen allows you to search the Real Property database and display property records.
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 Deleted accounts can only be selected by Property Account Identifier.

View Map	View GroundRent Re	demption	View Groun	ndRent Registration
Special Tax Recaptur	e: None			
ccount Identifier:		Account Number - 152235	0290	
ICCOUNT TOBILITIES.		Owner Information		
)wner Name:	JANKALSKI I		se:	RESIDENTIAL
		·	incipal Residence:	YES
lailing Address:	1351 S SENE	ECA RD <b>D</b> e MD 21220-4035	eed Reference:	/07076/ 00027
		ocation & Structure Information	ation	- complete to the control of the con
remises Address:	1351 S SENE		gal Description:	LT 218,219
	BALTIMORE			BOWLEYS QUARTERS
	Waterfront			
Map: Grid: Parcel	· <del>··</del>	ision: Section: Block:		
0091 0023 0133	15030020.04 0000		218 2021	Plat Ref: 0009/0012
Town: None				
Primary Structure Bu	illt Above Grade Living	Area Finished Basen		ty Land Area County Use
2006	2,078 SF		35,100 \$	SF 34
Stories Basement	Type Exterior	r Quality Full/Half Bath	Garage Last N	otice of Major Improvements
1 YES	STANDARD UNIT SIDING	,	1 Attached	•
		Value Information	*	white the second
	Base Value	Value	Phase-in Ass	essments
		As of	As of	As of
	202 722	01/01/2021	07/01/2020	07/01/2021
Land:	202,700	202,700		
Improvements	303,100 505,800	338,300 541,000	505,800	517,533
Total: Preferential Land:	0	0	000,000	011,000
Fleierenual Lanu.		Transfer Information		
O II OTANDALIOLI	EDWADD OLAVOD	Date: 01/06/1986		Price: \$102,000
Seller: STAMBAUGH		Deed1: /07076/ 00027		Deed2:
Type: ARMS LENGTH	T IMPROVED	Deed 1. 101 01 01 00021	'	Decuz.
Seller:		Date:		Price:
Type:		Deed1:		Deed2:
Seller:		Date:		Price:
Type:		Deed1:		Deed2:
.160.		Exemption Information		
Partial Exempt Asses	sments: Class		7/01/2020	07/01/2021
County:	000		.00	
State:	000	0.	.00	
Municipal:	000	0.	.00,0 00.	0.00 0.00
Special Tax Recaptu	re: None			
		fornestead Application Infor	malion	
Homestead Application	on Status: Approved 01/13/2	009		

This screen allows you to search the Real Property database and display property records.
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 Deleted accounts can only be selected by Property Account Identifier.

View Map	View Grour	ndRent Redemption		Vie	w GroundRen	t Registrati	on	
Special Tax Recaptu	re: None							
Account Identifier:		trict - 15 Account N	lumber - 1522350	)290				
- STATE PROPERTY - STATE		Owi	ner Information					
Owner Name:	JAL	IKALSKI ROBERT J	Use Pri	e: ncipal Reside	ence: YE			
Mailing Address:	135 BAI	1 S SENECA RD LTIMORE MD 21220	)-4035	ed Reference	: /07	/07076/ 00027		
		1 000	Structure Informa	,,			****	
Premises Address:	BAI	61 S SENECA RD LTIMORE 21220-403 terfront		gal Descriptio		218,219 )WLEYS Ql	JARTERS	
Maria Outile Banas			ection: Block:	Lof: Acco	ssment Year:	Plat No:	2	
Map: Grid: Parce 0091 0023 0133	l: Neighborhood: 15030020.04	Subdivision: S 0000	ection. Block.	218 2021	Sament Tear.	Plat Ref:		
Town: None								
Primary Structure B	uilt Above Grad	le Living Area	Finished Basem	ent Area	Property Lan 35,100 SF	d Area	County Use	
Stories Basement 1 YES	Type STANDARD UNIT	Exterior Quality SIDING/ 4	Full/Half Bath	Garage 1 Attached	Last Notice	of Major Im	provements	
		Val	ue Information					
	Bas	se Value	Value	Phas	e-in Assessm	ents		
			As of 01/01/2021	As of 07/01	/2020	As of 07/01/2	2021	
Land:	202	,700	202,700					
Improvements	303	,100	338,300					
Total:	505	5,800	541,000	505,8	300	517,53	3	
Preferential Land:	0		0					
		Trar	isfer Information					
Seller: STAMBAUGH	I EDWARD CLAY,SR	Date: (	1/06/1986		Price:	\$102,000		
Type: ARMS LENGT	H IMPROVED	Deed1	: /07076/ 00027		Deed	2:		
Seller:		Date:			Price:			
Туре:		Deed1	:		Deed	2:		
Seller:		Date:			Price:	;		
Туре:		Deed1	•		Deed	2:		
		Exen	nption Information					
Partial Exempt Asses	ssments: Cla	ass		/01/2020	07	7/01/2021		
County:	00		0,0					
State:	00		0.0			0010.00		
Municipal:	00	0	0.0	00.0 00	0.	00,0 00		
Special Tax Recapto	ure: None		A . P . H . L f	1.			· · · · · · · · · · · · · · · · · · ·	
			Application Inform	nation				
Homestead Applicati	on Status: Approved	l 01/13/2009 Homeowners' Tax	Credit Application	ı İnformation				
		tus: No Application		ate:				

This screen allows you to search the Real Property database and display property records.
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 Deleted accounts can only be selected by Property Account Identifier.

View Map	View Ground	Rent Redemp	tion			View Grou	ndRent	Registrati	on
Special Tax Recapture:	None								
Account Identifier:	Distr	ict - 15 Accour	nt Number -	15235054	400				
			Owner Inform						
Owner Name:	JANK	ALSKI ROBER	TJ	Use: Prin		esidence:	RESIDENTIAL NO		
Mailing Address:		S SENECA RD		Deed	d Refer	/1793	1/ 00034		
	- Michigan - 1	Locatio	n & Structure	e Informa	lion				
Premises Address:	0-000			Lega	al Desc	2 00/	VLEYS QL	IADTEDS	
Map: Grid: Parcel: 0091 0023 0133	vvate Neighborhood: 15030020.04	rfront Subdivision: 0000	Section:	Block:	<b>Lot:</b> 217	Assessment		Plat No:	
Town: None	10000020.04	0000			,	202.			
TOWN HONO									
Primary Structure Buil	t Above Grade	e Living Area	Finishe	d Basem	ent Are	ea Proper 16,626	ty Land SF	Area	County Use 34
Stories Basement	Type Exterior	Quality	Full/Half Bat	th G	arage	Last Notice	of Majo	r Improve	ments
			Value Inform	nation					
	Base	e Value	Value			Phase-in Ass	sessmer		
			As of 01/01/2	2021		As of 07/01/2020		As of 07/01/2	021
Land:	133,	100	133,10	0					
Improvements	0		0						
Total:	133,	100	133,10	0		133,100		133,100	)
Preferential Land:	0		0						
			Fransfer Infor	mation					
Seller: VOGELSANG E	DWARD J	Dat	e: 05/01/200	3			Price:	\$88,000	
Type: ARMS LENGTH	MPROVED	Dec	e <b>d1:</b> /17931/	00034			Deed2	:	
Seller: WITKOWSKI NO	ORMAN RICHARD/	Dat	te: 02/27/200	)3			Price:	\$78,000	
Type: ARMS LENGTH			ed1: /17594/				Deed2	<b>::</b>	
Seller: WITKOWSKI JC	SEPH	Dat	te: 10/30/199	<b>3</b> 6			Price:	\$0	
Type: NON-ARMS LEN	GTH OTHER	Dec	ed1: /11872/	00189			Deed2	<b>!:</b>	
		E	xemption Info	ormation		. Alleana .			
Partial Exempt Assessr	nents: Clas			07/0	1/2020		07/01	/2021	
County:	000			0.00					
State:	000			0.00			0.001	2.00	
Municipal:	000			0.00	00.00		0.00	J.00	
Special Tax Recapture	: None							·············	-1000
			ead Applicat	ion Inforn	nation				
Homestead Application	Status: No Applica								
		Homeowners'	Tax Credit A	polication	Inform	ation			

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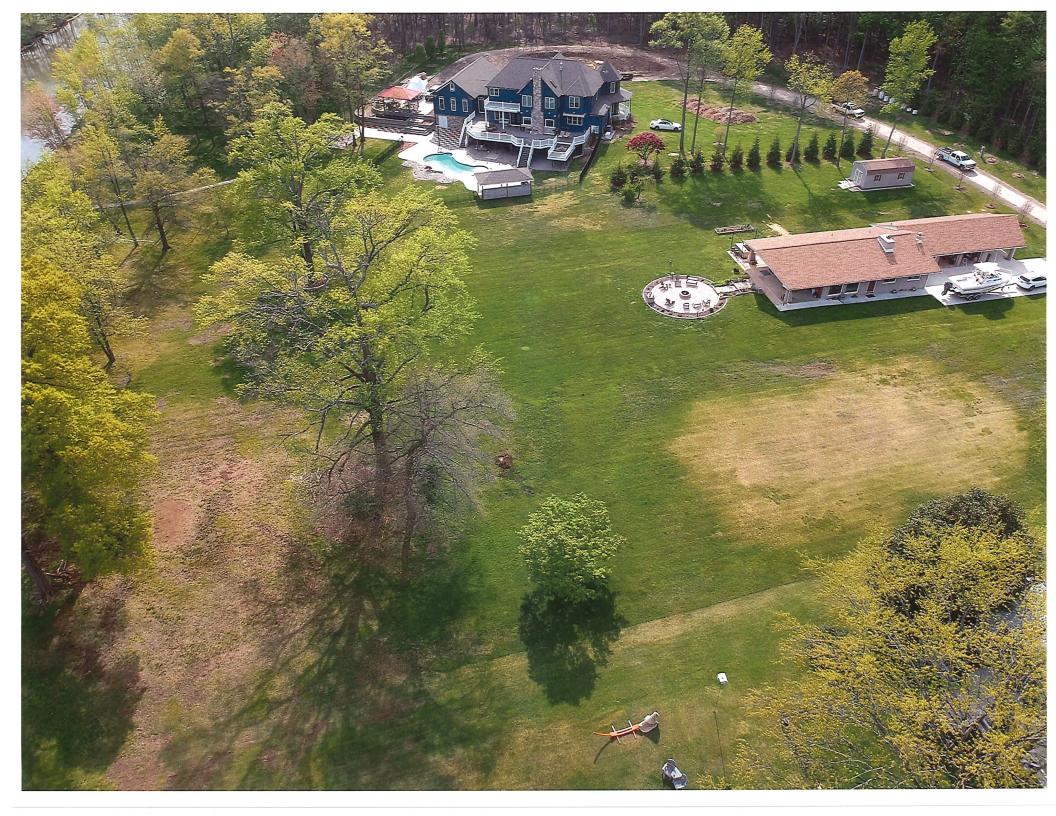


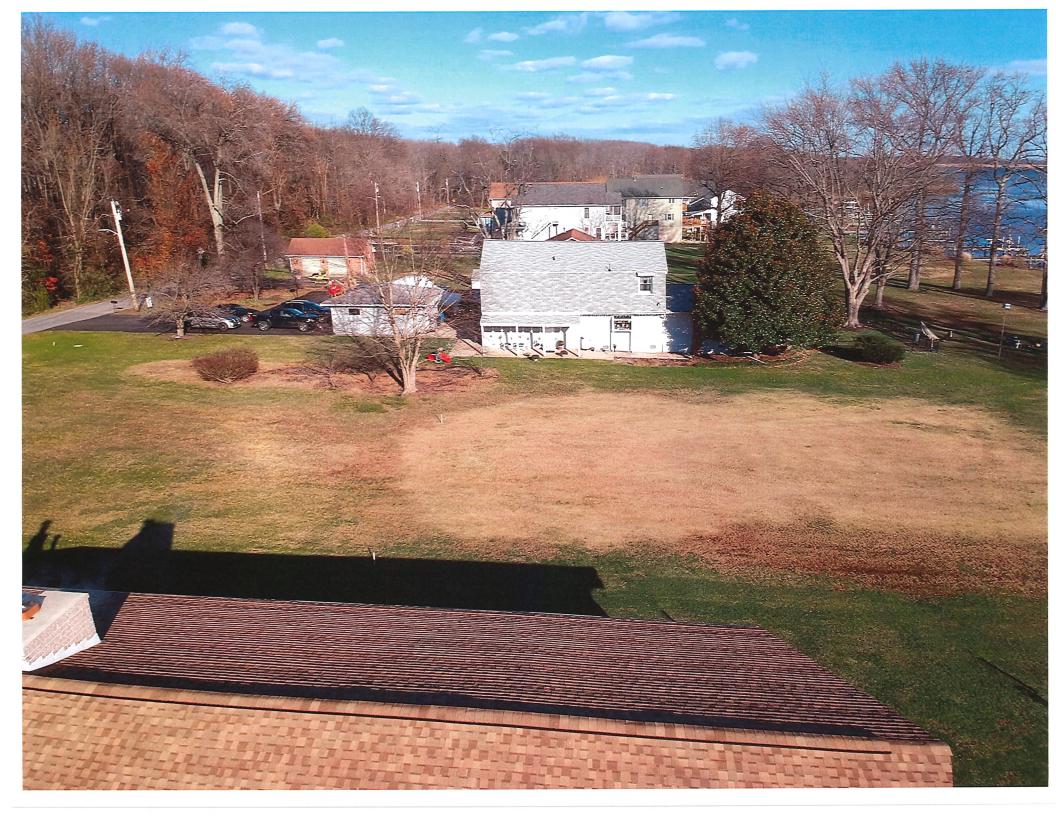








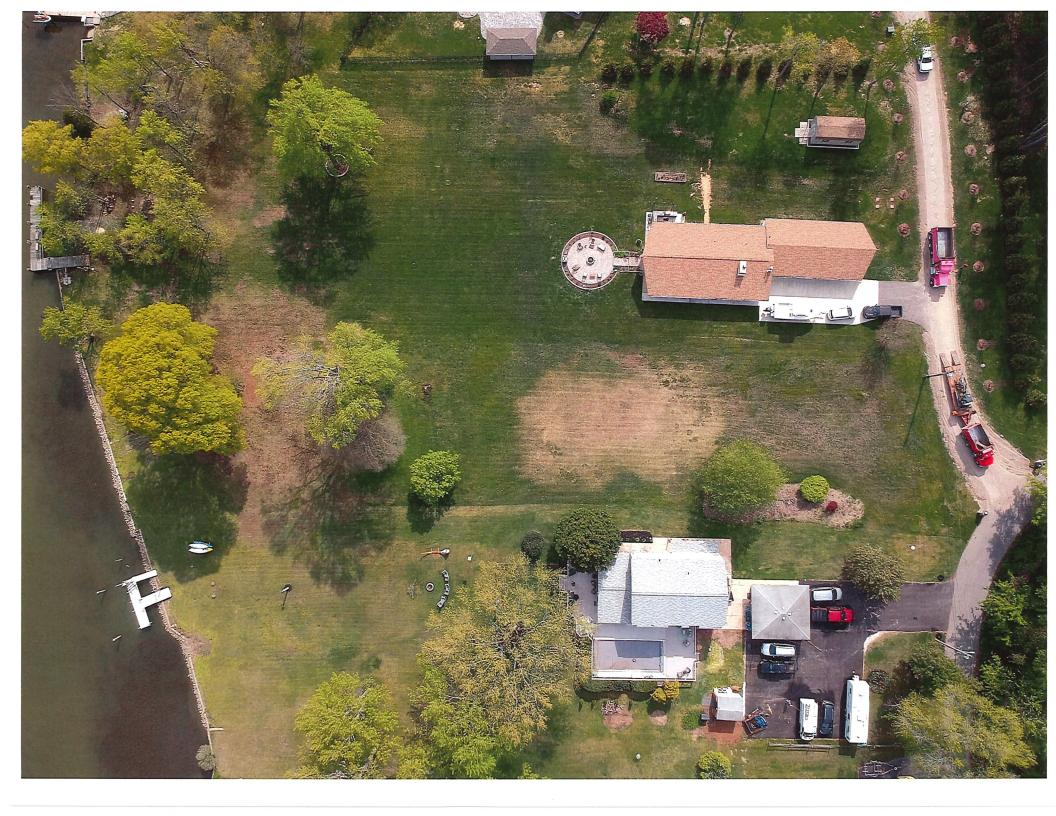


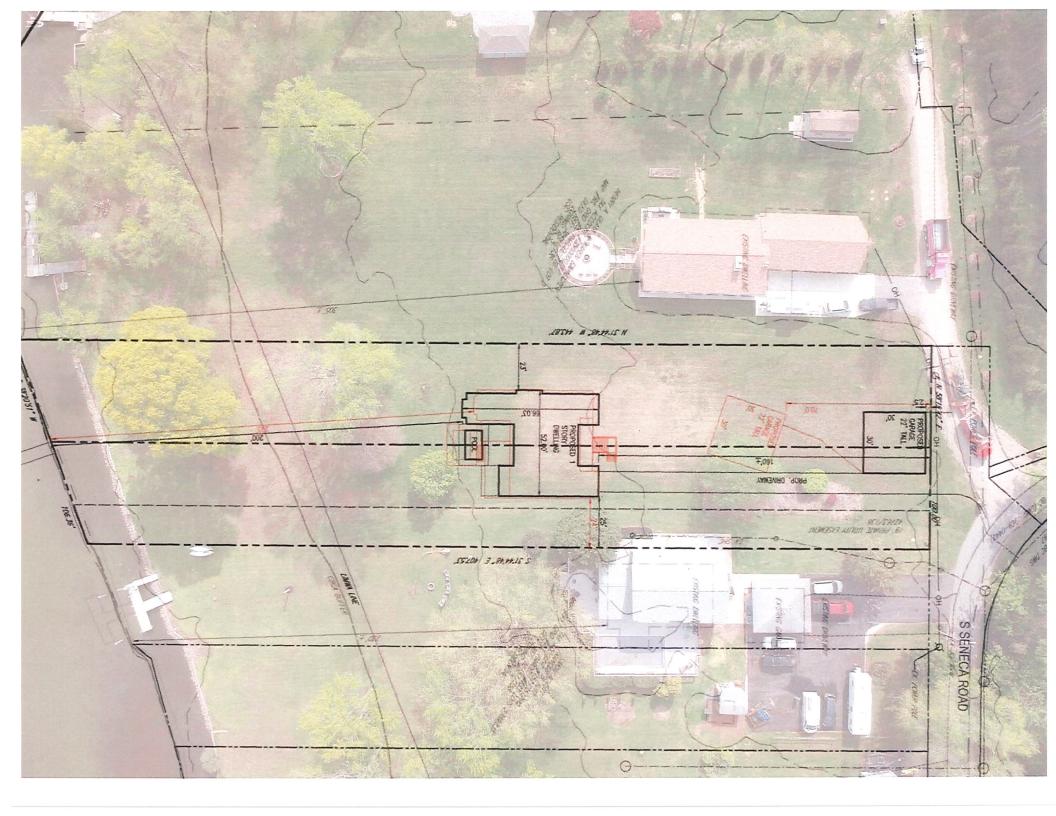


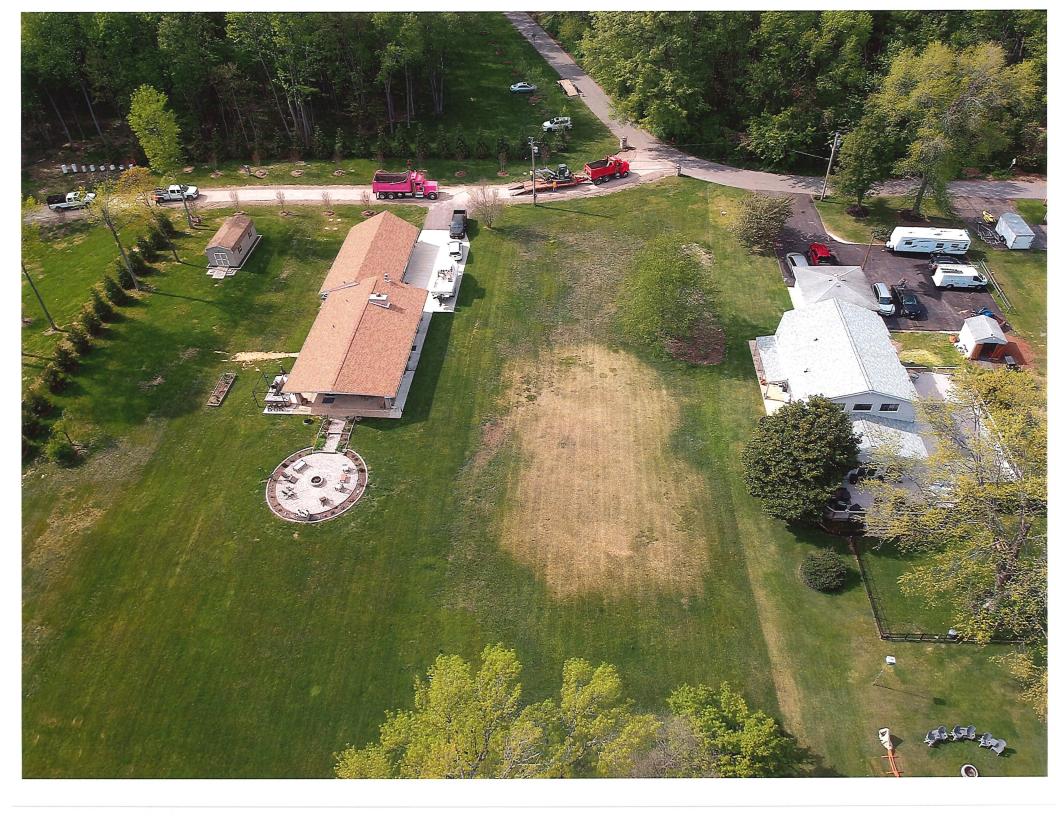














## Petition Opposing Variances at 1321 South Seneca Road

We, the undersigned, are opposed to the variances requested at 1321 Seneca in Case no. 2020-C197 (for a 23' side yard setback in lieu of the required 50', to allow a pool in the front yard in lieu of the rear yard, and to allow an accessory structure to be 22' in height lieu of the required 15').

We believe the proposed house, garage, and pool, as proposed, would have adverse impacts on the surrour ding residences and neighborhood and injurious to the health, safety, and general welfare of the community.

Printed Name	Signature	Address	Date
Gabrielle Grand	e Shill handl	1341-5. Seneca Rd.	4/26/21
May Ende	M. K Enle	1349 5 Sevea RC	4/26/6,
BROCK MOSSE	or Reack Mosse	1347 S SENECA Pd	4-26-21
Keyn Kolvulf	Kejal	1337 S. Sewar ng	4-26-21
James N Hock TI	D 3 76 TI	1331 S. Seneca Rd	9-26-21
KAREN Ljungge	2 , , , , , , , , , , , , , , , , , , ,	1317 S. Seneca Rd	4-27-2021
France Anderson		1323 S. Sineca Rd.	4-27-2021
LINDA SOWERS	Linke Sowers	1333 S. Senera Rel.	4-27-20
	20 5 0 E A 1 A 9 O	1315 S. Seneca 14	4/27/202

#### Michael McCann

From: Ljunggren, Karen <karen.ljunggren@Howard.edu>

**Sent:** Friday, April 30, 2021 11:56 AM

To: Michael McCann

**Cc:** henryolaya@northroprealty.com

**Subject:** FW: 1321 South Seneca variance request

Mike, Shari Zakielarz, owner of 1335 South Seneca Road, supports our petition opposing the variance requested by 1321 South Seneca. She is unable to sign the petition document, however indicates her support in the e mail below.

Karen Ljunggren 1317 South Seneca Road

From: Shari Zakielarz <sharizakielarz@comcast.net>

Sent: Friday, April 30, 2021 11:42 AM

To: Ljunggren, Karen <karen.ljunggren@Howard.edu>

Cc: henryolaya@northroprealty.com

Subject: Re: 1321 South Seneca variance request

#### **External Email Warning**

<u>WARNING!</u> Please proceed with caution as this message could be a scam. The sender's account may have been compromised and used to send malicious messages. If this message seems suspicious, please <u>DO NOT CLICK</u> any of the links and/or attachments. If you believe the contents of this email may be unsafe, please send it as an attachment to the ETS Information Security Team: <a href="mailto:ets-infosec@howard.edu">ets-infosec@howard.edu</a>.

I support the petition. My address is 1335 S Seneca.

Shari Zakielarz

Sent from my iPad

On Apr 30, 2021, at 11:24 AM, Ljunggren, Karen < karen.ljunggren@howard.edu > wrote:

Shari, nice speaking with you today. Please review the attachments regarding the variance requested by the owners of 1321 South Seneca Road. If you support our petition please acknowledge via this e mail and I will forward this to our attorney. Thank you.

Karen Ljunggren

1317 South Seneca Road

From: Ljunggren, Karen

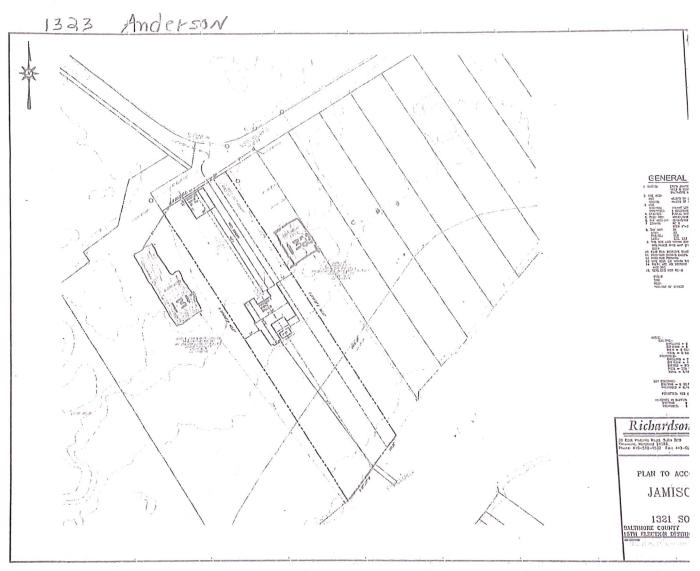
**Sent:** Friday, April 30, 2021 11:09 AM **To:** sharizakielarz@comcast.net

Subject: x

<1321 Proposed.pdf>

<Board of Appeals of Baltimore County.pdf>

1317 Olaya Ljunggren





## Board of Appeals of Baltimore County

JEFFERSON BUILDING SECOND FLOOR, SUITE 203 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND, 21204 410-887-3180 FAX: 410-887-3182

March 3, 2021

#### NOTICE OF ASSIGNMENT

IN THE MATTER OF:

Eliza Jamison

1321 Seneca Road

20-197-A

15th Election District; 6th Councilmanic District

Re:

Petition for Variance relief from:

- BCZR §1A04.3.B.2 to allow 23 ft. side yard setbacks in lieu of required 50 ft. for a residence to be constructed;
- BCZR §400.1 to allow a pool on the waterfront side in lieu of the rear yard (street side); and
- BCZR §400.3 to allow an accessory structure (shed) to be a maximum height of 22 ft. in lieu of the permitted 15 ft.

Requested relied from §400.1.d(2)(A) of the Zoning Commissioner's Policy Manual to allow an accessory building to be located 32.5 ft. from the street centerline in lieu of the minimum required 75 ft. from the street centerline for a double frontage lot.

12/15/2020

Opinion and Order of the Administrative Law Judge wherein the Petition for Variances were GRANTED, with conditions; and the Petition for Relief from Zoning Commissioner's Policy Manual was DISMISSED AS MOOT.

## ASSIGNED FOR: MAY 4, 2021, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. Call-in information and a link to the hearing will be posted on our web calendar at www.baltimorecountymd.gov/Agencies/appeals/index.html the night before.

A complete set of exhibits must be emailed at least 48 hours before the hearing to appealsboard@baltimorecountymd.gov in a format that complies with MDEC (Maryland Electronic Court) standards.

#### NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

Notice of Assignment In the matter of: Eliza Jamison Case number: 20-197-A March 3, 2021 Page 2

- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

c. Legal Owner/Petitioner

: Eliza Jamison

Counsel for Protestants/Appellants
Protestants/Appellants

: Michael R. McCann, Esquire : Henry Olaya, Karen Ljunggren, Anthony and Missy Anderson, Nicholas Hock, Jose Lazo, Gregory and Linda Sowers, Mary Ende, and Ferdinand and Phyllis Doerfler

Patrick Richardson, Jr./Richardson Engineering, LLC

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Steve Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney
Nancy C. West, Assistant County Attorney

## Petition Opposing Variances at 1321 South Seneca Road

We, the undersigned, are opposed to the variances requested at 1321 Seneca in Case no. 2020-C197 (for a 23' side yeard setback in lieu of the required 50', to allow a pool in the front yard in lieu of the rear yard, and to allow an accessory structure to be 22' in height lieu of the required 15').

We believe the proposed house, garage, and pool, as proposed, would have adverse impacts on the surrour ding residences and neighborhood and injurious to the health, safety, and general welfare of the community.

Printed Namo	Signature	Address	Date
Gabrielle Grande	Skhllmande	1341 S Seneca Rd.	4/26/21
May Ende	M. H. Ende	1349 5 Sevea RC	4/26/6,
	Beack Moss	1347 S SENECA Rd	4-26-01
Keyn Kolvell	Keilah	1337 5. Sewar ng	4-26.21
James N HockTT	On 3 76 TII	1331 S Seneca Rd	7-26-21
KAREN Ljunggren	Karen Gunggran	1317 S. Senece Rd	4-27-2001
France Anderson	Gene Conderow	1323 S. Sineca Rd.	4-27-2021
LINDA COWERS	Link Sowis	1333 S. Servea Rel.	4-27-201
JOJE AL 100	00EA1490	1315 S. Seneca Pa	4/27/2011



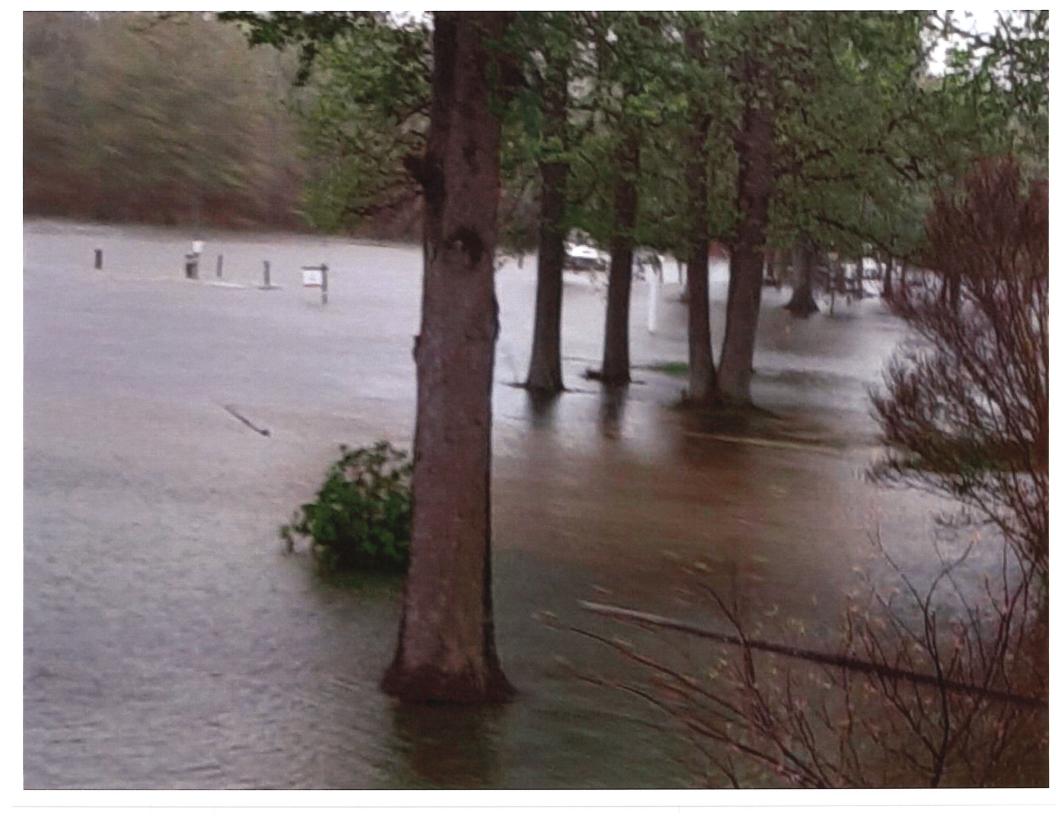




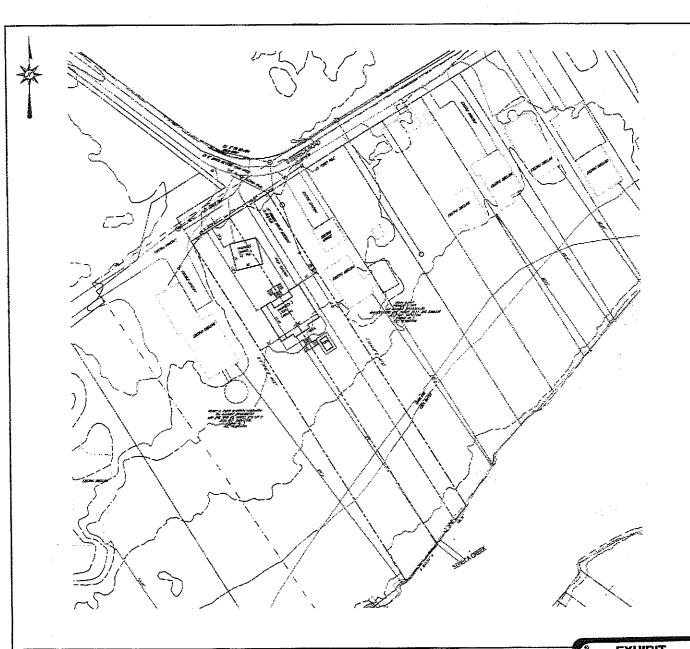
Image Notes:

Street View looking towards future home site.



Image Notes:

View From 1317 S. Seneca looking towards the creek & future home site.





#### **GENERAL NOTES:**

COMPACE: DESTRUCTOR = 0 SEUT. / NUMBER & 100 - 04 PROPRISED = 5,748 55,71. / 45,576 X 100 = 15,98

Richardson ENGINEERING

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD
BALTMORE COUNTY
15TH RESCRICT 6TH COUNCILMANIC

EXHIBIT

IN RE: PETITION FOR VARIANCE

(1321 Seneca Road)

15th Election District 6th Council District Eliza Jamison Legal Owner

Petitioner

BEFORE THE

* OFFICE OF ADMINISTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

* CASE NO. 2020-0197-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Eliza Jamison (the "Petitioner") for waterfront property located at 1321 S. Seneca Road (the "Property"). The Petitioner is requesting variance relief from: (1) Baltimore County Zoning Regulations ("BCZR") §1A04.3.B.2 to allow a 23 ft. side yard setbacks in lieu of the required 50 ft. for a residence to be constructed; (2) from BCZR §400.1 to allow a pool on the waterfront side in lieu of the rear yard (street side); and (3) from BCZR, §400.3 to allow an accessory structure (shed) to be maximum height of 22 ft. in lieu of the permitted 15 ft. In addition, Petitioner requested relief from §400.1.d(2)(A) of the Zoning Commissioner's Policy Manual ("ZCPM") to allow an accessory building to be located 32.5 ft. from the street centerline in lieu of the minimum required 75 ft. from the street centerline for a double frontage lot.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Eliza Jamison, the legal owner, appeared in support of the Petition along with Patrick Richardson, Jr., P.E. of Richardson Engineering, LLC who prepared and sealed a red-lined site plan (the "Site Plan"). (Pet. Ex.1). Property owners on each side of the Property opposed the relief.

ORDER RECEIVED FOR FILING

By Manon

Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") which indicates that the subject property is located with the Chesapeake Bay Critical Area ("CBCA"). A ZAC comment was also received from the Department of Planning ("DOP") which did not oppose the requested relief subject to proposed conditions.

The Property is vacant and fronts on Seneca Creek in the Bowleys Quarter area. It measures 1.01 acres +/- (44,070 sf) in gross area and consists of two (2) lots (Lots 232, 233). The Property is 100 ft. wide. It is zoned resource-conservation (RC 5). The Property is served by public water and sewer. An aerial photo of the Property and the neighboring homes are depicted. (Pet. Ex. 2). A record plat dated June 6, 1927 shows a series of narrow lots along the water including the Property. (Pet. Ex. 3).

Upon consideration of the DOP ZAC comment opposing the location of the 30x30 garage within 32.5 ft. from centerline of South Seneca Road in lieu of the minimum required 75 ft. from the street centerline for a double frontage lot [ZCPM, §400.1.d(2)(A)], Mr. Richardson amended the original Site Plan and relocated the garage such that it is now located 75 ft. from the centerline of the street. As a result, the Petitioner no longer needs relief from the ZCPM. Mr. Richardson added that the height of the garage at 22 ft. is still needed to park a boat inside. The garage is also set at an angle so that a boat trailer can be backed up into it.

Mr. Richardson opined that the side yard setbacks of 23 ft. (western side) and 24 ft. (eastern side) are needed due to narrow lot width. Regardless of where the house is located on the Property, the total width remains at 100 ft. If a variance is not granted, a home could not be built. Finally, as depicted on the Site Plan, Petitioner is also requesting that a pool be located on the waterfront side of the Property rather than in the rear. The aerial photo reflects other properties on this Seneca OBDER RECEIVED FOR FILING

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Creek cove have pools in front yard.

Protestant Anthony Anderson, 1323 S. Seneca Road, lives in his home on the eastern side of the Property. In June of 2020, he purchased his home which was built in the 1960s. He opposes the location of the proposed residence on the property because it restricts his south-western view of Seneca Creek; he would still have a south-eastern view of Seneca Creek. Mr. Anderson testified that he was told by his real estate agent that a home on the Property must be built in line with his home and could not block his waterview. He was also opposed to the Petitioner having a pool in her front yard because, while he did not build his pool, he was told that a pool had to be built in a side yard.

Henry Olaya and Karen Ljunggren own the home at 1317 S. Seneca Rd. which is on the western side of the Property. Like Mr. Anderson's home, their home was built in the 1960s. They purchased it 4 years ago. Mr. Olaya and Ms. Ljunggren object to the location of the Petitioner's home because it will block their south-eastern waterfront view. Mr. Olaya clarified that their 180 degree view will be reduced to 90 degrees. Ms. Ljunggren also objected to the proposed side yard setbacks where any home would be built closer than 50 ft. of their home. Ms. Ljunggren added that a real estate agent told them that any home built on the Property had to be located 50 ft. from their home and could not block their view.

A variance request involves 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.

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

As described above, the site is unique because it is long and narrow with a total width of ORDER RECEIVED FOR FILING

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100 ft. The Property is not a perfect triangle as the south-eastern waterfront edge runs back toward S. Seneca Rd. Because the required side yard setbacks in BCZR, §1A04.3.B.2 are 50 ft. on each side, if that variance was not granted, the Petitioner would suffer a practical difficulty and unreasonable hardship in not being able to build any home. The DOP did not object to the setbacks. Accordingly, I will grant that variance.

While the position of the proposed home was an issue for the Protestants, it not an issue for which relief was requested. CBCA regulations permit construction of a home outside of the critical buffer area. The aerial photo reveals that some homes are built closer to the water and some are built closer to the street. (Pet. Ex.2). In this case, the home is proposed to be located 200 ft from the water and outside the buffer area as designated on the Site Plan. (Pet. Ex. 1).

With regard to the location of the pool on the waterfront side (front yard), the aerial photograph revealed that several properties along Seneca Creek have pools on the waterfront side. (Pet. 2). The DOP did not object to the pool location. Indeed, the placement of a pool on the waterfront side is within the spirit and intent of the BCZR and will not injure the public health, safety or general welfare because it is contained within a cove of the home footprint. As such, all activities with regard to the pool will not interfere with the neighbors' use or enjoyment of their homes. Accordingly, I will grant the variance for the pool.

Finally, with regard to the height variance for the proposed garage, the Petitioner is requesting seven (7) additional feet in order to park a boat and trailer inside. I find that, given the elongated size of the Property, the potential spots in the rear of the Property for a garage are limited. The Petitioner would suffer an unreasonable hardship if she were not able to park a boat/trailer inside a garage on a waterfront lot. The height of the garage is not excessive and therefore will not injure the public health, safety or general welfare.

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Date 10110

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THEREFORE, IT IS ORDERED, this 15th day of December 2020, by the Administrative Law Judge for Baltimore County, that the Petitions for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") for relief from: (A) BCZR, §1A04.3.B.2 3 to allow 23 ft. and 24 ft. side yard setbacks for the proposed home in lieu of the required 50 ft.; (B) BCZR, §400.1 to allow a pool in the front yard on the waterfront property in lieu of the rear yard (street side); and (C) BCZR, §400.3 to allow an accessory structure to be maximum height of 22 ft. in lieu of the permitted 15 ft. are hereby GRANTED; and

IT IS FURTHER ORDERED, the Petition for Relief from Zoning Commissioner's Policy Manual, §400.1.d(2)(A) to allow an accessory building to be located 32.5 ft. from the street centerline in lieu of the minimum required 75 ft. from the street centerline for a double frontage lot and is hereby DISMISSED AS MOOT.

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 their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- 2. The Petitioner and subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities and shall not be used for commercial purposes.
- 3. The Petitioner shall comply with the DEPS ZAC Comment dated September 14, 2020 which is attached hereto and incorporated herein.

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

Administrative Law Judge for Baltimore County

MEM/dlm



JOHN A. OLSZEWSKI, JR. County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

December 15, 2020

Eliza Jamison 5265 Jackson Mountain Road Frederick, MD 21702

RE: Petition for Variance

Case No. 2020-0197-A

Property: 1321 Seneca Road

Dear Ms. Jamison:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

MAUREEN E. MURPHY Administrative Law Judge

for Baltimore County

MEM:dlm Enclosure

c: Patrick Richardson, Richardson Engineering, 30 E. Padonia Road, Suite 500, Timonium, MD 21093

#### BALTIMORE COUNTY, MARYLAND

**Inter-Office Correspondence** 





TO:

Hon. Paul M. Mayhew; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

September 14, 2020

SUBJECT:

DEPS Comment for Zoning Item

Address

# 2020-0197-A

1321 Seneca Road

(Jamison Property)

Zoning Advisory Committee Meeting of August 17, 2020.

EPS has reviewed the subject zoning petition for compliance with the goals of the Statemandated 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 partially within a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit reduced side yard setback, a greater height for an accessory structure, and a pool in the front yard. The lot is currently vacant and the plan shows a proposed dwelling, detached garage, driveway, and swimming pool on a waterfront lot. No development is proposed within the 100-foot Buffer. New development must meet all LDA requirements, including afforestation, and lot coverage limits. Buffer establishment is required for Buffers that are not part of the MBA. The plan shows the lot coverage will be under the allowable limit. 15% afforestation (13 trees) is required, and can also count towards the Buffer establishment. If the afforestation and Buffer establishment requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

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Date

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and no buffer impacts are proposed. Lot coverage will be under the allowable limit. If afforestation and Buffer establishment requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

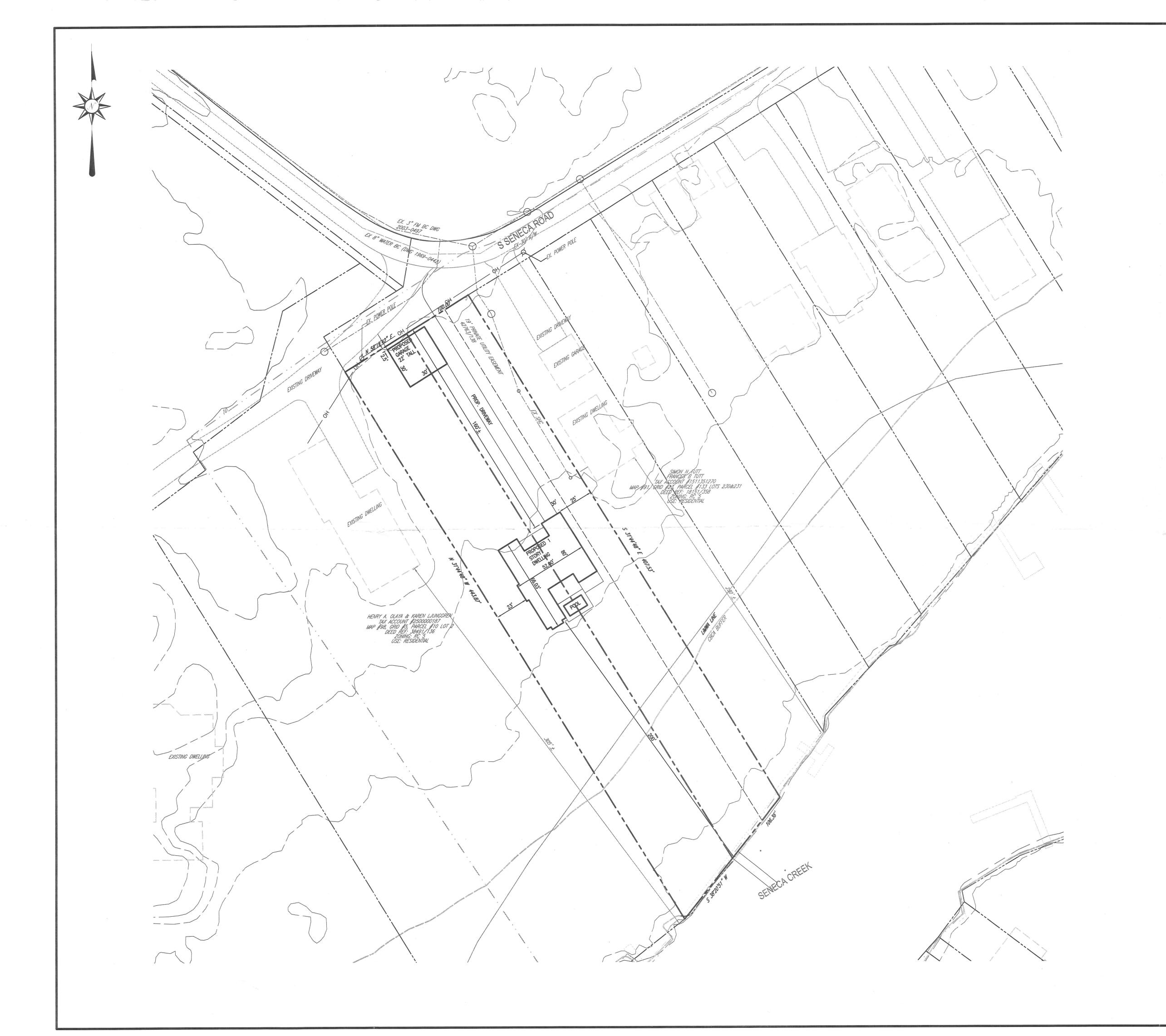
3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

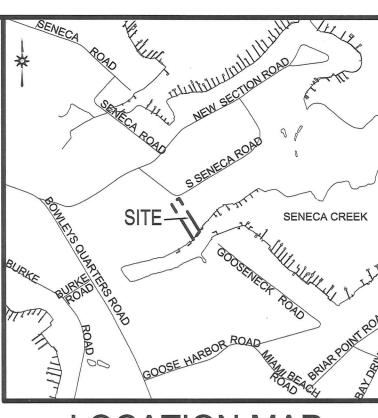
This is a grandfathered lot. Provided that the applicants meet their afforestation and Buffer establishment requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

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By VI 'UQVIV





LOCATION MAP

## **GENERAL NOTES:**

1. OWNER: ERICA JAMISON
1323 S SENECA RD
BALTIMORE MD 21220-4035

2. SITE AREA:
NET: 42,570 SF OR 0.98 Ac.±
GROSS: 44,070 SF OR 1.01 AC.±

3. USE:
EXISTING: VACANT LOT
PROPOSED: 1 RESIDENTIAL DWELLING
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 42837/336
6. TAX ACCOUNT: 1510451991, 1510451992
7. ZONING: RC 5
(PER 1"=200' ZONING MAP 101B1)

8. TAX MAP: 91
GRID: 23
PARCEL: 133
LOTS: 232, 233

9. THE SITE LIES WITHIN ZONE AE (EL 6 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100435G DATED MAY 5, 2014.

10. PLAT REF: BOWLEYS QUARTERS, 9/12
11. PREVIOUS ZONING CASES: NONE ON FILE
12. PREVIOUS PERMITS: NONE ON FILE
13. SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.

15. SETBACKS FOR RC-5

REQUIRED PROVIDED
FRONT 50' 200'±
SIDE 50' 23'±
REAR 75* 175'±*

AREAS:

EXISTING—

DWELLING = 0 SQ.FT.

DRIVEWAY = 0 SQ.FT.

WALK = 0 SQ.FT.

TOTAL = 0 SQ.FT.

PROPOSED—

DWELLING = 2365 SQ.FT.

DRIVEWAY = 1679 SQ.FT.

GARAGE = 900 SQ.FT.

POOL = 289 SQ.FT.

TOTAL = 5,748 SQ.FT.

LOT COVERAGE:

EXISTING = 0 SQ.FT. / 20,831 X 100 = 0%

PROPOSED = 5,748 SQ.FT. / 42,570 X 100 = 13.5%

PERMITTED: 15% OR 6,386 SQ.FT.

COVERAGE IN BUFFER:

EXISTING: 0 SQ.FT.

PROPOSED: 0 SQ.FT.

# Richardson Engineering, LLC

30 East Padonia Road, Suite 500 Timonium, Maryland 21093 Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR

JAMISON RESIDENCE

1321 SOUTH SENECA ROAD

BALTIMORE COUNTY
15TH ELECTION DISTRICT
REVISIONS
DI

MARYLAND
6TH COUNCILMANIC DISTRICT

DRAWN BY: CHECKED BY: SCALE:
LNR PCR 1" = 30'

DATE: JOB NO.: SHEET NO.:

1 OF 1

07-22-20

