

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").

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]ariations 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 15th day of June, 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

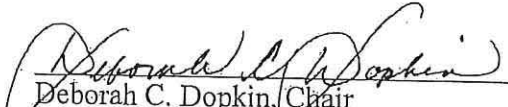
ORDERED, that the dwelling, swimming pool, and boat shed shall be in the locations and of the size depicted in Petitioner's Exhibit 2E attached hereto and incorporated herein as part of this Order, except that the pool may be located either centered in front of or to the side of any steps from the dwelling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

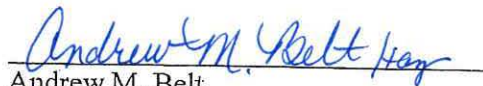
ORDERED, that the fencing around the pool shall be open fencing so as to minimize any obstructions of the viewshed from the adjoining properties; and it is further

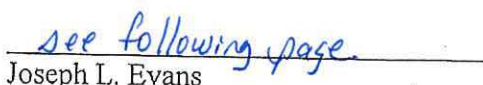
ORDERED, that Petitioner shall construct and maintain a swale along the eastern boundary of her property so as to direct stormwater away from the property of her immediate neighbors to the east.

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


Joseph L. Evans

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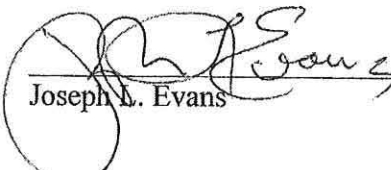
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**BOARD OF APPEALS
OF BALTIMORE COUNTY**

see previous page
Deborah C. Dopkin, Chair

see previous page
Andrew M. Belt


Joseph A. Evans



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,

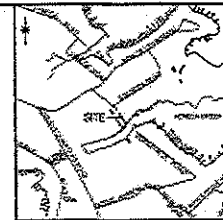
A handwritten signature in blue ink that reads "Sunny Cannington".

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Enclosure
Duplicate Original Cover Letter

c: Eliza Jamison
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



LOCATION MAP
1" = 100'

GENERAL NOTES:

- OWNER: EDDY JAMISON
1321 S. SENECA RD.
BALTIMORE MD 21204-4333
- SITE AREA:
AC: 42,320 SF OF 0.96 AC
NET: 42,320 SF OF 0.91 AC
- USE: RESIDENTIAL
- PROPOSED: 1-2 BEDROOM HOUSE
- EXISTING: PUBLIC WATER AND SEWER
- DEED REF: 43847/330
- TAX ACCOUNT: 13-0047FW, 13-043/362
- ZONING: R-2
(FROM 1"-125' ZONING MAP 10181)
- SITE MAP:
OWNER: 1321
PROPOSED: 1321, 1323
1325, 1327
- THE SITE LIES WITHIN ZONING AC 12.4 FEET AND 20% R FOR FLOOD
INSURANCE RATE MAP (FIRM) 2402/04/0300 DATED MAY 11, 2004
- PLAT REF: 1321, 1323, 1325, 1327
- PRELIMINARY ZONING: R-2
- PRELIMINARY PERMITS: NONE ON FILE
12. SITE LIES WITHIN THE 100-YEAR FLOOD ZONE
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
15. SETBACKS FOR R-2:

	REQUIRED	PROPOSED
FRONT	25'	25' 0"
REAR	25'	25' 0"
CORNER OF STREET	75'	75' 0"

DEVELOPER:
OWNER: EDDY JAMISON
1321 S. SENECA RD.
BALTIMORE MD 21204-4333
1321 S. SENECA RD.
BALTIMORE MD 21204-4333
1321 S. SENECA RD.
BALTIMORE MD 21204-4333

LOT COVERAGE:
DEVELOP = 0.50% / 21,160 SF - 0%
PROPOSED = 0.50% / 21,160 SF - 0%

CONFORMANCE TO MAPS:
DEVELOP = 0.50%
PROPOSED = 0.50%



Richardson
ENGINEERING

7 Canton Street
Timonium, Maryland 21093
Phone: 410-562-1322, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISION	DRAWN BY	CHECKED BY	SCALE
	LNR	PCR	1" = 30'
	DATE: 04-28-21	JOB NO.: 20090	SHEET NO.: 1 OF 1

ALL-STATE LEGAL

EXHIBIT

2E

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 LLP 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").

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]ariations 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

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 relief 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.

FINAL DECISION: 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 Submitted,

_____/s_____
Tammy A. Zahner

Krysundra Cannington

From: Appeals Board
Sent: Tuesday, April 27, 2021 10:59 AM
To: 'Gontrum, John'
Cc: 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 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

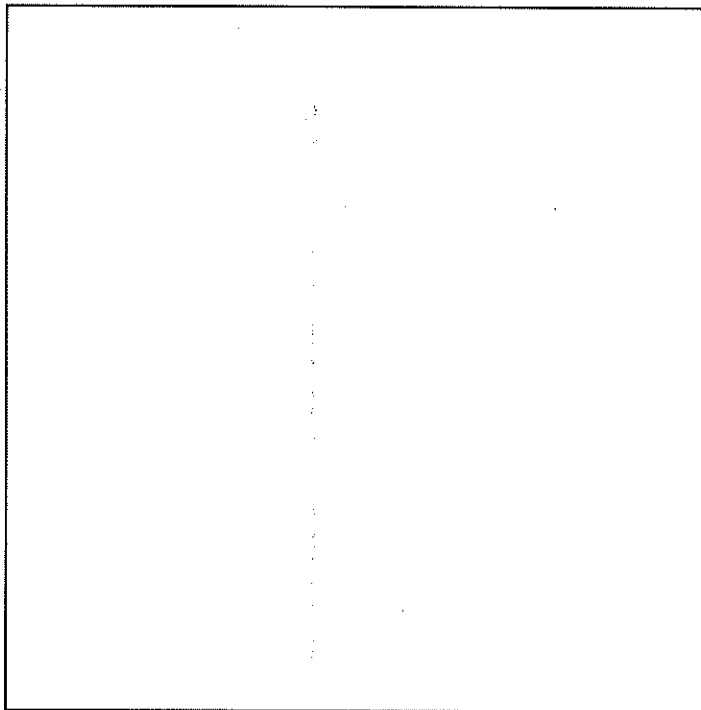
CAUTION: This message from prvs=5751d8a3c7=jgontrum@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

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

This e-mail may contain information from the law firm of Johnston, Foye & Preston, LLP which may be confidential and/or privileged. The information is intended solely for the exclusive use of the intended recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or otherwise of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.



[[baltimorecountymd.gov](mailto:appealsboard@baltimorecountymd.gov)]

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

Krysundra Cannington

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Subject: Jamison - 1321 South Seneca Road

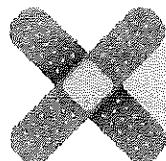
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Dear Sunny,

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John

This communication contains information from the law firm of Whitford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the intended 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.



#CANCELCOVID

[\[baltimorecountymd.gov\]](http://baltimorecountymd.gov)

Register for your COVID-19 vaccine today. [\[baltimorecountymd.gov\]](http://baltimorecountymd.gov)

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www.baltimorecountymd.gov [\[baltimorecountymd.gov\]](http://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

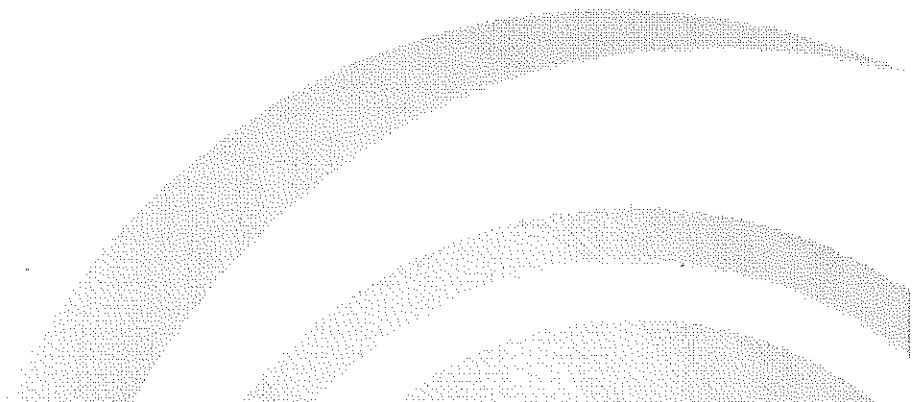
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From: Martin, Tammy <TMartin@wtplaw.com>
Sent: Monday, March 15, 2021 11:12 AM
To: Appeals Board <appealsboard@baltimorecountymd.gov>
Cc: Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; michael@mmccannlaw.net
Subject: FW: ENTRY OF APPEARANCE-JAMISON

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.

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

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

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

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



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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Sent: Monday, March 15, 2021 11:12 AM
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Cc: Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; michael@mmccannlaw.net
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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

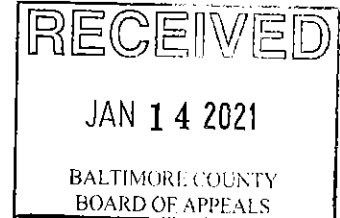


JOHN A. OLSZEWSKI, JR.
County Executive

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

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,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew".

PAUL M. MAYHEW
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

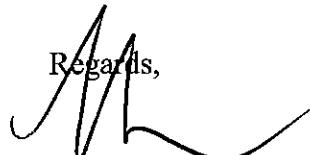
*Re: Case No. 2020-0197-A
1321 Seneca Road*

To whom it may concern:

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

Thank you.

Regards,

A handwritten signature in black ink, appearing to be 'M. McCann', written over the word 'Regards,'.

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

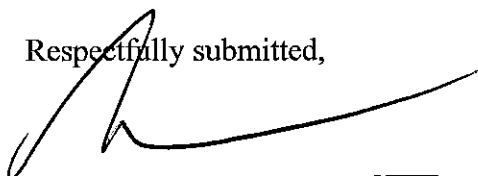
Jose Lazo
1315 S. Seneca Road
Middle River, MD 21220

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,

A handwritten signature in black ink, appearing to read 'Michael R. McCann', written over a horizontal line.

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

Counsel for Protestant/Appellant

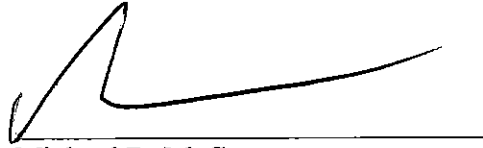
CERTIFICATE OF SERVICE

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

No. 174867

Date: 1/14/2021

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		050					300.00

Total: \$300.00

Rec From: Michael McCann

For: Office of Administrative Hearings
Case No: 2020-0197-A (Appeal)
Address: 1321 Seneca Road
Hearing Date: 12/4/2020
Check # 5843

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

MICHAEL R. MCCANN, P. A.
118 W. PENNSYLVANIA AVE
TOWSON, MD 21204

5843

65-320/550 7384

DATE

1/14/21

PAY
TO THE
ORDER OF

Baltimore County
Three Hundred

\$ 300.00

DOLLARS



Photo
Safe
Deposit
Details on back



Wells Fargo Bank, N.A.
Maryland
wellsfargo.com

FOR

appeal 2020-6197-A

⑈0000005843⑈ ⑆055003201⑆ 2000021865921⑈

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

Attendance
Sheet for
MED EX Hearing

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@baltimorecount
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

9:57 am New York Time
9:56 am New York Time
9:59 am New York Time
9:45 am New York Time
9:50 am New York Time
9:59 am New York Time
9:55 am New York Time

Leave Time

10:52 am New York Time
10:52 am New York Time
10:52 am New York Time
10:52 am New York Time
10:52 am New York Time
10:52 am New York Time
10:52 am New York Time

Attendance Duration

54.0 mins
55.0 mins
52.0 mins
66.0 mins
61.0 mins
52.0 mins
57.0 mins

CASE NO. 2020-

0197-A

CHECKLIST

✓ Order
✓ Htr

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/13/20

SIGN POSTING (1st)

Date:

11/14/20

by

Sgt. Black

SIGN POSTING (2nd)

Date:

11/29/20

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1510451991		
Owner Information		
Owner Name:	JAMISON ELIZA K	Use: RESIDENTIAL
Mailing Address:	5265 JACKSON MOUNTAIN RD FREDERICK MD 21702-	Principal Residence: NO Deed Reference: /42837/ 00336
Location & Structure Information		
Premises Address:	SENECA RD 0-0000 Waterfront	Legal Description: BOWLEYS QUARTERS
Map:	Grid:	Parcel:
0091	0023	0133
Neighborhood:	Subdivision:	Section:
15030020.04	0000	
Block:	Lot:	Assessment Year:
	233	2021
Plat No:	2	
Plat Ref:	0009/ 0012	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		18,350 SF
County Use	34	
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	9,100	9,100
Improvements	0	0
Total:	9,100	9,100
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Transfer Information		
Seller: TUTT SIMON N	Date: 05/13/2020	Price: \$230,000
Type: ARMS LENGTH MULTIPLE	Deed1: /42837/ 00336	Deed2:
Seller: BENCZKOWSKI MELVIN R	Date: 05/13/1999	Price: \$55,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13746/ 00225	Deed2:
Seller: JOHNSON JAMES W	Date: 08/28/1985	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06984/ 00223	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
		0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

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 administrativehearings@baltimorecountymd.gov 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



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: Rick Richardson; Administrative Hearings
Subject: 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 Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1321 Seneca Road **SIGN 1 Recertification**

November 14, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 29, 2020
(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

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
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

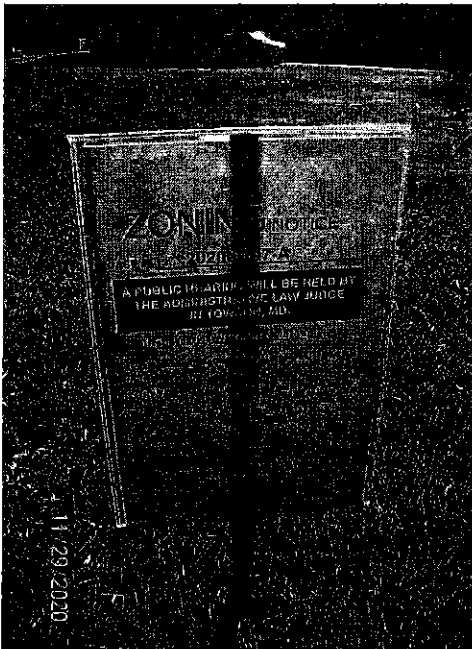
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1321 Seneca Road **SIGN 2 Recertification**

November 14, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 29, 2020

(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

2020-0197-A

RE: Case No.: _____

Petitioner/Developer: _____

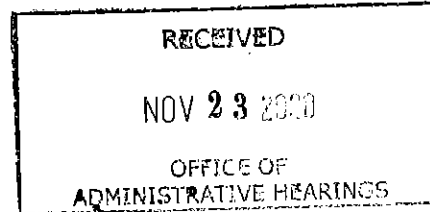
Eliza Jamison

December 4, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:



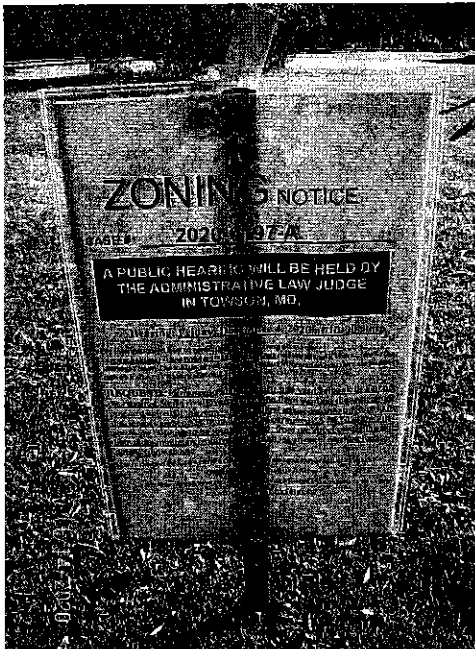
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

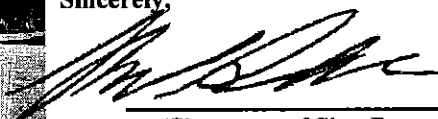
1321 Seneca Road SIGN 1

November 14, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **November 14, 2020**

(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

2020-0197-A

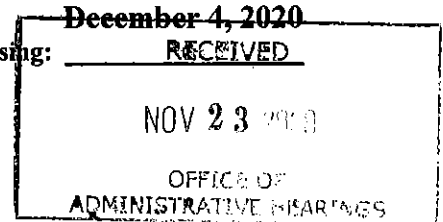
RE: Case No.: _____

Petitioner/Developer: _____

Eliza Jamison

Date of Hearing/Closing: December 4, 2020
RECEIVED

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



Attn: Kristen Lewis:

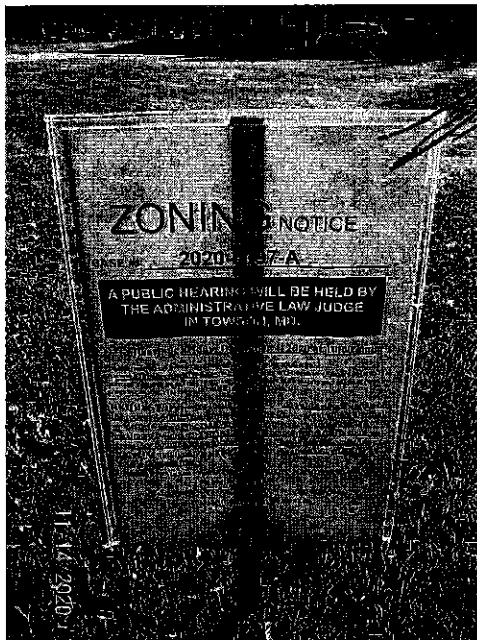
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1321 Seneca Road **SIGN 2**

November 14, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 14, 2020

(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)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Page 1 of 1

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 **The Daily Record**, 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 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 frontyard 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

Director of Permits, Approvals and Inspections for Baltimore County

n13

RECEIVED

NOV 24 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

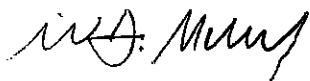
15th Election District – 6th Councilmanic District

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.

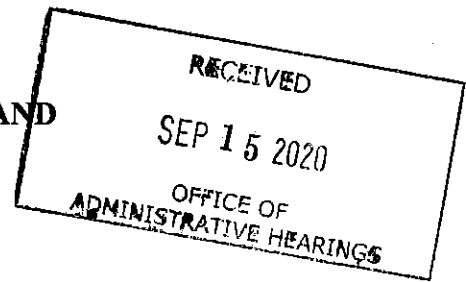
For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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 State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

The subject property is located within a Limited Development Area (LDA) and 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

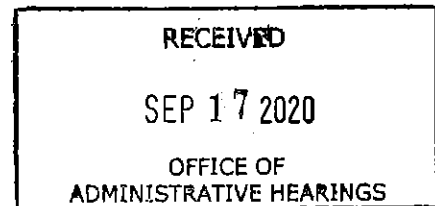
INTER-OFFICE MEMORANDUM

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

DATE: 9/10/2020

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 yard (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:

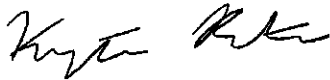
- a. Side Yard Setbacks – No objections

- 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.

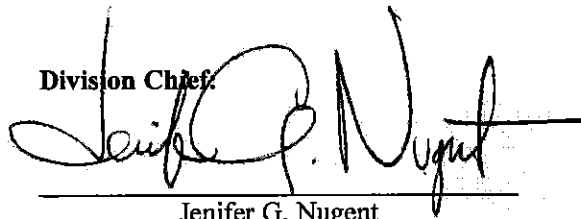
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief



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 Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: ELIZA JAMISON
Address or Location: 1321 S SENECA RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELIZA JAMISON
Address: 5265 JACKSON MOUNTAIN RD
FREDERICK MD 21702

Telephone Number: 301 473 4652

ZAC AGENDA

Case Number: 2020-0197-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **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.

Panelists to Invite

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

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Real Property Data Search

Search Result for BALTIMORE COUNTY

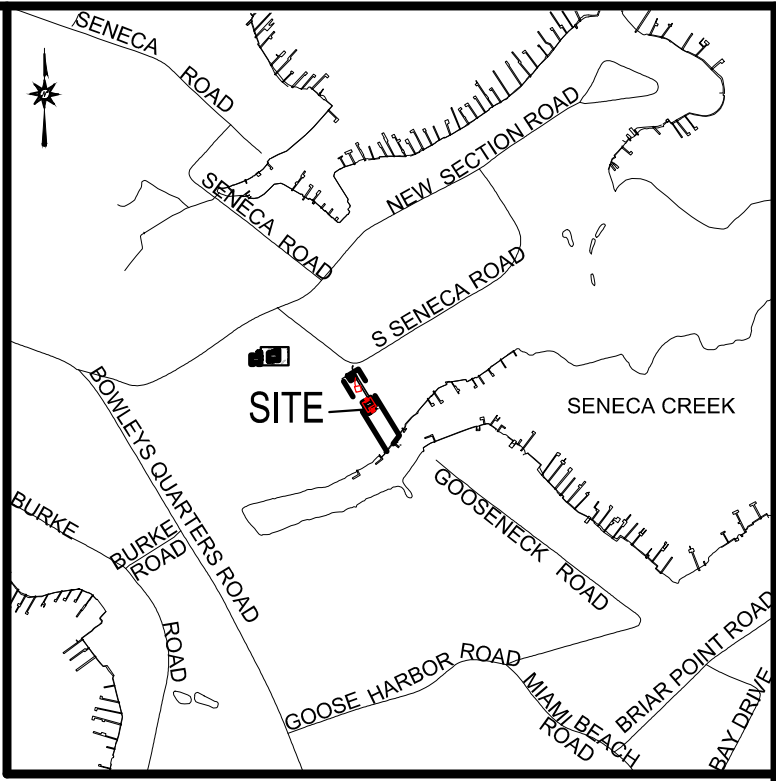
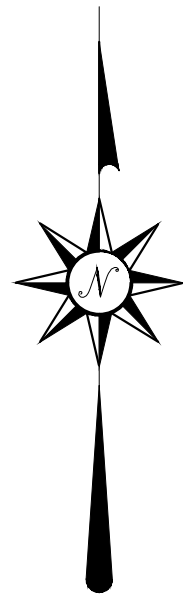
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1510451992		
Owner Information		
Owner Name:	JAMISON ELIZA K	Use: Principal Residence: RESIDENTIAL NO
Mailing Address:	5265 JACKSON MOUNTAIN RD FREDERICK MD 21702-	Deed Reference: /42837/ 00336
Location & Structure Information		
Premises Address:	SENECA RD 0-0000 Waterfront	Legal Description: BOWLEYS QUARTERS
Map: 0091	Grid: 0023	Parcel: 0133
Neighborhood: 15030020.04	Subdivision: 0000	Section: 232
Block: 2021	Assessment Year: 2021	Plat No: 2
		Plat Ref: 0009/ 0012
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 17,350 SF
		County Use 34
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2018
		As of 07/01/2020
		As of 07/01/2021
Land:	8,600	8,600
Improvements	0	0
Total:	8,600	8,600
Preferential Land:	0	
Transfer Information		
Seller: TUTT SIMON N	Date: 05/13/2020	Price: \$230,000
Type: ARMS LENGTH MULTIPLE	Deed1: /42837/ 00336	Deed2:
Seller: BENCZKOWSKI MELVIN R	Date: 05/13/1999	Price: \$55,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13746/ 00225	Deed2:
Seller: JOHNSON JAMES W	Date: 08/28/1985	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06984/ 00223	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
		0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

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

Exhibit 1 Site Plan

Exhibit 2 Aerial Photo

Exhibit 3 Record Plat



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: ERICA JAMISON
1323 S SENECA RD
BALTIMORE MD 21220-4035
- SITE AREA:
NET: 42,570 SF OR 0.98 AC.±
GROSS: 44,070 SF OR 1.01 AC.±
- USE:
EXISTING: VACANT LOT
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 42837/336
- TAX ACCOUNT: 1510451991, 1510451992
- ZONING: RC 5
(PER 1"=200' ZONING MAP 101B1)
- TAX MAP: 91
GRID: 23
PARCEL: 133
LOTS: 232, 233
- THE SITE LIES WITHIN ZONE AE (EL 6 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100435G DATED MAY 5, 2014.
- PLAT REF: BOWLEY'S QUARTERS, 9/12
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- SETBACKS FOR RC-5

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

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

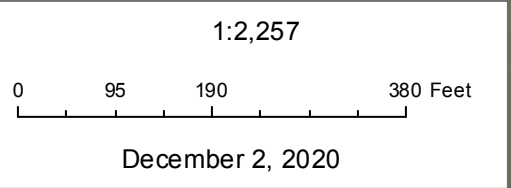
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

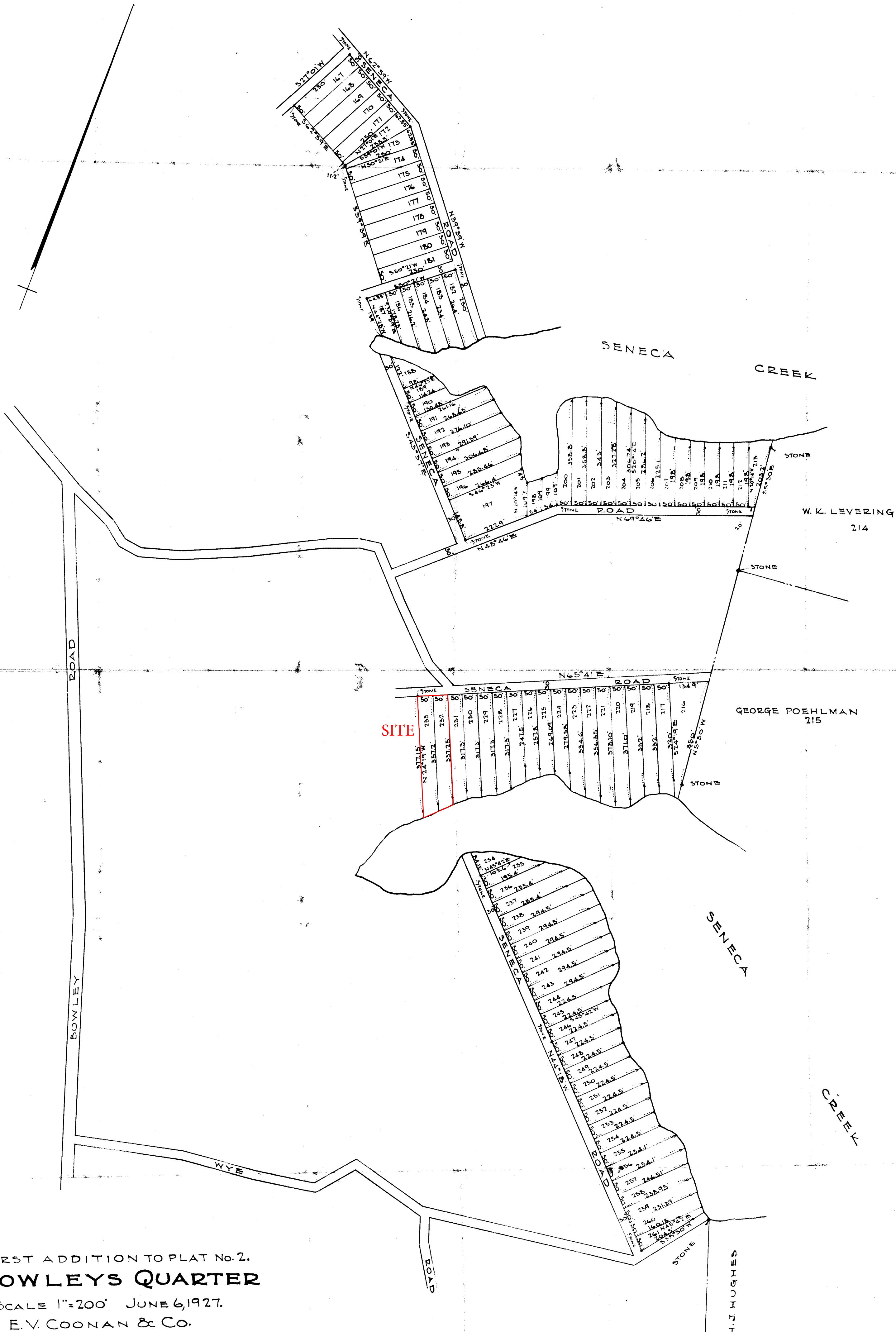
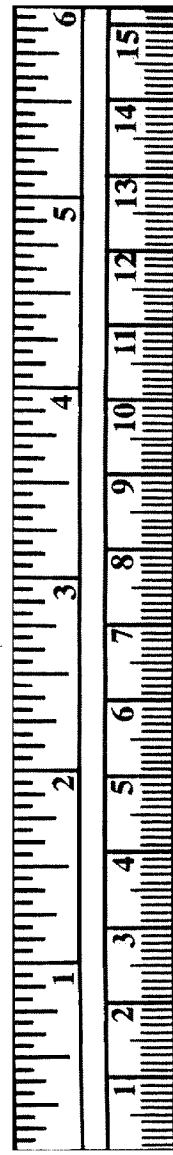
1321 SOUTH SENECA ROAD
BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
12-2-20 REVISED HOUSE PLAN	LNR	PCR	1" = 30'
DATE:	JOB NO.:	SHEET NO.:	
07-22-20	20090	1 OF 1	

1321 Seneca Road



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



FIRST ADDITION TO PLAT No. 2.
BOWLEYS QUARTER
SCALE 1"=200' JUNE 6, 1927.
E. V. COONAN & CO.
SURVEYORS & CIVIL ENGR'S.
231 COURTLAND ST.
BALTIMORE, MD.

BALTIMORE COUNTY CIRCUIT COURT (PLAT) Plat Book Lmchm-9, p. 12, MSA_C2136_2005. Date available 192607103. Printed 12/24/2019.



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 10 Digit Tax Account # 1510451991
Property Owner(s) Printed Name(s) Eliza Jamison

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)
See Attached

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Eliza Jamison /
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Eliza Jamison Signature #2 _____
5265 Jackson Mountain Road Frederick MD
Mailing Address _____ City _____ State _____
21702 / 301-473-4652 / eknable@hotmail.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print _____
Signature Richardson Engineering, LLC
30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address _____ City _____ State _____
21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 200-0197-A Filing Date 8/4/20

Do Not Schedule Dates: _____ Reviewer gh

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.

2020-0197-A



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
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See Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
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Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Eliza Jamison /
 Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 Eliza Jamison Signature #2 _____

5265 Jackson Mountain Road Frederick MD
 Mailing Address _____ City _____ State _____

21702 / 301-473-4652 / eknable@hotmail.com
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC
 Name - Type or Print _____

Signature [Signature]

30 E. Padonia Road, Suite 500 Timonium MD
 Mailing Address _____ City _____ State _____

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0197-A Filing Date 8/4/20

Do Not Schedule Dates: _____ Reviewer gh

Zoning Relief for 1321 S. Seneca Road

Variance

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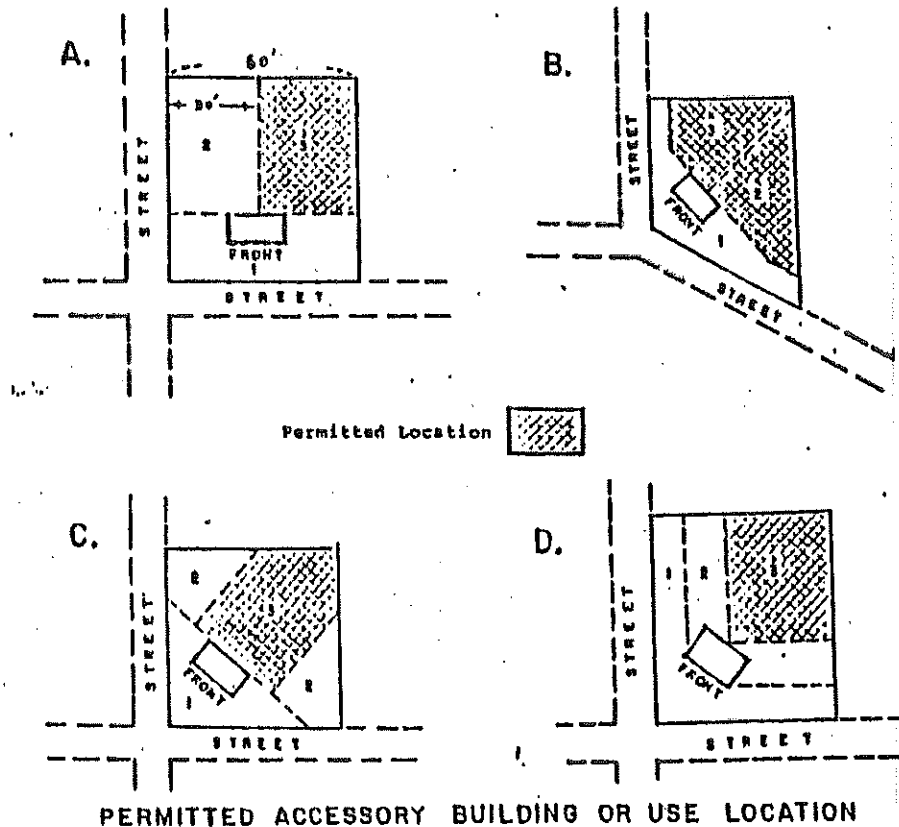
2020-0197-A

ZONING COMMISSIONER'S POLICY MANUAL

SECTION

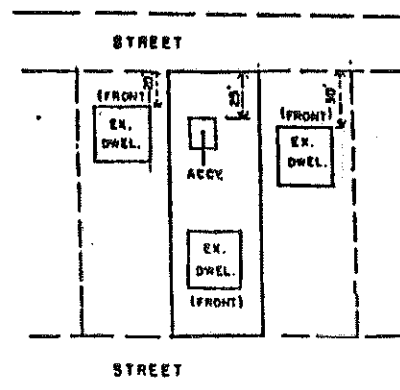
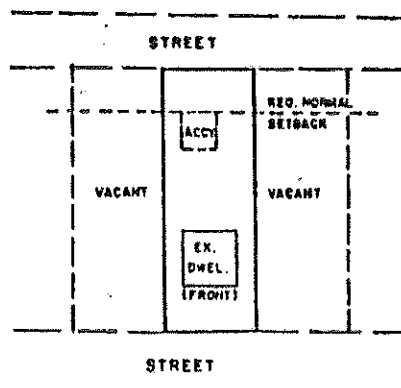
400.1.d ACCESSORY STRUCTURES/USES

(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 property, 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

**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.

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**

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

2020-0197-1A

EL KNABLE JAMISON 02-10
5265 JACKSON MOUNTAIN RD
FREDERICK MD 21702

443

153/540
357

7/27/2020

Date

Pay to the
Order of

Baltimore County, MD

\$ 75.00

seventy five and 00/100

Dollars



PHOTO
Safe
Deposit
Details on back

PNC BANK

PNC Bank, N.A. 040

For

Eliza K Jamison

MP

054000030 5309155855 0443

Harland Clarke

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

No. 199744

Date: 8/4/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	800	0000		0150					75

Total: 75

Rec
From:

Eliza Krable Jamison

For:

2020 - 0197-A

1321 Seneca Road

DISTRIBUTION

WHITE - CASHIER

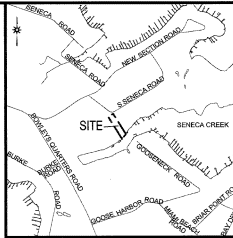
PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES:

- OWNER: ERICA JAMISON
1323 S SENECA RD
BALTIMORE MD 21220-4035
- SITE AREA:
NET: 42,570 SF OR 0.98 AC±
GROSS: 44,070 SF OR 1.01 AC±
- USE: VACANT LOT
- PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 42837/036
- TAX ACCOUNT: 1510451991, 1510451992
- ZONING: RC-5 (PER 1"-2007 ZONING MAP 101B1)
- TAX MAP: 91
GRID: 133
PARCEL: 232, 233
LOTS: 232, 233
- THE SITE LIES WITHIN ZONE A/E (EL. 6 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100435G DATED MAY 5, 2014.
- PLAT REF: BOWLEYS QUARTERS, 9/12
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES LIE WITHIN THE CHESTERPAKE BAY CRITICAL AREA
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
- SETBACKS FOR RC-5:

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

AREAS:

- EXISTING:
DWELLING = 0 SQ.FT.
DRIVEWAY = 0 SQ.FT.
WALK = 0 SQ.FT.
TOTAL = 0 SQ.FT.
- PROPOSED:
DWELLING = 2385 SQ.FT.
DRIVEWAY = 1679 SQ.FT.
GARAGE = 800 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

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	07-22-20	20090	1 OF 1

2020-0197-A

**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)

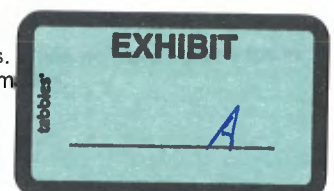
Baltimore County - My Neighborhood



Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1511351270			
Owner Information					
Owner Name:		ANDERSON ANTHONY WAYNE ANDERSON IRENE DENISE		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		1323 S SENECA RD BALTIMORE MD 21220-4035		Deed Reference: /43089/ 00410	
Location & Structure Information					
Premises Address:		1323 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description: 1323 S SENECA RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	231 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1963		3,120 SF		16,350 SF	
County Use		34			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	STANDARD UNIT	SIDING/	4	2 full/ 1 half
Garage		Last Notice of Major Improvements			
1 Detached					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2021		07/01/2020	
				As of	
				07/01/2021	
Land:	198,000	198,000			
Improvements	202,200	350,400			
Total:	400,200	548,400		400,200 449,600	
Preferential Land:	0	0			
Transfer Information					
Seller: TUTT SIMON N		Date: 06/30/2020		Price: \$457,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /43089/ 00410		Deed2:	
Seller: ROGERS HAWLEY		Date: 09/18/1998		Price: \$330,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /18151/ 00358		Deed2:	
Seller: BRYAN WILLIAM J,JR		Date: 08/27/1985		Price: \$119,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06983/ 00613		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2020 07/01/2021	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 11/05/2020					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. The accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



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IN RE: PETITION FOR SPECIAL HEARING
S/S of New Section Road between
S Seneca Road & Bowleys Quarters Road
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

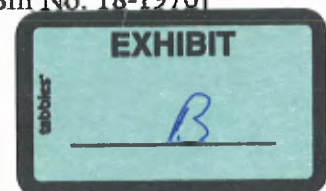
Section 500.7 of the B.C.Z.R. *Special Hearings*

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]

ORDER RECEIVED FOR FILING

2/23/05



104.1 A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate. [Bill Nos. 18-1976; 124-1991]

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

ORDER RECEIVED FOR FILING
JAN 23 2005
By _____

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.

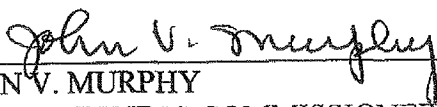
I further find that transferring 0.743 acres of RC 20 zoned land to increase the size of the lot on which the home is erected is reasonable under the circumstances so that the total acreage of lot 2 on Petitioners' Exhibit 1 will be 1.882 acres. I find that this lot line adjustment will not adversely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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
2/23/05
Ray

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
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,

A handwritten signature in dark ink, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

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





LBCA Flood

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1317 South Seneca 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

John B. Gontrum, Esquire
Name - Type or Print _____ City _____
Signature _____

Whiteford, Taylor & Preston LLP
Company
210 W. Pennsylvania Avenue
Address (410) 832-2000 Telephone No.
Baltimore, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Richard Gale, Jr.
Name - Type or Print _____
Signature _____
Karen Gale
Name - Type or Print _____
1317 S. Seneca Road (410) 238-0000
Signature _____
Baltimore, MD 21220
Address _____ Telephone No. _____
State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 12/20/04

ORDER RECEIVED FOR FILING

2/23/05
REV 9/15/98

No. 05-207-SPH

R. A. Childress & Associates, Inc.
Civil Engineering Consultants
713 Pheasant Drive Forest Hill, Maryland 21050-1528
(410) 803-0304 FAX (410) 803-0299

December 22, 2004

ZONING DESCRIPTION FOR PROPOSED LOT 2

Richard J., Jr. & Karen L Gale Property
1317 South Seneca Road
Baltimore County, Maryland

Beginning at a point 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 northern most corner of lot 2 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. | 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. | S 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 Zone and 0.743 acres in R.C. 20 Zone)

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

Deed: Liber 19137, Folio 392 Tax Map: 98 Parcel: 10

05-307-SPH

ZONING DESCRIPTION FOR
Richard J., Jr. & Karen L Gale Property
1317 South Seneca Road
Baltimore County, Maryland

September 14, 2004

Beginning at a point 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. | S 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. | S 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. | S 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 ft. |
| 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:

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



R. Alonzo Childress
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-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 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 9:00 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 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.
1/25/05 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 of 1 successive weeks, the first publication appearing on 1/20/, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441071

DATE 12/20/04 ACCOUNT 0010066150

AMOUNT \$ 105.00

RECEIVED FROM R. A. HILDESHEIM + ASSOC.

FOR ITEM # 207 05/20/04 SPR

1017 S. SEVECA RD D THOMPSON

DISTRIBUTION:
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

NO RECEIPT
BUSINESS OFFICE
12/20/2004 12:00 PM
OFF. BUDGET & FINANCE
SYSTEMS & COMM. (202) 334-1500
BUDGET & FINANCE
3500 W. WISCONSIN
BOSTON, MA 02118
FAX (617) 552-3355
E-MAIL: BUDGET@BOS.FINANCE.MA.GOV

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-307-SPH

Petitioner/Developer: RICHARD

& KAREN BALE

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 penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1317 SOUTH SENECA ROAD

The sign(s) were posted on

1/22/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

1/24/05
(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



Baltimore County

*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

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

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco".
Timothy M. Kotroco
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.

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



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

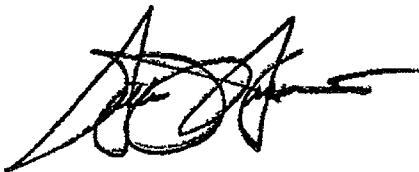
S/side of New Section Road between South Seneca Road & Bowley's Quarters Road

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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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 Number 410-238-0000

**Department of Permits and
Development Management**

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

**Baltimore County**

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.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

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



Baltimore County

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. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



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

Maryland Department of Transportation

Date: 1.3.05

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
Engineering Access Permits Division

Jan 24

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 24, 2005

SUBJECT: Zoning Item # 05-307
Address 1317 South Seneca Road (Gale Property)

JAN 24 2005

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

ORDER RECEIVED FOR FILING

2/23/05

DATE

By Ray

gm
2/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 24, 2005

RECEIVED

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 24 - 2005

2005 JAN 24 10:00 AM

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

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.

Prepared By:

Mark A. Cunningham

Division Chief:

Arpa Senkova

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: January 21, 2005

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.

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

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

RECEIVED

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CASE NAME 1347 Smith Seneca Rd
CASE NUMBER 05-307-SB1
DATE 2/7/05

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
ALONZO CHILDRESS	713 PHEASANT DRIVE	FOREST HILL MD 21050	rachildress@earthlink.net
KAREN GALE	12126 BUTTERWOOD LN	BALTO. MD 21220	rnkgale@comcast.net
PICK GALE	12126 BUTTERWOOD LN.	BALTO. MD 21220	rnkgale@comcast.net



AGREEMENT

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

James J. ATT

1323 S SENECA RD
BALT, MD 21220

Linda Sowers

1333 S. SENECA RD.
BALT. MD 21220

FRED VOERFLER

1343 S SENECA
BALTIMORE MD 21220

Elizabeth Whitstone

1341 South Seneca Rd.
Baltimore, MD 21220

Pet #2

Pt. of Beginning



098C1

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2006 COMPREHENSIVE ZONING MAP

ADOPTED by
THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2007
 2:55 PM. S7-60, 94-00, 89-00, 90-00, S7-60, 92-00, 93-00.

Approved: *R. C. [Signature]*
 CHAIRMAN, JUDICIAL COMMISSION

REVEN REVISED IN SELECTED AREAS.
COMPILED BY PHOTOGRAMMETRIC METHODS
ORN, INC. BALTIMORE, MD. 21210

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1600012575			
Owner Information					
Owner Name:	HOCK JAMES NICHOLAS III		Use:	RESIDENTIAL	
Mailing Address:	1331 S SENECA ROAD BALTIMORE MD 21220-4035		Principal Residence:	YES	
			Deed Reference:	/39280/ 00028	
Location & Structure Information					
Premises Address:	1331 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description:	LT 228-229 50 E NEW SECTION RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0091	0023	0133	15030020.04	0000	
					Block:
					228
					Lot:
					228
					Assessment Year:
					2021
					Plat No:
					0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1959		1,145 SF		31,700 SF	
				Property Land Area	
				34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	BRICK/	3	1 full
					Garage
					1Det/1Carport
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2021	07/01/2020	07/01/2021
Land:		201,900	201,900		
Improvements		107,800	114,200		
Total:		309,700	316,100	309,700	311,833
Preferential Land:		0	0		
Transfer Information					
Seller: CATAGGIO PATRICIA TRUSTEE		Date: 08/14/2017		Price: \$325,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39280/ 00028		Deed2:	
Seller: JOHNSON JAMES W		Date: 06/30/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39172/ 00354		Deed2:	
Seller:		Date:		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05335/ 00849		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	



1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. 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

LR - Deed (w Taxes)
Recording only \$720.00

Name: Olaya

Ref:

LR - Deed (with Taxes)

Surcharge 40.00

LR - Deed State

Transfer Tax 937.50

LR & NR Tax - 1kd 0.00

SubTotal: 997.50

Total: 1,057.50

01/10/2017 09:27

between Karen L. CC03-CR

#7587279 CC0301 -

Baltimore

County/CC03.01.03 -

Register 03

This Deed, made this 16 day of December 2016, by and between **Gale, GRANTOR and Henry A. Olaya and Karen Ljunggren, GRANTEES.**

- 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 and 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 high tide 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 Lot 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 this Deed to be properly executed and sealed the day and year first above written.

Kirsten Bogen
Witness

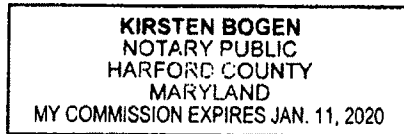
Karen L. Gale (SEAL)
Karen L. Gale

STATE OF MD

CITY/COUNTY OF Baltimore to wit:

I hereby certify that on this 15th day of December 2016, before me, the subscriber, a Notary Public of the State of MD City/County of Harford, personally appeared Karen L. Gale, the Grantor herein, known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Kirsten Bogen
Notary Public

My Commission Expires: Jan 11, 2020

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

Prepared By:
Homesale Primus, LLC dba Homesale Settlement Ser
1425 Clarkview Road, Ste 800
Baltimore, MD 21209
File No. HSS20598

THIS IS TO CERTIFY that the within Deed was prepared by, or under 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)

Witness

Buyer(s)

As To All

Henry A. Olaya

Karen Ljunggren

STATE OF Maryland, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 16 day of December, 2016, before me, the subscriber, a Notary Public of the State of Maryland, City/County of Baltimore personally appeared Henry A. Olaya and Karen Ljunggren known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing to be his/her/their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal.

CYNTHIA M. PENN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 6, 2020

Notary Public
My Commission Expires:

(SEAL)

**EXHIBIT
ATTACHED TO DEED OF CONVEYANCE**

OCCUPANCY AFFIDAVIT

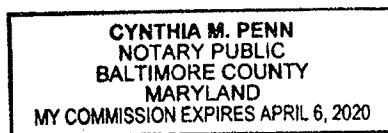
Grantee(s), in the attached Deed from Karen L. Gale hereby certify under the penalties of perjury, that the land conveyed in said Deed, known as 1317 South Seneca Road, Middle River, MD 21220 is residentially improved, owner-occupied real property and that the residence thereon will be occupied by me/us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

Witness <u><i>Cynthia M. Penn</i></u> As To All	Buyer(s) <u><i>Henry A. Olaya</i></u> (SEAL) <u><i>Karen Ljunggren</i></u> (SEAL) Karen Ljunggren
---	--

STATE OF Maryland, City/County of Baltimore, to wit:

I HEREBY CERTIFY, that on this 16, of December 2016 before me, the subscriber, a Notary Public of the State of Maryland City/County of Baltimore personally appeared Henry A. Olaya and Karen Ljunggren, the party(ies) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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



Cynthia M. Penn

Notary Public

My Commission Expires: _____

File No.: HSS20598

MARYLAND
FORM

WH-AR

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

2016

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 Karen L. Gale

2. Reasons for Exemption

Resident Status



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 certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Karen L. Gale
Witness

Karen L. Gale

Name

Karen L. Gale
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

☐ Baltimore City ☒ County: Baltimore
Information provided is for the use of the Clerk's Office and State Department of
Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

DUPLICATE PAID RECEIPT

May 25 9:44-A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Holmes
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Frank A. Anderson, Item No. 395,
County of Baltimore, Item No. 392,
John D. Frederick, Item No. 393,
Richard J. Wando, Item No. 400 No. 401,
Francis E. Lyden, Item No. 402,
Dale J. Lyden, Item No. 403,
Newview Hall Association, Item No. 408,
Joseph Rusk, Item No. 410,
Victor Khosla, Item No. 412,
Victor Khosla, Item No. 422

In reference to the Petitioners' request, staff offers no
comments.
If there should be any further questions as to this office, the
Office of Planning and Zoning, please contact staff in the
Office of Planning at 887-3211.

PK/21/om
VAREDET: DMS/2AC1

received
5/24/79

IN THE CIRCUIT COURT OF BALTIMORE COUNTY, MARYLAND
IN RE: DORIS A. KENNEDY, PETITIONER
FOR: DORIS A. KENNEDY, PETITIONER
DATE: May 6, 1979
BY: J. Robert Holmes, Commissioner, Planning
for May 7, 1979

The Developers Engineering Division has reviewed
the subject zoning laws and the NANA no comments for
Item No. 395, 400, 401, 402, 403, 408, 409, 410, and 412.
For Item 395, 400, 401, 402, 403, 408, 409, 410, and 412,
Review Group Meeting Comments, May 21, 1979, for Planning
Review is required.

For Item 395 (revised), a Review Group Review Group
MEETING is required.

Pat Keller, Deputy Director
Office of Planning and Zoning
Developers Engineering Division

DN:1

received
5/24/79

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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Zoning Commissioner

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Office of Planning at 887-3211.

PK/21/om
VAREDET: DMS/2AC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Holmes
Zoning Commissioner

FROM: Mr. J. Robert Holmes
Zoning Commissioner

SUBJECT: E.A.C. Comments

E.A.C. MEETING DATE: May 7, 1979

This office has no comments for Item number 405, 406, 407, 408, 409,
410, 411 and 412.

Pat Keller, Deputy Director
Office of Planning and Zoning
Traffic Engineer 11

RAJ/14d

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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Zoning Commissioner

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Zoning Commissioner

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PK/21/om
VAREDET: DMS/2AC1

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Zoning Commissioner

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Zoning Commissioner

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Pat Keller, Deputy Director
Office of Planning and Zoning
Traffic Engineer 11

RAJ/14d

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Zoning Commissioner

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Pat Keller, Deputy Director
Office of Planning and Zoning
Traffic Engineer 11

RAJ/14d

plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1323 South Seacoast Road

Subdivision name: Bowleys Quarters

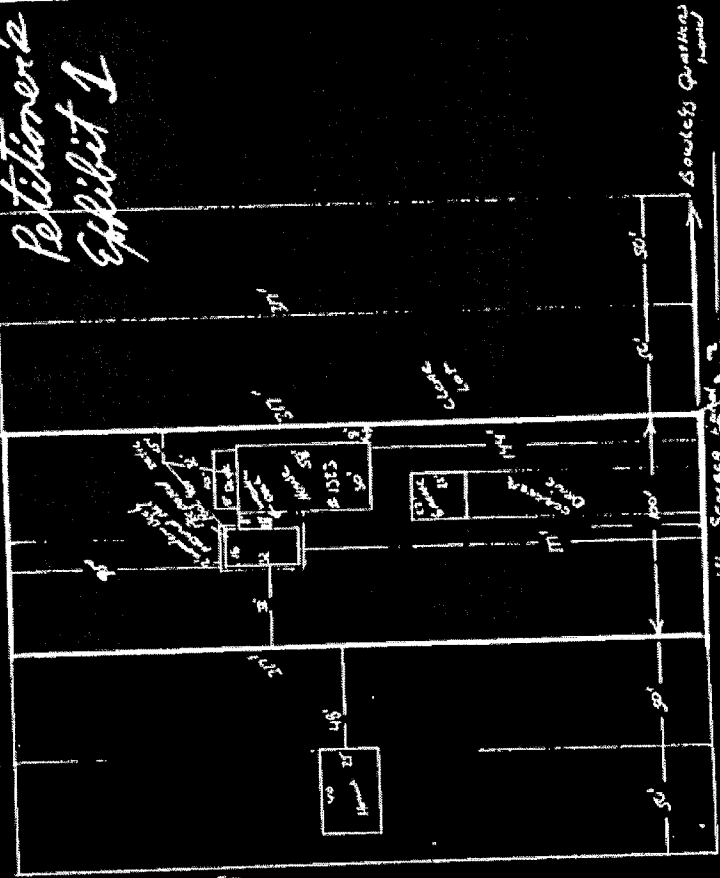
plat books Q1, folios 12, 1019 220, sections 234

OWNER: Hawley and Wendy Rogers

Q1-404-A

Seacoast Creek

Petitioner's Exhibit 1



No. th
date: 4-25-8

prepared by: Larry Felts

Scale of Drawing: 1" = 60'

LOCATION INFORMATION

Councilmanic District: 5th

Election District: 5th

1"-200' scale map: NE 2-L

Zoning: RCS

Lot size: 0.73 acreage

31,700 square feet

SEWER: ☐ ☒ ☐

WATER: ☐ ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒ ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 413 CASE#: CRITICAL AREA

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1505840120			
Owner Information					
Owner Name:		SOWERS GREGORY J SOWERS LINDA C		Use:	RESIDENTIAL
Mailing Address:		1333 S SENECA RD BALTIMORE MD 21220-4035		Principal Residence:	YES
				Deed Reference:	/13399/ 00453
Location & Structure Information					
Premises Address:		1333 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description:	1333 S SENECA RD SS BOWLEYS QUARTERS
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0091	0023	0133	15030020.04	0000	
			Block:	Lot:	Assessment Year:
				227	2021
					Plat No: 2
					Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2004		2,784 SF		15,650 SF	
				County Use	
				34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	SIDING/	4	2 full/ 1 half
		Garage	Last Notice of Major Improvements		
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	As of
			01/01/2021	07/01/2020	07/01/2021
Land:		197,900	197,900		
Improvements		314,100	334,200		
Total:		512,000	532,100	512,000	518,700
Preferential Land:		0	0		
Transfer Information					
Seller: KONTOS NICHOLAS L		Date: 12/24/1998		Price: \$231,000	
Type: ARMS LENGTH IMPROVED		Deed1: /13399/ 00453		Deed2:	
Seller: KONTOS NICHOLAS L		Date: 02/28/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10372/ 00482		Deed2:	
Seller: EURICE ROBERT P		Date: 01/14/1985		Price: \$87,400	
Type: ARMS LENGTH IMPROVED		Deed1: /06855/ 00037		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2020		07/01/2021
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00		0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 09/29/2011					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	



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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

6/26/03
R. J. Sowers



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.

6/26/03
J. J. J. J.

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 *26th* day 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.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

6/26/03

J. P. Ganeson



Baltimore County
Zoning Commissioner

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

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 1337 S. Seveca RD
which is presently zoned BC-5

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 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.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO BE 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Kevin Koluch
Name - Type or Print

Kevin Koluch
Signature

X Kevin Koluch
Name - Type or Print

X
Signature

6926 Gough ST 410-633-2819
Address Telephone No.

BALTO MD 21224
City State Zip Code

Representative to be Contacted:

Kevin Koluch
Name

6926 Gough ST 410-633-2819
Address Telephone No.

BALTO MD 21224
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 4-14-03

Case No. 03-475-A

REV 9/15/98

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. **19319**

03-475-A

DATE 4-14-03 ACCOUNT P-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM:

Kenneth K. Lutz

FOR:

*Residential Variances Filing Fee
1337 S. Green St Rd*

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/15/2003 4/14/2003 14:30:02 2

REL 4502 MAIL JENIA JEE OFLN
RECEIPT # 26226 4/14/2003

5 528 ZONING VARIATION
CR NO. 019319

Reg'd fee \$65.00
.00 EX 70.00 CA
5.00 US

Baltimore County, Maryland

CASHIER'S VALIDATION

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 # 225 Plat 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
Kevin Koluch

#475

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 #09-475-A
1337 S. Seneca Road
E/Side Seneca Road, 330 feet south of centerline of Seneca Road
13th Election District-6th Councilmanic District

Legal Owner(s): 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 10 acre and 10 feet each respectively. To approve an undersize lot and any other variances deemed necessary by the Zoning Commissioner.

Hearing: **Monday, June 16, 2003 at 3:00 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 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.

5/24 May 25 12506409

CERTIFICATE OF PUBLICATION

5/29/2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/29/2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-475-A

Petitioner/Developer: KEVIN
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 perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1337 S. SENECA RD

The sign(s) were posted on MAY 31, 2003
(Month, Day, Year)

Sincerely,

[Signature] 5/31/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

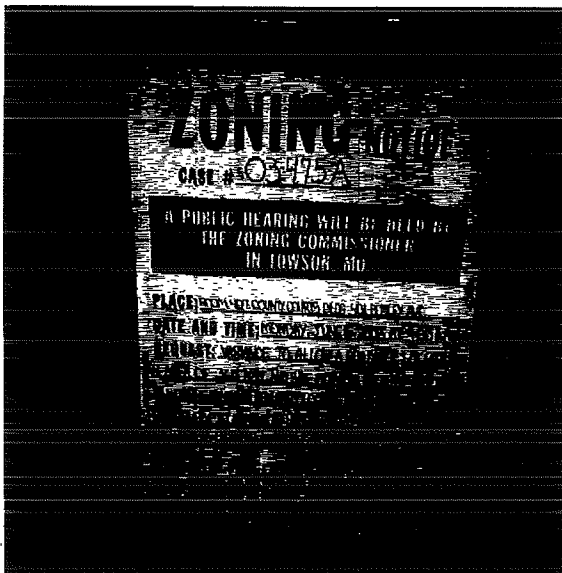
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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



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 24th 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

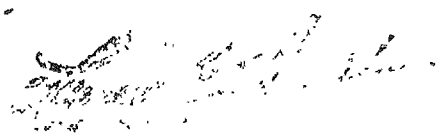
E/side Seneca Road, 330 feet south of centerline of Seneca Road

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.



Baltimore County
Department of Permits and
Development Management

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

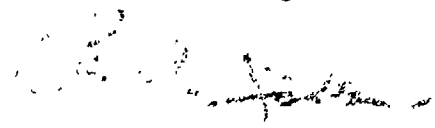
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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
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



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 Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: 03-475-A

Petitioner: Kevin Koluch

Address or Location: site 1337 S. Seneca Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: 6926 Gough ST
Baltimore, Md 21224

Telephone Number: 410-952-5360



Baltimore County
Department of Permits and
Development Management

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



**Baltimore County
Fire Department**

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

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: April 30, 2003

FROM: *RWB* 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

As
6/1/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 24, 2003

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

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

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: Mark A. Cunningham

Section Chief: Lynne L. Lumbard

AFK/LL:MAC

RECEIVED

APR 25 2003

ZONING COMMISSIONER

Sent By: 0;

0;

Apr 24-03 10:09AM;

Page 1/1

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. D3-475-2

Residential Processing Fee Paid
(\$60.00)

Accepted by JJS
Date 4-14-03

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Kevin Koluch 1206 Berkwood RD 21237 410-952-5360
Print Name of Applicant Address Telephone Number

Lot Address 1337 S. Seneca RD Election District 15 Councilmanic District 6 Square Feet 15,900

Lot Location: NE side/corner of S. Seneca RD 330 feet from NE W corner of Seneca RD
(street) (street)

Land Owner: Kevin Koluch Tax Account Number 1503670870

Address: 1206 Berkwood RD 21237 Telephone Number 410-952-5360
BALTO. MD

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!
PROVIDED?

This Recommendation Form (3 copies)

YES ☒

NO ☐

Permit Application

☐

☐

Site Plan

☒

☐

Property (3 copies)

Topo Map (2 copies), available in Room 206, County Office Building - (please label site clearly)

☒

☐

Building Elevation Drawings

☒

☐

Photographs (please label all photos clearly)

☒

☐

Adjoining Buildings

☒

☐

Surrounding Neighborhood

☒

☐

Current Zoning Classification: RE-5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



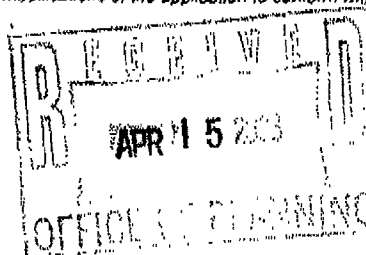
Approval



Disapproval



Approval conditioned on required modifications of the application to conform with the



Date	4/23/03	From	John Sullivan	Co.	Planning	Phone #		Fax #	8824
Post-in Fax Note	7671	To	John Sullivan	Co./Dept.		Phone #		Fax #	

igned by

for the Director, Office of Planning and Community Conservation

Date

4/23/03

Revised 2/25/99



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 JJS

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



**Baltimore County
Zoning Commissioner**

File

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.

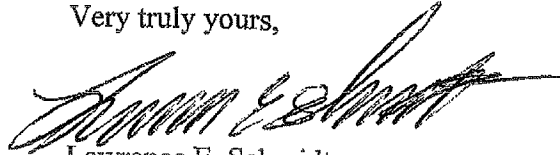
I am obligated to consider each case based upon the testimony and evidence presented to me in open hearing. As with any administrative law judge, I decide the cases based upon the evidence that is presented to me. It is unfortunate that you did not choose to appear at the hearing and let your views be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

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

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written in a cursive style.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

RECEIVED

JUL 10 2003

ZONING COMMISSIONER

July 9 2003

RE: PETITION FOR
ADMINISTRATIVE VARIANCE
CASE No 03-475-A

PROPERTY: 1337 S. SENECA RD

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
DEPT of PERMITS &
DEVELOPMENT MANAGEMENT

I AM THE OWNER OF THE PROPERTY LOCATED
AT 1343 S. SENECA ROAD AND WISH TO
FILE AN APPEAL AGAINST THE VARIANCE
RELIEF REQUEST FOR THE PROPERTY LOCATED
AT 1337 S. SENECA RD

I DO NOT BELIEVE THAT VARIATIONS TO
THE LAW IS JUSTIFIABLE, THAT IS A
MINIMUM 1 ACRE LOTS INCLUDING 50' SETBACKS.
THESE ZONING LAWS WERE MADE WITH MUCH
CONSIDERATION AND SHOULD BE ABIDED BY.

DEVELOPMENT OF THIS $\frac{1}{3}$ AC LOT WILL
GREATLY INCREASE THE IMPERVIOUS AREA,
AS ROOFTOPS, DRIVEWAYS, AND WILL INCREASE
THE FLOODING THAT THIS COMMUNITY ALREADY
EXPERIENCES TOO FREQUENTLY.

REGRAVING OF THIS "LOW LYING" PROPERTY
WILL ONLY CAUSE FLOODING TO ADJACENT
PROPERTIES. YOU MAY STATE THAT REGRAVING
IS NOT ALLOWED HOWEVER IT HAS BEEN
DONE BY OTHER LOT OWNERS ALONG THIS
ROAD AND CERTAINLY THIS PROPERTY
WOULD REQUIRE REGRAVING.

6/16/03
6/26/03
Planning
Division

THE REMAINING LOT OWNERS ON
S SENECA ROAD WILL BE AWAITING
YOUR DECISION AND WILL BE "LINING UP"
FOR ADDITIONAL VARIANCE REQUESTS.

I AM ANXIOUSLY AWAITING THE
DECISION THAT BALTIMORE COUNTY
STANDS FIRM IN THE ZONING LAWS
THAT THEY HAVE CREATED.

VERY TRULY YOURS

Ferdinand E Joerfler

FERDINAND E JOERFLER
1343 S SENECA ROAD
MIDDLE RIVER MD 21220

CASE NAME 1337 8. Seneca RD
CASE NUMBER 03-475A
DATE June 16, 2003

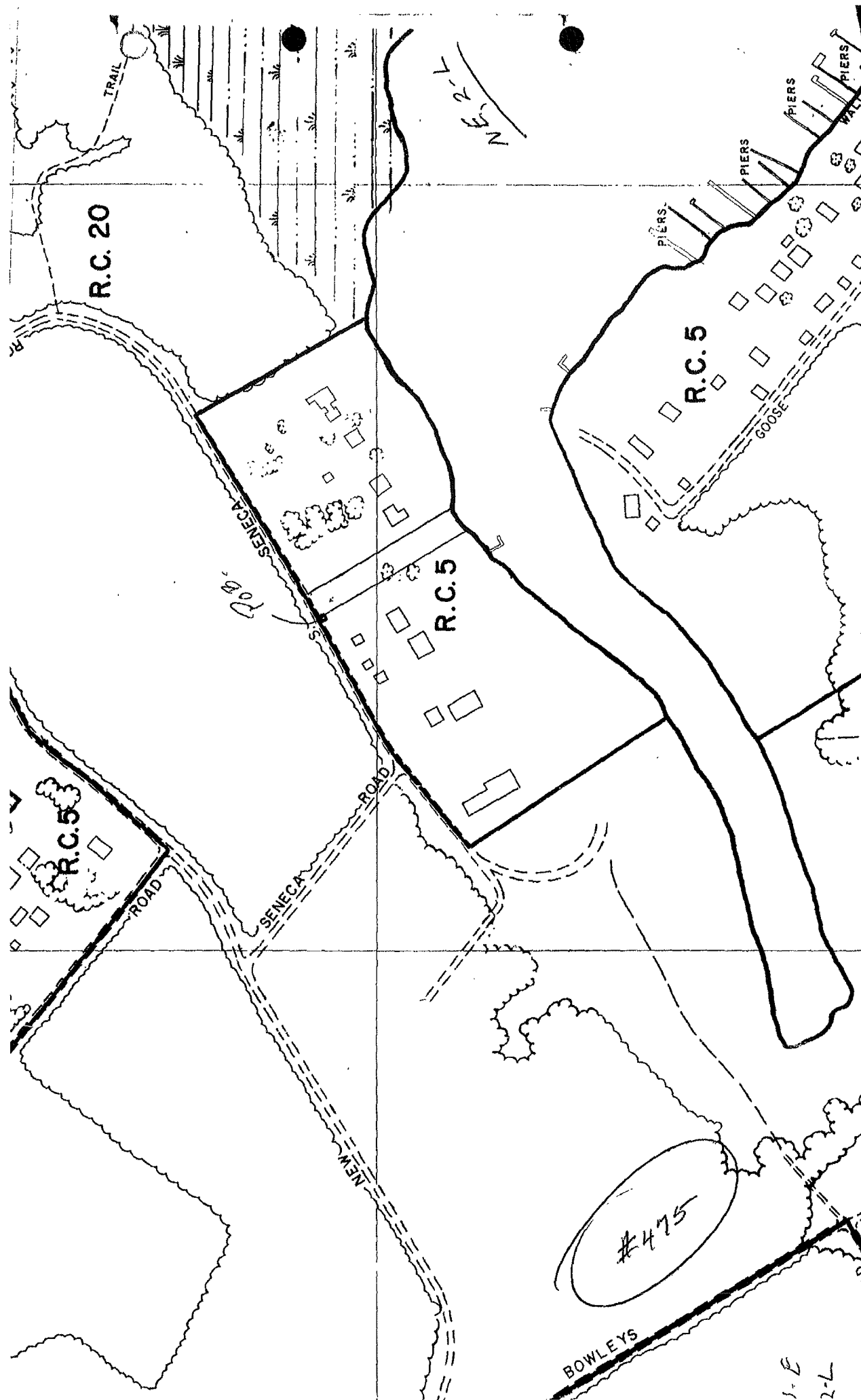
CITIZEN'S SIGN-IN SHEET

[illegible]

CASE NAME 1337 S. Seneca RD.
CASE NUMBER 03-475-A
DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]



at to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

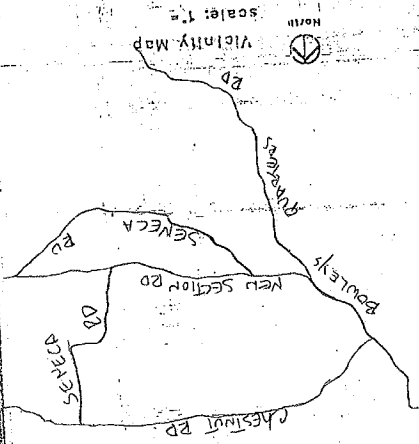
PROPERTY ADDRESS: 1337 South Seneca Road

division name: Bowleys Run-ers

plat book # 09, folio # 012, lot # 225, section #

OWNER: Mr. Kevin Kolach

and bounded Seneca Creek



LOCATION INFORMATION

Election District: 15

Councilmanic District: 6

1:200 scale map: NE 2L

Zoning: RCS

Lot size: 3650 square feet
15900

SEWER: ☐ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐

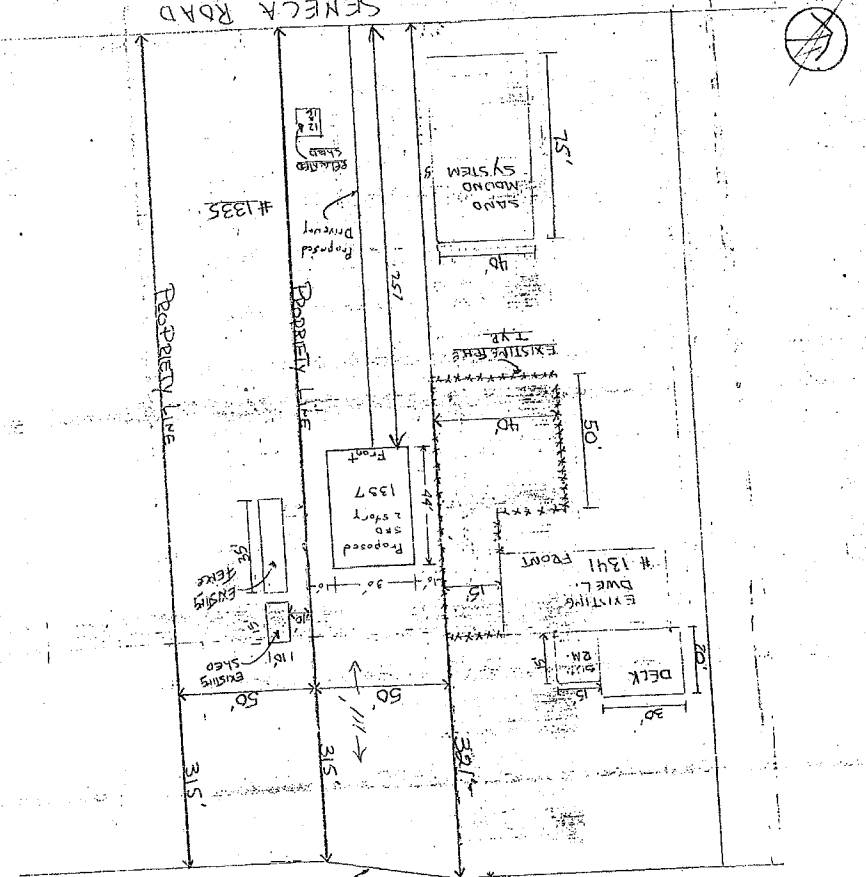
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

475

Scale of Drawing: 1" = 30'



North

prepared by:

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 in 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 29th day 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:bjs

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: October 8, 2003

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS /TET*

DATE: October 8, 2003

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).

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: 10/6/03

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 26, 2003

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

ORDER RECEIVED FOR FILING

Date

By

1/30/14
[Signature]

EXHIBIT

tabbies

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 30th 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.

ORDER RECEIVED FOR FILING

Date

By

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

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

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1335 S. Seneca Rd.

which is presently zoned BC-5

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 Variance from Section(s) 1A04.3.B.1, 1A04.3.B.2, BCZR, to permit a ~~proposed~~ proposed single family dwelling with a lot area of .289 acres in lieu of the minimum required 1 acre, to permit side yard setbacks 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.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

MD

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

MD

State

Telephone No.

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

ORDER RECEIVED FOR FILING

Case No.

Date

11/15/98

04-230-A

JNP

11/6/02

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.

04-230-A

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **200007**

DATE **11/6/03** ACCOUNT NO. **1-001-000-6036**

AMOUNT **115.00**

FROM **Baltimore Development Corp.**

FOR **1538 S. Western Road (00330-1)**

Balance 10/1/03 1st Annual

INSURANCE WHITE CASHIER PINK AGENCY YELLOW CUSTOMER

PAID RECEIPT

RECEIVED BY **11/6/03** **11:20**
BY **11/6/03** **11:20**
CHECKED BY **11/6/03** **11:20**
RECEIVED BY **11/6/03** **11:20**

CASHIER'S VALIDATION

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: #04-230-A

1335 S. Seneca Road

East side 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: Friday, January 2, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bayley Avenue.

LAWRENCE E. SCHMIDT

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.

12/16/03 Dec. 18

C641457

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 of 1 successive 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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

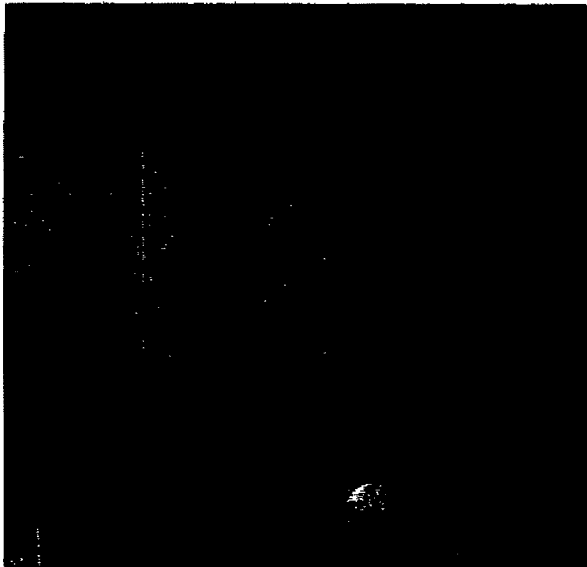
ATTENTION: BECKY HART

Date: December 18, 2003

RE: Case Number 04-230-A
Petitioner/Developer: RICHARD BENSON
Date of Hearing/Closing: JANUARY 2, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1335 S. Seneca Road

The sign(s) were posted on December 16, 2003
(Month, Day, Year)



1335 South Seneca Rd.

Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

**Department of Permits and
Development Management**

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



Baltimore County

*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

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco".

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.**

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



Printed on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 18, 2003 Issue - Jeffersonian

Please forward billing to:

Richard Benson
Delmarva Development Corp.
8101 Shore Road
Baltimore, MD 21222

410-282-1666

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



Lawrence E. Schmidt

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 Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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 04-230-A

Petitioner: Delmarva Development Corp

Address or Location: 1335 S. Seneca Road.

PLEASE FORWARD ADVERTISING BILL TO

Name: Richard Benson, President Delmarva Development Corp.

Address: 8101 Shore Road
Baltimore, MD 21222

Telephone Number: 410-282-1666 410-960-8677

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RB*

DATE: December 5, 2003

SUBJECT: Zoning Item # 04-230
Address 1335 South Seneca Road
Delmar 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:

ORDER RECEIVED FOR FILING

Date

By

Reviewer: Keith Kelley

Date: December 1, 2003



**Baltimore County
Fire Department**

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, 230, 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.

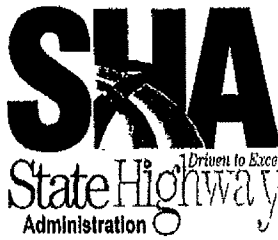
LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



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 JNP

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

112

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 4, 2003

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

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

RECEIVED

DEC 4 2003

ZONING COMMISSIONER

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:

Mark A. Cunningham

Section Chief:

Stephen L. Barber

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 26, 2003

FROM: *RWB* 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 By: 0;
TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Nov-25-02 12:53PM; Page 1/1
Permit Case No. 04-230-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid
(550.00)

Accepted by JML
Date 11/16/03

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.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Lot 226 (410) 960-8677
Delmarva Development Corp. 8101 Shore Rd. Baltimore, MD 21222 (410) 282-1666
Print Name of Applicant Address Telephone Number
Lot Address 1335 S. Seneca Rd. Election District 15 Councilmanic District 6 Square Feet 12,600.00
Lot Location: NE S W side corner of S. Seneca Road 250 feet from NE S W corner of Seneca Road
(street) (street)
Land Owner: Delmarva Development Corp. Tax Account Number 1507202871
Address: 8101 Shore Rd. Baltimore, MD 21222 Telephone Number (410) 960-8677
(410) 282-1666

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!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☒	☐
3. Site Plan Property (3 copies)	☒	☐
Topo map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

6. Current Zoning Classification: RC 5

TO BE FILLED IN BY THE OFFICE OF PLANNING AND COMMUNITY CONSERVATION

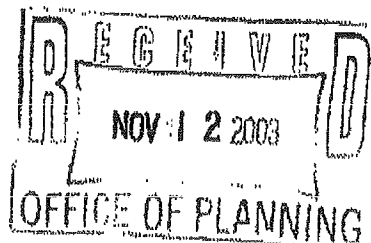
Post-it* Fax Note 7671	Date 11/25	# of pages 1
To: Jeff B. Barlow	From: Lynn Lukens	
Co./Dept: Planning	Co:	
Phone #	Phone #	
Fax # 282A	Fax #	

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by [Signature]
for the Director, Office of Planning and Community Conservation

Date 11/24/03



Revised 2/25/99

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)

* 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.

RECEIVED

NOV 20 2003

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 Zimmerman

PETER MAX ZIMMERMAN
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

6/26/03
R. J. Sowers

DATE _____

Robert M. Hues	520 Overbrook Rd.	Baltimore, MD 21212	KoyalPruit@aol.com
Richard Benson	7101 Shore Rd.	Baltimore, MD 21222	TheBelmontGroup@aol.com
John Schmuck	7961 E Furnace Branch Rd	Glen Burnie, MD 21060	
Leslie M. P. Miller Esq.	29 W. Susquehanna Ave. Ste 600	Towson, Md. 21204	LPITTER@TOWSON.MARYL. COM

PLAT 10 ACCOMPANY FILLION FOR ZONING ☒ VARIANCE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

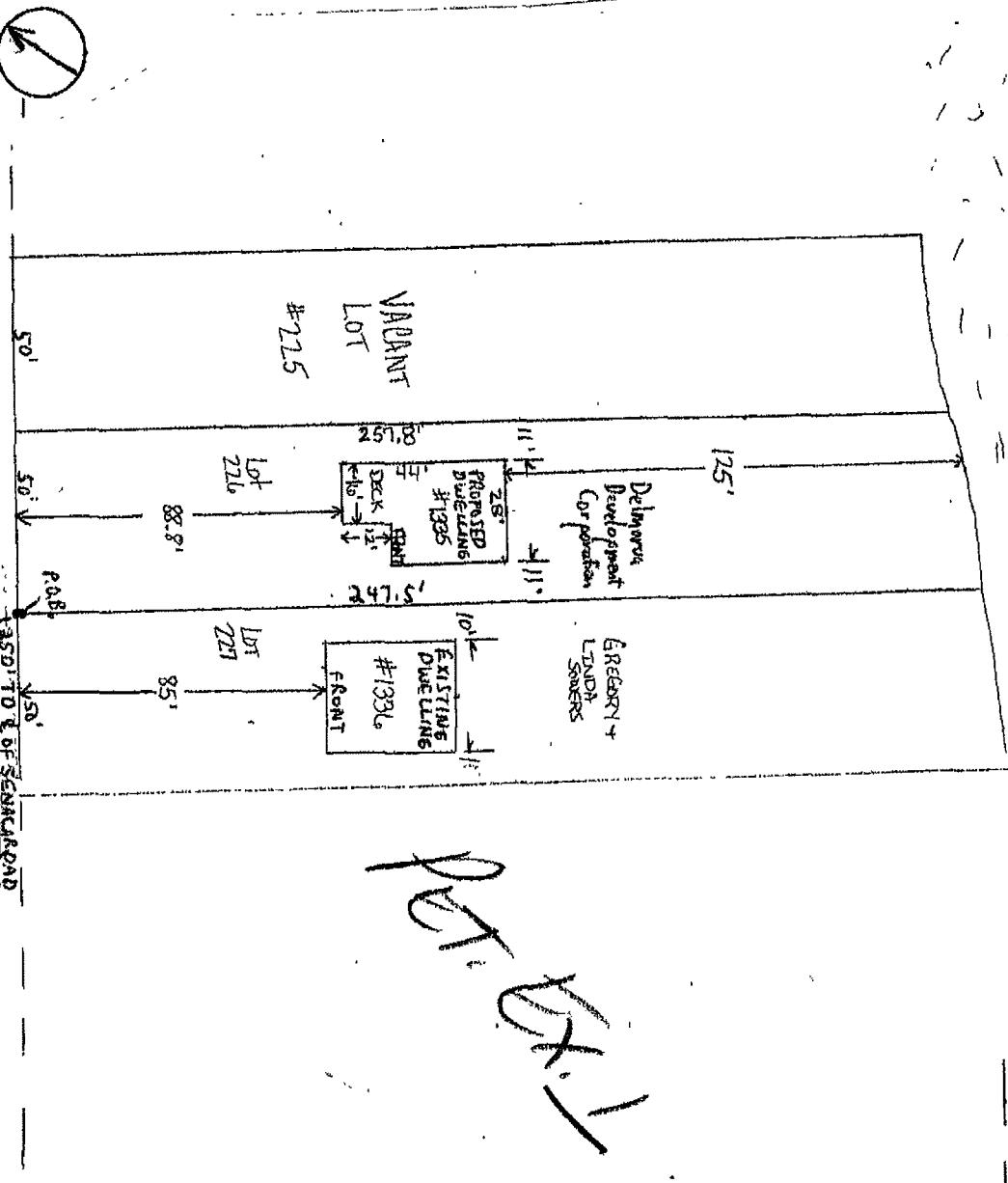
PROPERTY ADDRESS 1335 S. Seneca Rd.

SUBDIVISION NAME Bowleys Quarters (Plat 2)

PLAT BOOK # 9 FOLIO # 12 LOT # 22 SECTION # ---

OWNER Delmarva Development Corp.

SENECA CREEK



Handwritten: Plat 10

PREPARED BY JRM S. SENECA RD. (30' R/W, 20' PAVING) SCALE OF DRAWING: 1" = 50'

LOCATION INFORMATION ELECTION DISTRICT <u>154</u> COUNCILMANIC DISTRICT <u>6</u> 1" = 200' SCALE MAP # <u>NE-2L</u> ZONING <u>RC5</u> LOT SIZE <u>2.89</u> ACRES <u>12,600.00</u> SQUARE FEET		SEWER ☒ PUBLIC ☐ PRIVATE WATER ☒ CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO 100 YEAR FLOOD PLAIN ☐ YES ☒ NO HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO PRIOR ZONING HEARING <u>NONE</u>
ZONING OFFICE USE ONLY REVIEWED BY <u>JNF</u> ITEM # <u>230</u> CASE # <u>04-230-4</u>		VICINITY MAP SCALE: 1" = 1000' <i>Handwritten:</i> S. SENECA RD. (30' R/W, 20' PAVING) <i>Handwritten:</i> subject property

WIRE MESSAGE

FROM: 12/17

DATE: 12/17 TIME: 10:55 A.M. P.M.

TO: Mitchell

PHONE: 40-296-3333

AREA CODE: 40 NUMBER: 296 EXTENSION: 3333

☐ FAX

☐ MOBILE

AREA CODE: 40 NUMBER: 296 TIME TO CALL: 3333

MESSAGE:

04230

SIGNED: [Signature]

Wops **WIRE MESSAGE**

Mail-

Bruce

Heckman

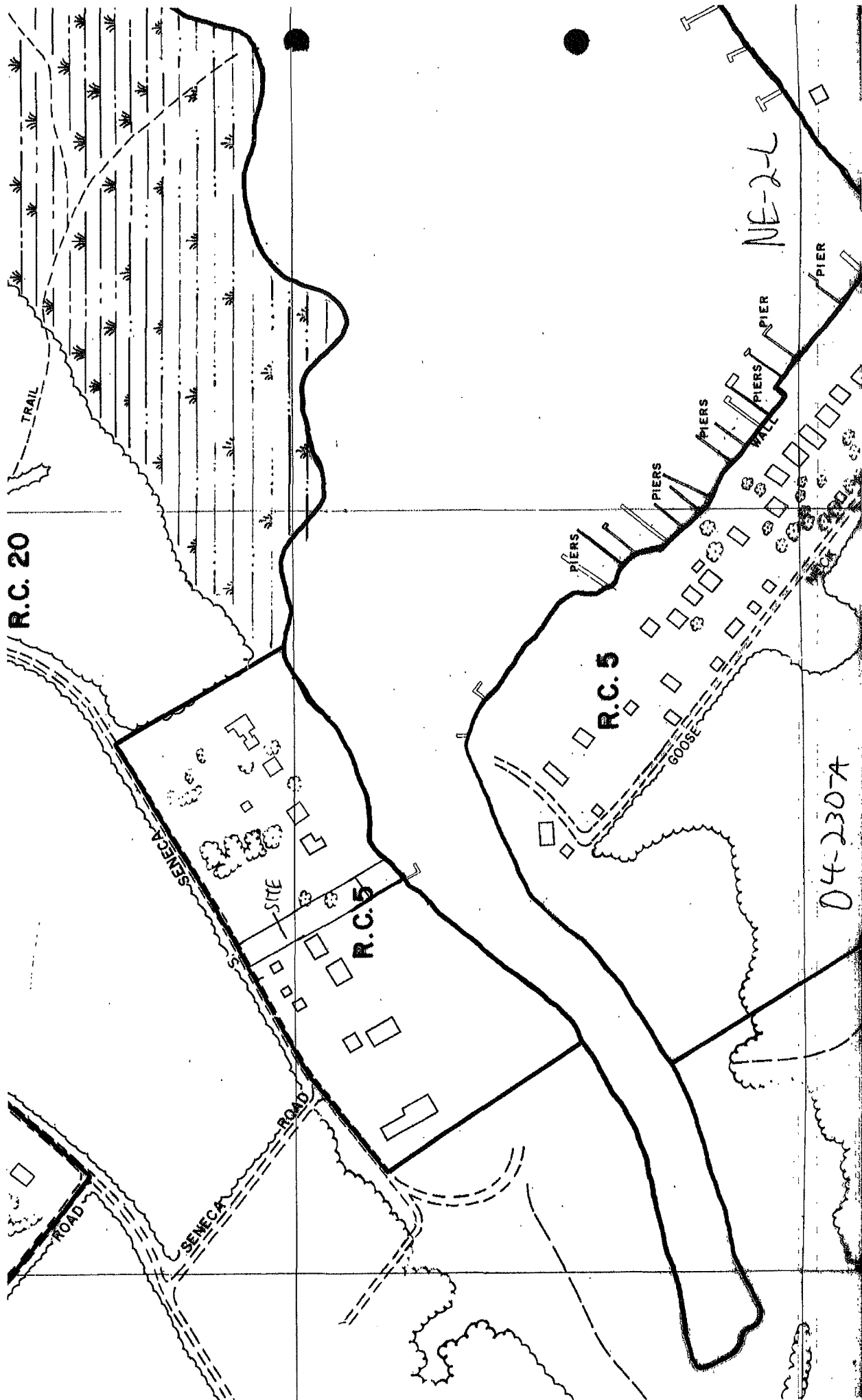
✓ 01 Bata
Blvd

Suite A

Belcamp

MD

21017



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 Commercial 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 extension 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

SCALE: 1" = 100'

GENERAL NOTES:

1. OWNER: ERICK JAMISON
1321 S. SENECA RD
BALTIMORE MD 21220-4035
2. SITE AREA:
NET: 42,570 SF OR 0.95 AC.
GROSS: 49,070 SF OR 1.07 AC.
3. EXISTING: VACANT LOT
PROPOSED: 1 RESIDENTIAL DWELLING
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 10837/238
6. TAX ACCOUNT: 1510451891, 1510451892
7. ZONING: RC-3
OVER 1"=200' ZONING MAP 10181
8. TAX MAP:
GRID: 23
LOT: 232, 233
9. THE SITE LIES WITHIN ZONE RC (EL. 8 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 24001004350 DATED MAY 5, 2014.
10. PLAT REF: SKINLEY'S QUARTERS, 8/12
11. PREVIOUS ZONING CASES: NONE ON FILE
12. PREVIOUS PERMITS: NONE ON FILE
13. SITE LIES WITHIN THE CHEVERUSSE MAP CATCHMENT AREA.
14. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.
15. SETBACKS FOR RC-3:

	REQUIRED	PROPOSED
FRONT	200'	200'
SIDE	50'	25'
REAR	75'	175'

*CENTER OF STREET

AREAS:
EXISTING:
DWELLING = 0 SQ. FT.
DRIVEWAY = 0 SQ. FT.
WALK = 0 SQ. FT.
TOTAL = 0 SQ. FT.
PROPOSED:
DWELLING = 2350 SQ. FT.
DRIVEWAY = 1079 SQ. FT.
GARAGE = 900 SQ. FT.
POOL = 580 SQ. FT.
TOTAL = 5,749 SQ. FT.

LOT COVERAGE:
EXISTING = 0 SQ. FT. / 20,831 X 100 = 0%
PROPOSED = 5,749 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

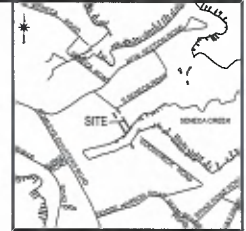
REVISIONS: 12-2-20 REVISED HOUSE PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
07-22-20	LNR	PCR	1" = 30'

JOB NO.:	SHEET NO.:
20090	1 OF 1

EXHIBIT

2A



LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES:

1. OWNER: ERICA JAMISON
1321 S. SENECA RD
BALTIMORE MD 21220-4011
2. SITE AREA:
NET: 42,570 SF OR 0.98 AC
GROSS: 44,070 SF OR 1.01 AC
3. USE:
VACANT LOT
4. PROPOSED: 1 RESIDENTIAL DWELLING
PUBLIC WATER AND SEWER
5. DEED REF: 42837/238
6. TAX ACCOUNT: 1510451981, 1510451992
7. ZONING: RC 3
(PER 1"-200' ZONING MAP 10181)
8. TAX MAP:
CON: 23
FONCL: 232, 233
9. THE SITE LIES WITHIN ZONE AE (EL. 8 FEET) AND ZONE X FOR FLOOD INSURANCE RATE MAP (FIRM) PANEL 2402100435C DATED MAY 9, 2014.
10. PLAT REF: BOWEN'S QUARTERS, 9/12
11. PREVIOUS ZONING CASES: NONE ON FILE
12. PREVIOUS PERMITS: NONE ON FILE
13. SITE LIES WITHIN THE OVERSIGHT MAP CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
15. SETBACKS FOR RC-3:

	REQUIRED	PROPOSED
FRONT	50'	27'±
SIDE	50'	25'±
REAR	75'	123'±

*CENTER OF STREET

AREAS:
EXISTING:
DWELLING = 0 SQ.FT.
DRIVEWAY = 0 SQ.FT.
TOTAL = 0 SQ.FT.
PROPOSED:
DWELLING = 2,385 SQ.FT.
DRIVEWAY = 1,975 SQ.FT.
GARAGE = 900 SQ.FT.
POOL = 288 SQ.FT.
TOTAL = 5,548 SQ.FT.

LOT COVERAGE:
EXISTING = 0 SQ.FT. / 20,831 X 100 = 0%
PROPOSED = 5,548 SQ.FT. / 42,570 X 100 = 13.1%
PERMITTED: 15% OR 6,386 SQ.FT.
COVERAGE IN BUFFER:
EXISTING: 0 SQ.FT.
PROPOSED: 0 SQ.FT.



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

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

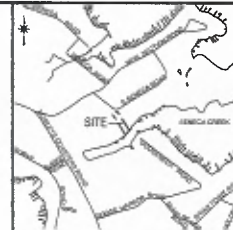
1321 SOUTH SENECA ROAD
BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 8TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:		CHECKED BY:		SCALE:
	LAIR	PCR			
	DATE: 04-28-21	JOB NO.: 20080	SHEET NO.: 1 OF 1		1" = 30'

EXHIBIT

2B

tabbles



LOCATION MAP
SCALE 1" = 100'

GENERAL NOTES:

1. OWNER: ERICA JAMISON
7323 S SENeca RD
BALTIMORE, MD 21220-4035
2. SITE AREA:
NET: 42,570 SQ. FT. OR 0.98 AC.
GROSS: 44,070 SQ. FT. OR 1.01 AC.
3. USE:
VACANT LOT
4. PROPOSED: 1 RESIDENTIAL DWELLING
5. UTILITIES: PUBLIC WATER AND SEWER
6. DEED REF: 42637/236
7. TAX ACCOUNT: 1510451991, 1510451992
8. ZONING: PG 2 1"-200' ZONING MAP 10181)
9. TAX MAP: PG 1
CDD: 23
PARCEL: 133
LOTS: 233, 233
10. THE SITE LIES WITHIN ZONE AC (0.6 FEET) AND ZONE X FLOOD
FLOODING RATE MAP (FIRM) PANEL 2407040435 DATED MAY 5, 2014.
11. PLAT REF: BOWLEY'S QUARTERS, 5/10
12. PREVIOUS ZONING CASES: NONE ON FILE
13. ADJACENT PROPERTIES: NONE ON FILE
14. THE SITE DOES NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
15. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
16. REQUIREMENTS FOR PG-5

AREAS:

EXISTING:		
DWELLING	= 0 SQ.FT.	
DRIVEWAY	= 0 SQ.FT.	
HALL	= 0 SQ.FT.	
TOTAL	= 0 SQ.FT.	
PROPOSED:		
DWELLING	= 2,555 SQ.FT.	
DRIVEWAY	= 1,478 SQ.FT.	
GARAGE	= 900 SQ.FT.	
POOL	= 280 SQ.FT.	
TOTAL	= 5,748 SQ.FT.	

LOT COVERAGE:

EXISTING	= 0 SQ.FT. / 30,831 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

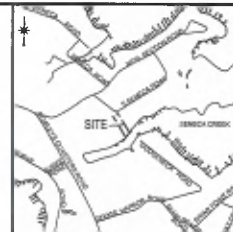
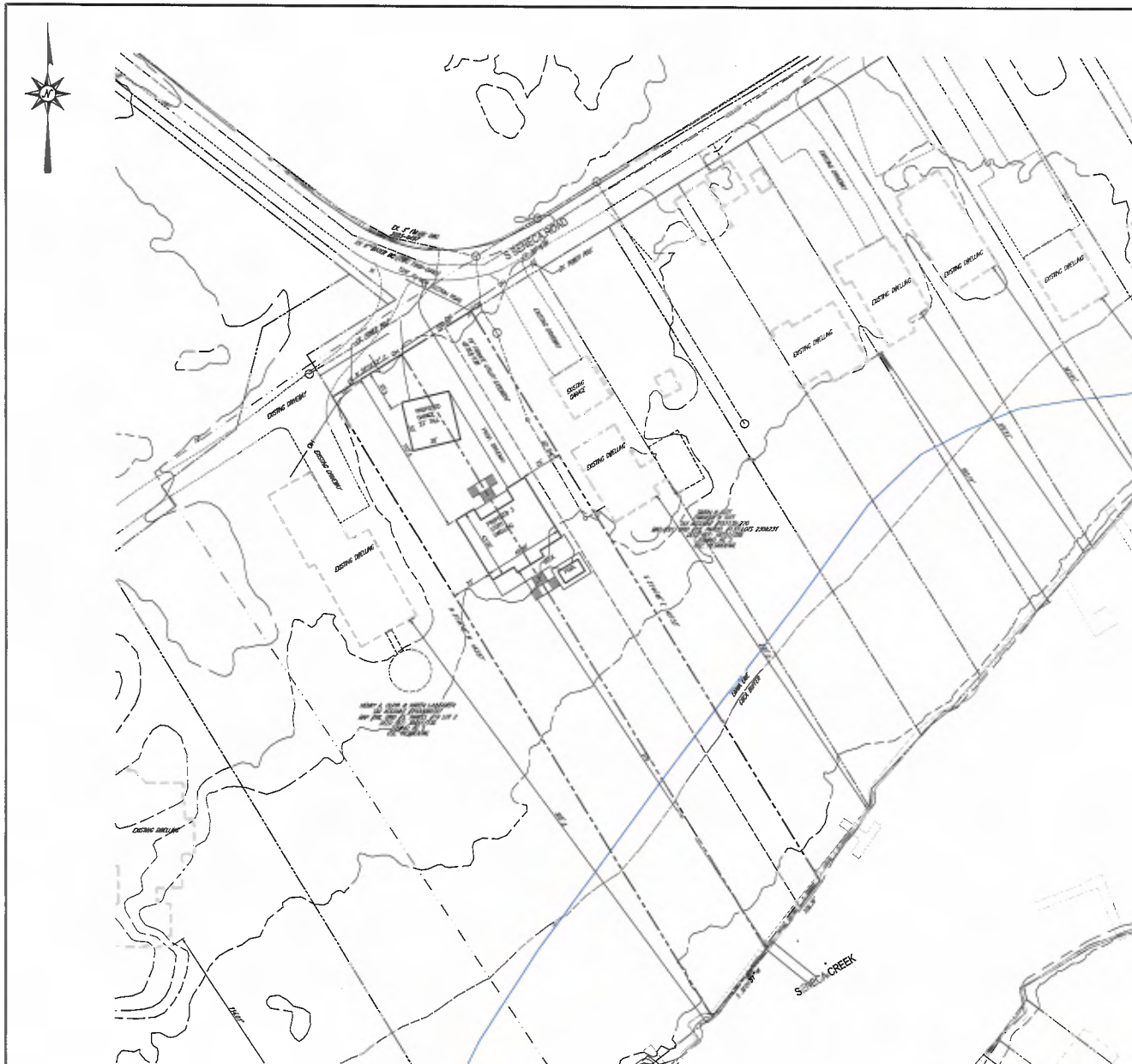
7 Denison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
JAMISON RESIDENCE

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

REVISORS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 04-26-21	JOB NO.: 20090	SHEET NO.: 1 OF 1

ALL-STATE LEGAL®
EXHIBIT
2-C



LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES:

- OWNER: ERICA JAMISON
1323 S. SENECA RD
BALTIMORE MD 21220-4035
- SITE AREA:
NET: 42,570 SF OR 0.96 AC ±
GROSS: 44,070 SF OR 1.01 AC ±
- USE:
EXISTING: VACANT LOT
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 0653/230
- TAX ACCOUNT: 1510451991, 1510451992
- ZONING: RG-5 (PER 1"-200' ZONING MAP 10181)
- TAX MAP:
GRID: 51
PANEL: 23
LOT: 232, 233
- THE SITE LIES WITHIN ZONE AE (CL. 6 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 24001004352 DATED MAY 5, 2014.
- PLAT REF: BOWLEY'S QUARTERS, S/12
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- SETBACKS FOR RG-5

AREAS:
EXISTING:
DWELLING = 0 SQ.FT.
DRIVEWAY = 0 SQ.FT.
WALK = 0 SQ.FT.
TOTAL = 0 SQ.FT.
PROPOSED:
DWELLING = 2,288 SQ.FT.
DRIVEWAY = 1,079 SQ.FT.
GARAGE = 908 SQ.FT.
POOL = 289 SQ.FT.
TOTAL = 5,748 SQ.FT.

LOT COVERAGE:
EXISTING = 0 SQ.FT. / 30,831 X 100 = 0%
PROPOSED = 5,748 SQ.FT. / 42,570 X 100 = 13.5%
PERMITTED: 15% OR 6,386 SQ.FT.

COVERAGE BY BUFFER:
EXISTING: 0 SQ.FT.
PROPOSED: 0 SQ.FT.

R **Richardson**
ENGINEERING

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

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD

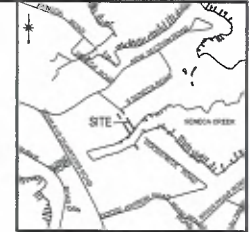
BALTIMORE COUNTY MARYLAND
18TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	04-28-21	20060	1 OF 1

ALL-STATE LEGAL®

EXHIBIT

2D



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: JAMISON, JAMES
1323 S. SENECA RD.
BALTIMORE, MD 21220-4235
2. SITE AREA:
NET: 42,370 SF OR 0.96 AC.
GROSS: 44,070 SF OR 1.01 AC.
3. USE: VACANT LOT
4. PROPOSER: JAMISON, JAMES
5. UTILITIES: PUBLIC WATER AND SEWER
6. ZONED MAP: 4237/0.96
7. ZONING: RES-5
(PER 1"-200' ZONING MAP 10/18/1)
8. TAX MAP: GRID: 23
PARCEL: 133
9. THE SITE LIES WITHIN ZONE AE (CL. 6 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PARCEL 24001004350 DATED MAY 5, 2014.
10. PLAT REF: ROWLEY QUARTERS, 5/12
11. PREVIOUS ZONING CASES: NONE ON FILE
12. PREVIOUS PERMITS: NONE ON FILE
13. SITE DOES NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
15. SETBACKS FOR RES-5:

	REQUIRED	PROPOSED
FRONT	50'	270' ±
SIDE	50'	25' ±
REAR	75'	110' ±
*CENTER OF STREET		

PROPOSED:
DWELLING = 2,361 SQ. FT.
DRIVEWAY = 167 SQ. FT.
GARAGE = 900 SQ. FT.
POOL = 285 SQ. FT.
TOTAL = 3,703 SQ. FT.

LOT COVERAGE:
EXISTING = 0 SQ. FT. / 20,831 X 100 = 0%
PROPOSED = 3,703 SQ. FT. / 42,370 X 100 = 8.74%
PERMITTED: 15% OR 6,356 SQ. FT.
COVERAGE IN BUFFER:
EXISTING = 0 SQ. FT.
PROPOSED = 0 SQ. FT.



Richardson
ENGINEERING

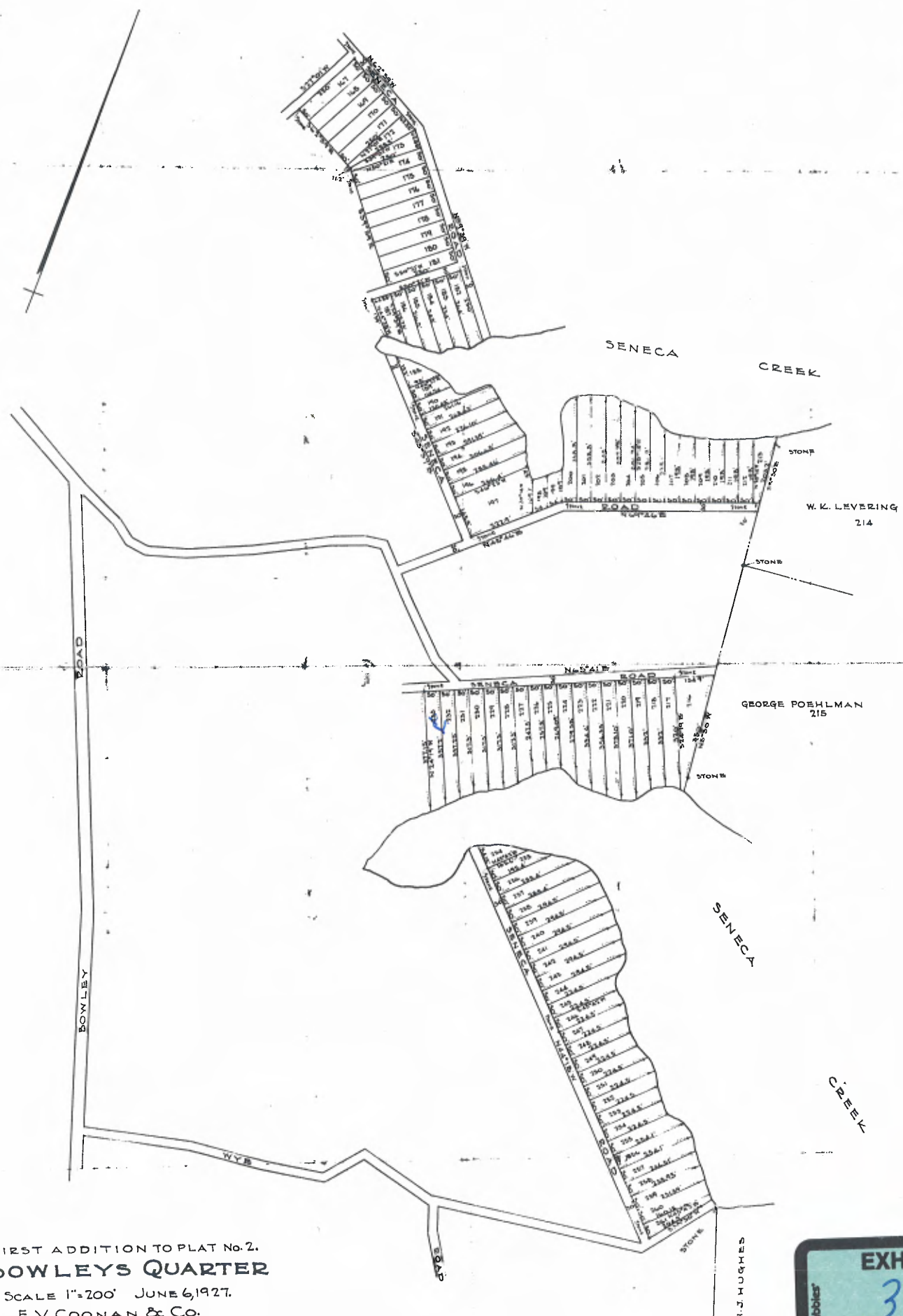
7 Denison Street
Timonium, Maryland 21093
Phone: 410-550-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD
BALTIMORE COUNTY MARYLAND
16TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: JAM	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 04-28-21	JOB NO.: 20090	SHEET NO.: 1 OF 1

ALL-STATE LEGAL®
EXHIBIT
2E



FIRST ADDITION TO PLAT No. 2.
BOWLEYS QUARTER
SCALE 1"=200' JUNE 6, 1927.
E.V. COONAN & CO.
SURVEYORS & CIVIL ENGINEERS
231 COURTLAND ST.
BALTIMORE, MD.

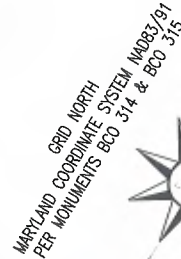
tabbles

EXHIBIT

3

BALTIMORE COUNTY CIRCUIT COURT (1915) Plat Book LNCM 9, p. 12, MSA_C2136_2885. Date available 1928/07/03. Printed 03/08/2021.

S. SENECA ROAD



BOUNDARY ALONG SHORELINE IS SUBJECT TO NATURAL
CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL
LOCATION OF THE LIMIT OF TITLE.

DATE _____

SCALE: 1"=50'
DATE: 11-25-2019
DRAWN: MJN
JOB NO.: 2437-2

4

**Alfred W. Barry, III
Principal
AB ASSOCIATES**

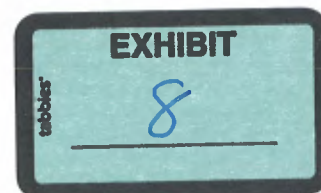
One South Calvert Street, Suite 1150
Baltimore, Maryland 21202

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, Tindoco 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 expeditor 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.



EXHIBIT
tabbies 5-A



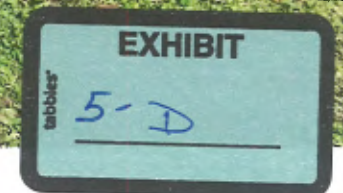
EXHIBIT
tabbies 5-B



EXHIBIT

tabbles

5-C



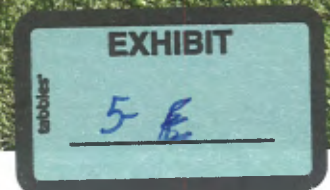




EXHIBIT
5-f

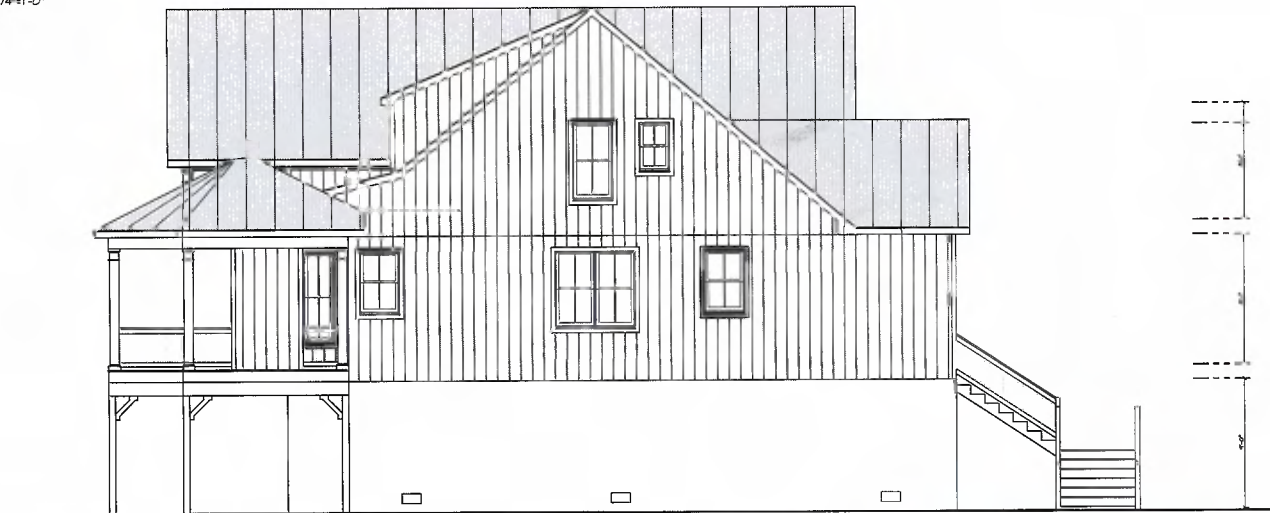


EXHIBIT
5-C





REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

cardworks inc.
RESIDENTIAL DESIGN
301 WEST PATRICK STREET / BALTIMORE, MD 21201
P: 410.546.4644 F: 410.546.4644
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SUBMITTALS	
DATE	BY

REAR & LEFT SIDE ELEVATIONS

PROPOSED NEW HOME FOR:
THE JAMISON FAMILY
1321 SOUTH SENECA ROAD
BALTIMORE COUNTY

SHEET NO.
A-5

EXHIBIT
6-B

tabbles

Baltimore County - My Neighborhood



Legend

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

EXHIBIT
7-A

1:1,128

0 45 90 180 Feet

April 22, 2021



Baltimore County - My Neighborhood



RC 5

RC 20

RC 5

Legend

House Numbers

 Zoning History Cases

 Zoning

 Property

 County Boundary

EXHIBIT

7-B

tabbies

1:2,257

0 95 190 380 Feet

April 28, 2021

1315

1317

1323

1331

1333

1335

1337

1341

1343

1347

1349

1351

1300

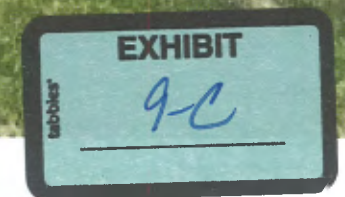
1302



EXHIBIT
9-A



EXHIBIT
9-B



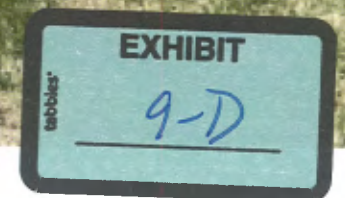
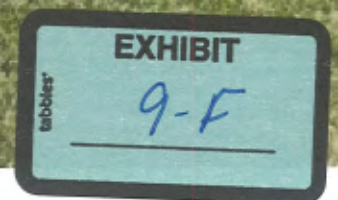




EXHIBIT
9-E



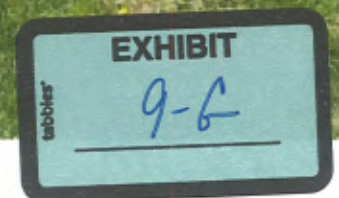




Image capture: Jul 2016 © 2021 Google

Middle River, Maryland



Street View

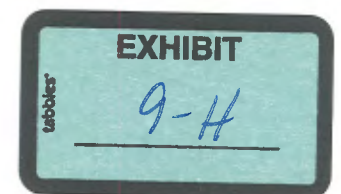




Image capture: Jul 2016 © 2021 Google

Middle River, Maryland



Street View



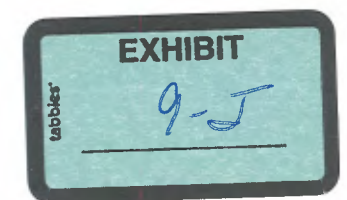






EXHIBIT
9-L



EXHIBIT
9-M



EXHIBIT
9-N

2017

Baltimore County - My Neighborhood



EXHIBIT
tabbles®
A

2011

Baltimore County - My Neighborhood



Legend

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

EXHIBIT

tabbler

B

1:1,128

0 45 90 180 Feet

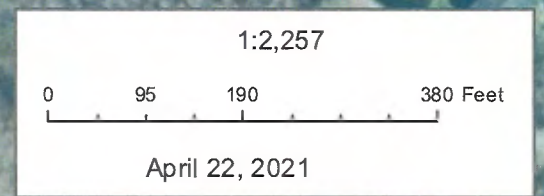
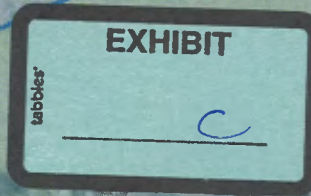
April 22, 2021

1998

Baltimore County - My Neighborhood



- Legend**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - House Numbers
 - Zoning History Cases
 - Zoning
 - Property
 - County Boundary



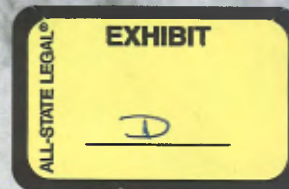
1995

Baltimore County - My Neighborhood



Legend

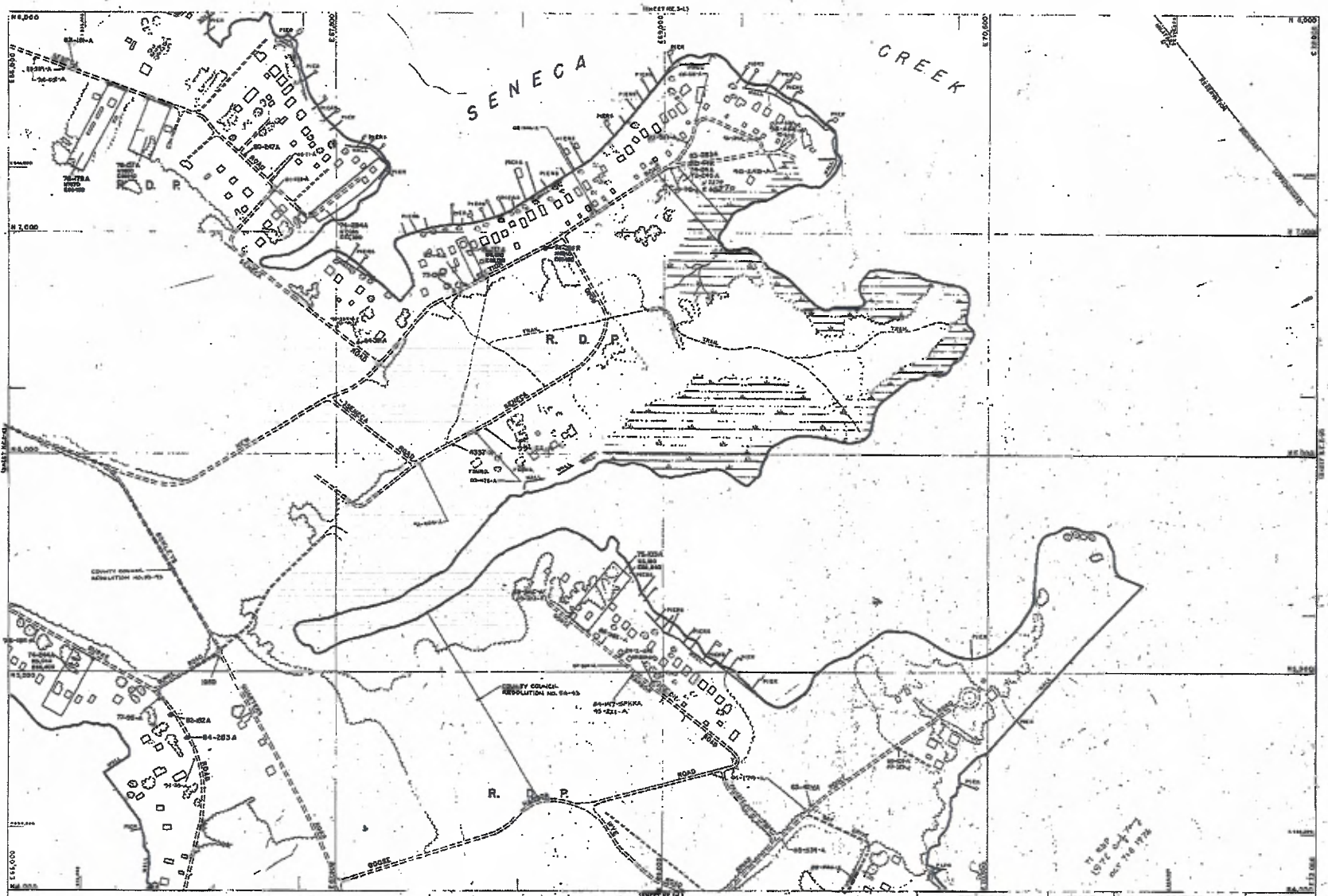
- High : 255
- Low : 0
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary



1:1,128

0 45 90 180 Feet

April 22, 2021



ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

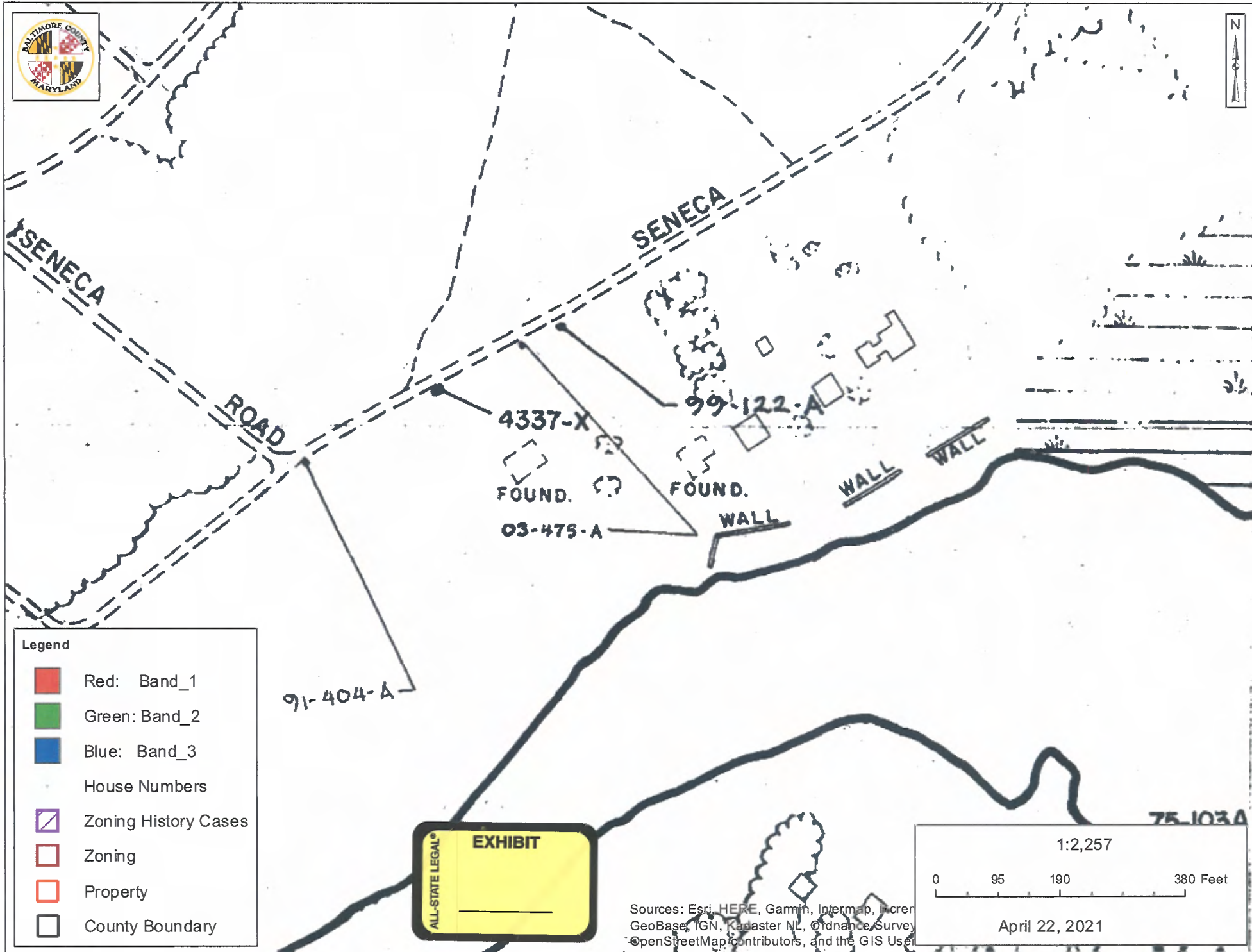
REVISIONS	SCALE	LOCATION	SHEET
1	1" = 300'	BOWLEYS	N.E.
2	DATE OF PHOTOGRAPHY	QUARTERS	2-L
3	DEC. 1970		

ALL-STATE LEGAL®

EXHIBIT

B

Baltimore County - My Neighborhood



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 11 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.

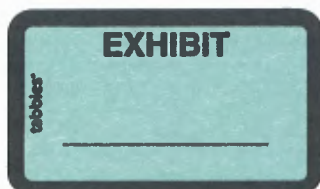
Being the same property which by deed dated March 22, 2003, and recorded among the Land Records of Baltimore County, Maryland on June 9, 2003, in Liber 18151, in Folio 356, was granted and conveyed by SIMON N. TUTT AND FANCES BENTON TUTT, FORMERLY KNOWN AS FRANCES B. HOLDEN unto SIMON N. TUTT AND FRANCES 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.

LR - Deed (w Taxes)
 Recording only ST20.00
 Name: ANDERSON
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 2,265.00
 LR - NR Tax - 1kd 0.00
 =====
 SubTotal: 2,345.00
 =====
 Total: 2,405.00
 06/30/2020 03:20
 CC03-S6
 #13816816 CC0301 -
 Baltimore
 County/CC03.01.03 -
 Register 03



As Witness the hands and seals of said Grantors, the day and year first above written.

_____ Witness	(SEAL)	<u>S. N. Tutt</u> Simon N. Tutt	(SEAL)
_____ Witness	(SEAL)	<u>Frances Benton Tutt</u> Frances Benton Tutt	(SEAL)

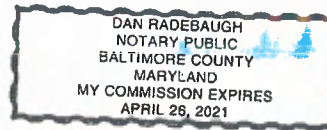
STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

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.

As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires:



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

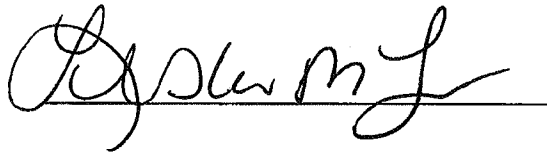
Daniel Matthew Radebaugh (SEAL)

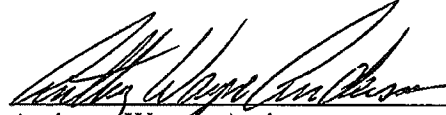
AFTER RECORDING, PLEASE RETURN TO:
R & P Settlement Group, LLC
1407 York Road
Suite 201
Lutherville-Timonium, MD 21093

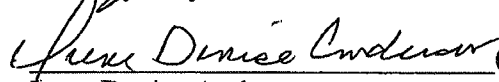
OWNER OCCUPANCY AFFIDAVIT

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:



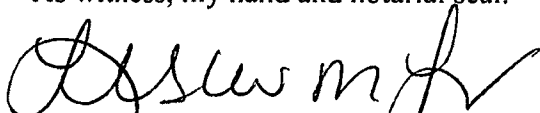
 (SEAL)
Anthony Wayne Anderson

 (SEAL)
Irene Denise Anderson

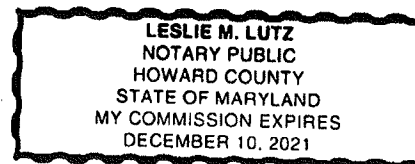
STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

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: 12/10/21



Owner Occupancy Affidavit

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. Tutt

2. Description of Property (Street address. 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 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 certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Simon N. Tutt
Name

Signature

**Date

6/11/20 S-T

3b. Entity Transferors

Witness/Attest

Name of Entity

By

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 InformationName of Transferor Frances Benton Tutt**2. Description of Property** (Street address. 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 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 certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Frances Benton Tutt

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

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.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only - All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached. ☒ Deed ☐ Mortgage ☐ Other _____ ☒ Deed of Trust ☐ Lease ☐ _____																											
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]																											
3	Tax Exemptions (if applicable)	Recordation _____ State Transfer _____ County Transfer _____																											
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 457,000.00 Any New Mortgage \$ 342,750.00 Balance of Existing Mortgage \$ _____ Other: \$ _____ Other: \$ _____ Full Cash Value: \$ _____		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ X () % = \$ _____ Less Exemption Amount - \$ _____ Total Transfer Tax = \$ 6525.00 Recordation Tax Consideration \$ _____ X () per \$500 = \$ 2285.00 TOTAL DUE \$ _____																									
5	Fees	Amount of Fees Recording Charge \$ 60.00 Surcharge \$ _____ State Recordation Tax \$ 2,285.00 State Transfer Tax \$ 2,285.00 County Transfer Tax \$ 6,525.00 Other \$ _____ Other \$ _____		Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:																									
6	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).	District _____ Property Tax ID No. (1) 15-1511351270 Grantor Liber/Folio 18151, 356 Map _____ Parcel No. _____ Var. LOG ☐ (S) Subdivision Name _____ Lot (3a) _____ Block (3b) _____ Sect/AR (3c) _____ Plat Ref. _____ SqFt/Acreage (4) _____ Location/Address of Property Being Conveyed (2) 1323 South Seneca Road, Baltimore, MD 21220 Other Property Identifiers (if applicable) _____ Water Meter Account No. _____ 15-1518101940 Residential ☒ Or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: \$ _____ Partial Conveyance ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements _____																											
7	Transferred From	Doc. 1 - Grantor(s) Name(s) Simon N. Tutt and Frances Benton Tutt Doc. 2 - Grantor(s) Name(s) Anthony Wayne Anderson and Irene Denise Anderson Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)																											
8	Transferred To	Doc. 1 - Grantee(s) Name(s) Anthony Wayne Anderson and Irene Denise Anderson Doc. 2 - Grantee(s) Name(s) TowneBank Mortgage New Owner's (Grantee) Mailing Address 1323 South Seneca Road, Baltimore, MD 21220																											
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)																											
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: Bart Bartgis Firm R & P Settlement Group, LLC Address: 1407 York Road, Suite 201 Lutherville-Timonium, MD 21093 Phone: (410) 821-1401 ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided																											
11	Assessment information	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? ☐ Yes ☒ No Does the transfer include personal property? If yes, identify: _____ ☐ 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 <table border="1"> <thead> <tr> <th>Transfer Number</th> <th>Date Received:</th> <th>Geo.</th> <th>Map</th> <th>Sub</th> <th>Block</th> </tr> </thead> <tbody> <tr> <td>Year 20</td> <td>20</td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> </tr> <tr> <td>Buildings</td> <td></td> <td>Use</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Land</td> <td></td> <td>Town Cd.</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Transfer Number	Date Received:	Geo.	Map	Sub	Block	Year 20	20	Zoning	Grid	Plat	Lot	Buildings		Use				Land		Town Cd.			
Transfer Number	Date Received:	Geo.	Map	Sub	Block																								
Year 20	20	Zoning	Grid	Plat	Lot																								
Buildings		Use																											
Land		Town Cd.																											
REMARKS: ACCOUNT NO 1511351270 Dept 7 201 RE RECEIPT # 06774 REG WSDS 6/19/2020 10:30:03 DATE 06-19-2020 INITIAL _____ Date 06-19-2020																													

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 43089 P. 0415 MSA CEC 43089 Date available 07/09/2020. Printed 02/08/2021.

RECEIVED
 BALTIMORE COUNTY CIRCUIT COURT
 CLERK'S OFFICE
 DATE 6/19/2020
 TIME 10:30:03
 RECEIPT PAID RECEIPT

Canary - SDAT
 Goldenrod - Preparer

AOC-CC-300(3/2007).

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

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT is made this 24th day of MARCH, 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 secondly 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.

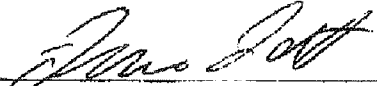
4. **BINDING EFFECT:** This agreement shall be binding upon the Declarants, the survivor of them and the survivor's personal representatives, and assigns.

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

WITNESS


SIMON N. TUTT (SEAL)

WITNESS


FRANCES BENTON TUTT (SEAL)

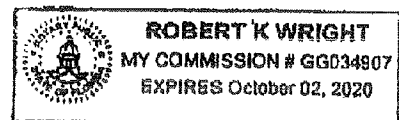
STATE OF Florida, COUNTY OF Lee, to wit:

I HEREBY CERTIFY that on this 24th day of March two thousand twenty, before me, the subscriber, a Notary Public of the State of Florida in and for the County of Lee, personally appeared SIMON N. TUTT, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and my Notarial Seal.



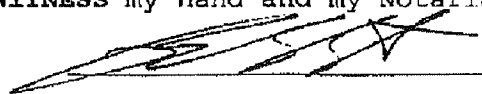
My Commission Expires: Oct 2, 2020



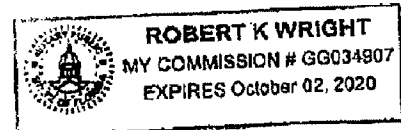
STATE OF Florida, COUNTY OF Lee, to wit:

I HEREBY CERTIFY that on this 24th day of March two thousand twenty, before me, the subscriber, a Notary Public of the State of Florida in and for the County of Lee, 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



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

[illegible]

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42769, p. 0142, MSA, CE62, 42626, Date available 05/12/2020, Printed 03/26/2021

BOOK: 42769 PAGE: 142									
State of Maryland Land Instrument Intake Sheet									
☐ Baltimore City ☒ County: BALTIMORE									
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.									
(Type or Print in Black Ink Only—All Copies Must Be Legible)									
1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached. ☐ Deed of Trust ☐ Mortgage Lease ☒ Other EASEMENT ☐ Other _____							
2	Conveyance Type Check Box	☐ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]							
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation State Transfer County Transfer							
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration			
Purchase Price/Consideration		\$				Transfer Tax Consideration	\$		
Any New Mortgage		\$ 0.00				X () % =	\$		
Balance of Existing Mortgage		\$				Less Exemption Amount	-		
Other:		\$				Total Transfer Tax	=		
Other:		\$				Recordation Tax Consideration	\$		
Full Cash Value:	\$				X () per \$500 =	\$			
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:	
Recording Charge		\$ 20.00		\$				Tax Bill:	
Surcharge		\$ 40.00		\$				C.B. Credit:	
State Recordation Tax		\$		\$				Ag. Tax/Other:	
State Transfer Tax		\$		\$					
County Transfer Tax		\$		\$					
Other	\$		\$						
Other	\$		\$						
6	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).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
15		1510451992	13746/00225				☐ (5)		
Subdivision Name				Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
Location/Address of Property Being Conveyed (2)									
1323 SOUTH SENECA ROAD, BALTIMORE, MD 21220									
Other Property Identifiers (if applicable)									
Water Meter Account No.									
Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:									
Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:									
If Partial Conveyance, List Improvements Conveyed:									
7	Transferred From	Doc. 1 – Grantor(s) Name(s)				Doc. 2 – Grantor(s) Name(s)			
SIMON N. TUTT FRANCES BENTON TUTT AKA FRANCES B. HOLDEN		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)				Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 – Grantee(s) Name(s)				Doc. 2 – Grantee(s) Name(s)			
SIMON N. TUTT FRANCES BENTON TUTT AKA FRANCES B. HOLDEN		New Owner's (Grantee) Mailing Address							
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person						☒ Return to Contact Person	
Name:								☐ Hold for Pickup	
Firm	RESOURCE TITLE LLC						☐ Return Address Provided		
Address:	300 RED BROOK BLVD., STE. 120, OWINGS MILLS, MD 21117								
FILE#	RP-20-41348						Phone: (410) 654-5550		
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER									
11	Assessment Information	Will the property being conveyed be the grantee's principal residence?							
☒ Yes ☐ No		Does transfer include personal property? If yes, identify: _____							
☐ 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									
Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
Year	20	20		Geo.	Map	Sub	Block		
Land				Zoning	Grid	Plat	Lot		
Buildings				Use	Parcel	Section	Occ. Cd.		
Total				Town Cd.	Ex. St.	Ex. Cd.			
REMARKS:									

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation

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:****THAT** for and in consideration of the sum of **NO CONSIDERATION**, 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 9/18/1998; BK SM 13159, PG 245,
Doc No. _____**TOGETHER** 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:

Simon N. Tutt
Simon N. Tutt

Frances Benton Tutt
Frances Benton Tutt
f/k/a Frances B. Holden James B. Holden

This is to certify that the within instrument has been prepared by a party to the instrument.

Simon N. Tutt
Simon N. Tutt

This is to certify that the full and actual consideration for this transfer is: \$ 0.

Simon N. Tutt
Simon N. Tutt

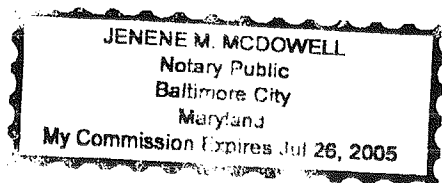
ACKNOWLEDGMENT

STATE OF Maryland
COUNTY OF Baltimore ss

On this 22nd day of March, 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

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

0013159 245

①

FEE SIMPLE-DEED-INDIVIDUAL GRANTOR-LONG FORM

Bankers Title Co., Inc.
100 West Road, Suite 400
Towson, Maryland 21204

FILE NO. 79-48-8686

TAX ID NO. 15/15-11-351270 & 15/15-18-101940

THIS DEED, MADE THIS 31st 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

0013159 246

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:

Simon N. Tutt

Hawley Rogers (Seal)
HAWLEY ROGERS

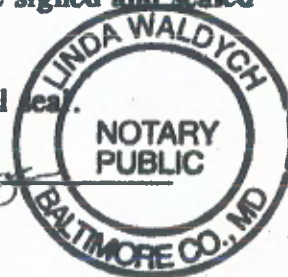
Wendy W. Rogers (Seal)
WENDY W. ROGERS

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 31st day of August 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 seal.

Linda Waldych
NOTARY PUBLIC



My Commission Expires:

3/1/02

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.

CLAB
Attorney-at-Law

008265 SEP 14 8

#5686 0013159 247

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments ☒ Deed ☐ Mortgage ☒ Other <u>Assignment</u> ☐ Deed of Trust ☐ Lease ☐ Other		IMP FD SURE \$ 5.00 RECORDING FEE 20.00 RECORDATION T 1,650.00 TR. TAX. STATE 1,650.00 TOTAL 3,325.00 Resd B401 Rct # 45911 SM SR Bk # 2378 Sep 18, 1998 01:56 PM	
2 Conveyance Type Check Box ☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms- Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9]			
3 Tax Exemptions (if Applicable) Recordation State Transfer County Transfer			
4 Consideration and Tax Calculations		Finance Office Use Only	
Consideration Amount Purchase Price/Consideration \$ <u>330,000.00</u> Any New Mortgage \$ <u>227,000.00</u> Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value \$		Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ <u>330.00</u> X (<u>1.5</u>) % = \$ <u>495.00</u> Less Exemption Amount - \$ Total Transfer Tax = \$ <u>330.00</u> Recordation Tax Consideration \$ <u>4620.00</u> X () per \$500 = \$ TOTAL DUE \$	
5 Fees		Agent: <u>BR</u> Tax Bill: <u>487.9</u> C.B. Credit: <u>2658.39</u> Ag. Tax/Other:	
6 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).		District <u>15</u> Property Tax ID No. (1) <u>15-11-351270</u> Grantor Liber/Folio <u>2983/413</u> Map Subdivision Name <u>Bowley's Quarter Company</u> Lot (3a) <u>230</u> Block (3b) <u>230</u> Sect/AR(3c) <u>9/12</u> Plat Ref. <u>9/12</u> SqFt/Acreage (4) <u>5</u> Location/Address of Property Being Conveyed (2) <u>1323 S. Seneca Road</u> Other Property Identifiers (if applicable) <u>1318-101940</u> Water Meter Account No. <u>20</u> Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Grount Rent ☐ Amount: <u>1653</u> Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: <u>1653</u> If Partial Conveyance, List Improvements Conveyed:	
7 Transferred From		Doc. 1 - Grantor(s) Name(s) <u>Hawley Rogers</u> <u>Wendy W. Rogers</u> Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Grantor(s) Name(s) <u>Simon N. Tuff</u> <u>Frances B. Holden</u> Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8 Transferred To		Doc. 1 - Grantee(s) Name(s) <u>Simon N. Tuff</u> <u>Frances B. Holden</u> New Owner's (Grantee) Mailing Address <u>1323 S. Seneca Road - Baltimore, MD 21220</u> Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Grantee(s) Name(s) <u>Freestate Mortgage Co., Inc</u> Doc. 2 - Additional Names to be Indexed (Optional) <u>Donald E. Greenwiler</u> <u>James H. Patterson</u>	
9 Other Names to Be Indexed		Instrument Submitted By or Contact Person Name: <u>Aticia Napora</u> Firm: <u>Bankers Title Company</u> Address: <u>100 West Road Suite 1400</u> <u>TH-SM, MD 21204</u> Phone: <u>410-828-5900</u> ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided	
10 Contact/Mail Information		11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information ☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence? ☒ Yes ☐ No Does transfer include personal property? If yes, identify: ☐ 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		Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification ☐ Transfer Number: <u>19</u> Date Received: <u>19</u> Deed Reference: <u>19</u> Assessed Property No.: <u>19</u> Land <u>19</u> Year <u>19</u> Geo. <u>19</u> Map <u>19</u> Sub <u>19</u> Block <u>19</u> Building <u>19</u> Zoning <u>19</u> Grid <u>19</u> Plat <u>19</u> Lot <u>19</u> Total <u>19</u> Use <u>19</u> Parcel <u>19</u> Section <u>19</u> Sec. Cd. <u>19</u> Town Cd. <u>19</u> Ex. St. <u>19</u> Ex. Cd. <u>19</u>	
REMARKS:		Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-300 (6/95)	

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 13159, p. 0247, MSA_CE62_13014, Date available 03/04/2005, Printed 03/08/2021.

416983 624

This Deed, MADE THIS 20th day of August

in the year one thousand nine hundred and EIGHTY FIVE

by and between

William J. Bryan, Jr. and Barbara Bryan, his wife

of 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 THIRTY THOUSAND AND 00/100-----
(\$***30,000.00) DOLLARS

the said PARTIES OF THE FIRST PART

DEED 14.00
H. J. R. 100.00
H. J. R. 100.00
DEED 0.00
H. J. R. 1 314.00
H. J. R. 1 1131.00
H. J. R. 1 1131.00

do 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/~~successors~~ 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:
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 WM 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 grantors.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE 8-27-85

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

JK 8-27-85
CLERK DATE

8 0238*****48000** 8202A

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

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

Witness the hand and seal of said grantor

Test:

Lee M. Snyder

William J. Bryan, Jr.
William J. Bryan, Jr. (SEAL)

Barbara Bryan
Barbara Bryan (SEAL)

STATE OF MARYLAND, County of Baltimore do wit:

I HEREBY CERTIFY, That on this 20th day of August, in the year one thousand nine hundred and EIGHTY FIVE, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared William J. Bryan, Jr. and Barbara Bryan, his wife known to me (or satisfactorily proven) to be the person whose name is 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 herunto set my hand and official seal.

My Commission expires:

7/ 1/86

Lee M. Snyder
NOTARY PUBLIC
BALTIMORE CO., MD.
Notary Public

DEC 6 983 613

(1)

This Deed, MADE THIS 20th day of Augustin 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.

WITNESSETH, That in consideration of the sum of ONE HUNDRED NINETEEN THOUSAND AND
00/100----- (\$***119,000.00) DOLLARS

the said PARTIES OF THE FIRST PART

DEED	0 #
BOOK	104.00
PAGE	1131B
DATE	08/27/85

do 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 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:

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 WM 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

JR 8-27-85
CLERK DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

DATE 8-27-85
JR

B 8242****190400** 5268A

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

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

personal representatives/

and assigns, in fee simple.

AND the said part les 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 s and seal s of said grantor s

Test:

Lee M. Snyder

William J. Bryan, Jr.
William J. Bryan, Jr. (SEAL)

Barbara Bryan
Barbara Bryan (SEAL)

STATE OF MARYLAND, County of Baltimore

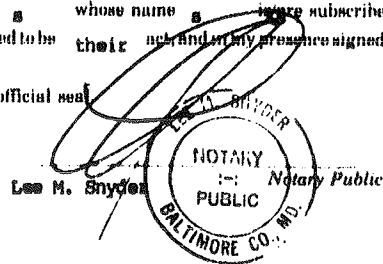
I HEREBY CERTIFY, That on this 20th day of August in the year one thousand nine hundred and EIGHTY FIVE, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared William J. Bryan, Jr. and Barbara Bryan, his wife

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 seal

My Commission expires:

7/1/86



Fidebita Title
3635 Old Court Rd
21208

This Deed, MADE THIS 30 day of January

in the year one thousand nine hundred and eighty-four

by and between

✓ MAUDE S. KIEFFER and ✓ JUDITH MARY COMOTTO

of Baltimore 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.

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.

the said parties of the first part

actual 14.00
C R TX 447.50
C DOCS 447.50
DEED 0 #
EHK JR T 909.00
H89953 COOI R02 T09:19
02/06/84

do 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/assigns and assigns

, in fee simple, all

those lot s 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 as No. 1323 SOUTH SENECA ROAD.

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.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE 23 DATE 2-2-84

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
38 2-2-84
CLERK DATE

B 032****1432D0Da 8032A

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 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 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.

WITNESS the hand and seal of said grantor

Test:

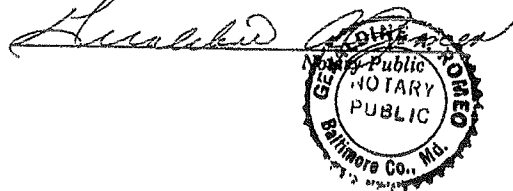
Heraldine A. Jones Maude S. Kieffer (SEAL)
MAUDE S. KIEFFER

Judith Mary Comotto (SEAL)
JUDITH MARY COMOTTO

STATE OF MARYLAND, County, to wit:
I HEREBY CERTIFY, That on this 30th day of January, in the year one thousand nine hundred and eighty-four, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared MAUDE S. KIEFFER and JUDITH MARY COMOTTO known to me (or satisfactorily proven) to be the persons whose names 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 hereunto set my hand and official seal.

My Commission expires: July 1, 1986



Rec'd for record FEB 6 1984 at 9:19
Per Elmer H. Kahline, Jr., Clerk
Mail to Barry G. Fletcher
Receipt No. 11-1-1400

No title search
No consideration

FEESIMPLEDEED-CODE--City or County

LIBER 5762 PAGE 619

TRANSFER TAX NOT REQUIRED
Walter R. Richardson
Director of Finance
BALTIMORE COUNTY, MARYLAND

Per: Maude S. Kieffer
6-9-77 Authorized Signature

This Deed, Made this

2

day of

June

in the year one thousand nine hundred and seventy seven

, by and between MAUDE S. KIEFFER

of 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 deed, do es 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 estate, 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. KIEFFER 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.

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 COMOTTO 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. Kieffer (SEAL)

(SEAL)

STATE OF MARYLAND, Baltimore County

, to wit:

BOOK 2 LL-6-11

I HEREBY CERTIFY, That on this

2

day of

June

in the year one thousand nine hundred and seventy seven

, before me, the subscriber,

a Notary Public of the State of Maryland, in and for

Baltimore County

aforesaid,

personally appeared MAUDE S. KIEFFER

the above named grantor and she acknowledged the foregoing Deed to be her act.

As Witness my hand and Notarial Seal.



1122 PM
Notary Public.
He'd for record JUN 9 1977 at

for Elmer H. Kahline, Jr., Clerk

Mail to Doris J. Fischer

Receipt No. 300

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 2-12

This Deed, Made this 15th day of April
 in the year one thousand nine hundred and seventy/ five, 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
 of the second part 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 acknow-
 ledged,
 the said THE LAURIE CORPORATION

PA 16-75 2611812 *****9.00
 PA 16-75 2611810 *****9.00

does hereby grant and convey unto the said MAUDE S. KIEFFER, for and during the
 the term of her natural life, and 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 estate, 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 afore-
 said, so much thereof as remains undisposed of unto
 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:—

~~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 Re-
 cords 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. Landman

Acting Director of Finance

Per

Authorized Signature

R. G. Smith

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 ~~make assignments~~ 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 ~~in fee simple~~ JUDITH MARY COMMOTTO, as tenants in 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 whatsoever, to encumber the property hereby conveyed; that she it will warrant specially the property granted and that she it will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor corporation and its corporate seal duly attested by its Secretary. THE LAURIE CORPORATION
Test:

[Signature]
Secretary

By: *[Signature]* [SEAL]
ELLEN W. THOMAS, Vice President



State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 10th day of April, 1975, 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 she executed the same for the purposes therein contained, and in my presence signed and sealed the same, for the grantor corporation.

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

My Commission expires:

Rec'd for record APR 16 1975 at

For Elmer H. Kahline, Jr., Clerk

Mail to Thomas L. Hennessy
Receipt No. 900



FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 40

This Deed, Made this

7th

day of

February

in the year one thousand nine hundred and seventy three, by and between John J.

Reynolds, Jr. and Mary D. Reynolds, his wife, -----, of the first part, and

Maude S. Kieffer, -----

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 John J. Reynolds and Mary D. Reynolds, his wife, -----

do--- hereby grant and convey unto the said Maude S. Kieffer -----

her -----
heirs and assigns, -----

in fee simple, all those ----- lot(s) of ground, situate, lying and being in

the County of Baltimore, State of Maryland, and described as follows, that is to say:—

Beginning for the same and being known as Lots Number 229 and 230, First Addition to Plat Number Two (#2) as shown on the Plat of Bowleys Quarter, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.H.M. 9 folio 12.

BEING the same lots of ground which by deed dated June 29, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3863 folio 499 was granted and conveyed by Shell Realty Corporation unto John J. Reynolds, Jr. and Mary D. Reynolds, his wife, the within Grantors.

008*****	21043200	21-6-83
005*****	21043300	21-6-83
0F6*****	21043400	21-6-83
0F6*****	21043400	21-6-83

AID 13 5 FEB 9

165.00 MSC

LIEB 5335 PAGE 848

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, 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 hand and seal of said grantor s.

Test:

John J. Brennan
John J. Brennan

John J. Reynolds, Jr. [SEAL]
John J. Reynolds, Jr.

Mary D. Reynolds [SEAL]
Mary D. Reynolds, his wife

State of Maryland, County of Baltimore

, to wit:

I HEREBY CERTIFY, That on this 24 day of February, 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 -----

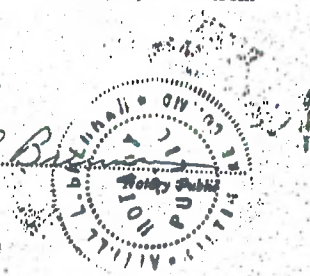
known to me (or satisfactorily proven) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission Expires for record FEB 9 1973 at -----

July 1st, 1973 by Elmer H. Kahline, Jr., Clerk

Mailed to Brennan - Brennan
Receipt No. ✓



FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 40

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

This Deed, Made this 14th 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 M. 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 lot~~so~~ of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:—

Beginning for the Being all and the same lot of ground which by Deed dated September 2, 1959, was recorded among the land records of Baltimore County, Maryland, at B.T.M. 1394, folio 13, was granted and conveyed by Leo P. McDonnell and Mary P. McDonnell, his wife, to Stanley M. Kieffer and Ethel M. Kieffer, his wife, who departed this life on April 24, 1966, intestate, and

Being all and the same lot of ground which by Deed dated December 8, 1970, and recorded among the land records for Baltimore County, Maryland, immediately prior hereto, was granted and conveyed by Stanley M. Kieffer to Nationwide Title Company, the within named grantor, for the purpose of placing the said Maude S. Kieffer's name on the title.

TRANSFER TAX NOT RECD

Walter R. Riddle

Recorder

Walter R. Riddle

Walter R. Riddle

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 ~~he~~ it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that ~~he~~ it will warrant specially the property granted and that ~~he~~ 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 hand and seal of said grantor Corporate Seal affixed

TEST:

NATIONWIDE TITLE COMPANY

by: *C. Arthur Eby* [SEAL]

Vice-President



State of Maryland, Baltimore County, to wit:

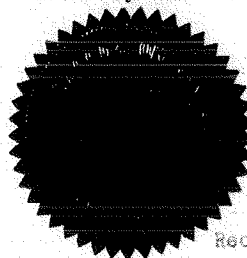
I HEREBY CERTIFY, That on this _____ day of December, 19 70, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared C. ARTHUR EBY, Vice-President of Nationwide Title Company,

known to me ~~or satisfactorily proven~~ to be the person(s) 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



Anthony J. Sacco
Notary Public

for record REC 18 1970 at 9.56 AM

W. T. Greenell, Clerk

Anthony J. Sacco
Receipt No. 334/51 8.00

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.



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,

subject to the covenants and restrictions as set forth in said deed from Bowley's Quarter Company, etc. to Leo P. McDougall, their 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:

George Pyle
George Pyle

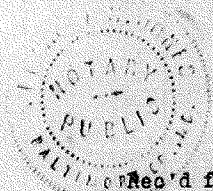
Leo P. McDougall (SEAL)
Leo P. McDougall
Mary P. McDougall (SEAL)
Mary P. McDougall

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 grantors, and they acknowledged the foregoing Deed to be their act.
As Witness my hand and Notarial Seal.



Eleanor H. Jones
Eleanor H. Jones

Notary Public.

Rec'd for record SEP 14 1959

at 2:25 P.M.

Per Walter J. Rasmussen, Clerk

Mail to

T. Lyde Mason Jr

Receipt No.

54962 \$ 6.00

Stamp 279 2004
This Deed, Made this 11th day of August

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.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations ~~Dollars~~, the receipt whereof is hereby acknowledged, the said Bowley's Quarter Company of Baltimore County doth grant and convey unto LEO P. McDOUGALL, his

heirs and assigns, in fee simple, all that ground and premises situate, lying and being in Baltimore County aforesaid and being known as Lot 3 numbered Two Hundred Thirty-one (#231) and Two Hundred Thirty-two (#232), First Addition to Flat 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.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 F. 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 7 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 § 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.

FOURTH—That at no time shall any part of the said lot § be used or occupied for the manufacture, brewing, distilling or the sale of spirituous or malt liquors, nor shall the said lot § 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 § is/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 § 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, 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 GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1510451992			
<i>Owner Information</i>					
Owner Name:		JAMISON ELIZA K		Use:	RESIDENTIAL
Mailing Address:		5265 JACKSON MOUNTAIN RD FREDERICK MD 21702-		Principal Residence:	NO
				Deed Reference:	/42837/ 00336
<i>Location & Structure Information</i>					
Premises Address:		SENECA RD 0-0000 Waterfront		Legal Description: BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0091	0023	0133	15030020.04	0000	
			Block:	Lot:	Assessment Year:
				232	2021
			Plat No:		2
			Plat Ref:		0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area 17,350 SF	
				County Use 34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
			/		
<i>Value Information</i>					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2021	07/01/2020	07/01/2021
Land:		8,600	8,600		
Improvements		0	0		
Total:		8,600	8,600	8,600	8,600
Preferential Land:		0	0		
<i>Transfer Information</i>					
Seller: TUTT SIMON N		Date: 05/13/2020		Price: \$230,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /42837/ 00336		Deed2:	
Seller: BENCZKOWSKI MELVIN R		Date: 05/13/1999		Price: \$55,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /13746/ 00225		Deed2:	
Seller: JOHNSON JAMES W		Date: 08/28/1985		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06984/ 00223		Deed2:	
<i>Exemption Information</i>					
Partial Exempt Assessments:	Class			07/01/2020	07/01/2021
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Special Tax Recapture: None					
<i>Homestead Application Information</i>					
Homestead Application Status: No Application					
<i>Homeowners' Tax Credit Application Information</i>					
Homeowners' Tax Credit Application Status: No Application				Date:	



1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. 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.

Return to:
 RESOURCE REAL ESTATE
 SERVICES, LLC
 300 Red Brook Blvd.
 Suite 300 / 20
 Owings Mills, MD 21117
 (410) 654-5550

File # RP-20-41348

DEED, FEE SIMPLE
 INDIVIDUAL GRANTOR

Tax ID # 15-1510451991 Tax ID # 15-1510451992

LR - Deed (w Taxes)
 Recording only ST20.00
 Name: holden
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 1,150.00
 LR - NR Tax - 1kd 0.00
 =====
 SubTotal: 1,210.00
 =====
 Total: 1,210.00
 05/13/2020 03:07
 CC03-CG
 #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

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.

WITNESS the hand(s) and seal(s) of Grantor

ATTEST:

Simon N Tutt, Grantor (Seal)

Frances B Holden AKA Frances B Tutt, Grantor (Seal)

STATE OF Florida, CITY/COUNTY OF Lee, to wit:

I HEREBY CERTIFY that on this 17th day of April, 2020, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Simon N Tutt and Frances B Holden AKA Frances B Tutt, known to me (or satisfactorily proven) to be the persons whose names 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 seal.

Notary Public

My Commission expires: Oct 2, 2020

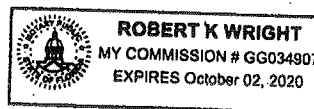


EXHIBIT "A"

**THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY
OR UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY
ADMITTED 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

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 Tutt and Frances B Holden NKA Frances B Tutt**

2. Description of Property (Street Address. If no address is available, include county, district, subdistrict and lot numbers).

Lot 232 & Lot 233 Seneca Road, Baltimore, MD 21220

3. 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 certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Deanna Karman
Witness **Deanna Karman**

S. Tutt
Simon T Tutt **April 17, 2020**
**Date

[Signature]
Signature

Witness

Frances B Holden
Frances B Holden NKA Frances B Tutt **April 17, 2020**
**Date

Signature

3b. Entity Transferors

Witness

Name of Entity

By

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 the purposes of Section 10-912.

19-49

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMOREInformation provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments		☐ Check Box if addendum Intake Form is Attached.)																																								
☒ Deed		☐ Mortgage		☐ Other		☐ Other																																				
2 Conveyance Type Check Box		☐ Improved Sale Arms-Length [1]		☐ Unimproved Sale Arms-Length [2]		☐ Multiple Accounts Arms-Length [3]																																				
3 Tax Exemptions (if applicable)		☐ Recordation		☐ State Transfer		☐ County Transfer																																				
Cite or Explain Authority																																										
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ 230,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$																																				
5 Fees		Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 40.00 State Recordation Tax \$ 1,150.00 State Transfer Tax \$ 1,150.00 County Transfer Tax \$ 3,450.00 Other \$ Other \$		Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:																																						
6 Description of Property		District 15 Property Tax ID No. (1) 1510451991 Grantor Liber/Folio 13746/225 Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)		Map Parcel No. Var. LOG		TAX ID# 15-1510451992 Location/Address of Property Being Conveyed (2) LOT 232 AND LOT 233 SENECA ROAD, BALTIMORE, MD 21220 Other Property Identifiers (if applicable) Water Meter Account No. Residential ☐ or Non-Residential ☒ Fee Simple ☒ or Ground Rent ☐ Amount: Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:																																				
7 Transferred From		Doc. 1 - Grantor(s) Name(s) SIMON N TUTT FRANCES B HOLDEN AKA FRANCES B TUTT Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Grantor(s) Name(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)																																						
8 Transferred To		Doc. 1 - Grantee(s) Name(s) ELIZA K JAMISON New Owner's (Grantee) Mailing Address 5265 JACKSON MOUNTAIN ROAD, FREDERICK, MD 21702		Doc. 2 - Grantee(s) Name(s)																																						
9 Other Names to Be Indexed		Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)																																						
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: Firm RESOURCE TITLE LLC Address: 300 RED BROOK BLVD., STE. 120, OWINGS MILLS, MD 21117 FILE# RP-20-41348 Phone: (410) 654-5550				☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided																																				
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		Assessment Information Yes ☒ No Will the property being conveyed be the grantee's principal residence? Yes ☒ No Does transfer include personal property? If yes, identify: 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 <table border="1"> <tr> <th>Terminal Verification</th> <th>Agricultural Verification</th> <th>Whole</th> <th>Part</th> <th>Tran. Process Verification</th> </tr> <tr> <td>Transfer Number</td> <td>Date Received:</td> <td>Deed Reference:</td> <td>Assigned Property No.:</td> <td></td> </tr> <tr> <td>Year</td> <td>20</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Block</td> <td></td> </tr> <tr> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> <td></td> </tr> <tr> <td>Use</td> <td>Parcel</td> <td>Section</td> <td>Occ. Cd.</td> <td></td> </tr> <tr> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> <td></td> <td></td> </tr> </table>								Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification	Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:		Year	20	20			Geo.	Map	Sub	Block		Zoning	Grid	Plat	Lot		Use	Parcel	Section	Occ. Cd.		Town Cd.	Ex. St.	Ex. Cd.		
Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification																																						
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Year	20	20																																								
Geo.	Map	Sub	Block																																							
Zoning	Grid	Plat	Lot																																							
Use	Parcel	Section	Occ. Cd.																																							
Town Cd.	Ex. St.	Ex. Cd.																																								

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42837, p. 0340, MSA CE62 42694, Date available 05/21/2020, Printed 03/08/2021.

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.PART 12-108 Date 04-30-2020

Baltimore County Cir Crt

IMP FD SURE \$40.00

RECORDING FEE \$20.00

TOTAL \$60.00

JLE LH

May 04, 2020 08:10 am

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT is made this 24th day of MARCH, 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 secondly 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.

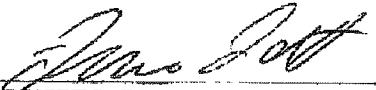
4. **BINDING EFFECT:** This agreement shall be binding upon the Declarants, the survivor of them and the survivor's personal representatives, and assigns.

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

WITNESS

 (SEAL)
SIMON N. TUTT

WITNESS

 (SEAL)
FRANCES BENTON TUTT

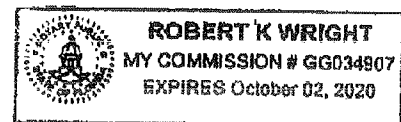
STATE OF Florida, COUNTY OF Lee, to wit:

I HEREBY CERTIFY that on this 24th day of March two thousand twenty, before me, the subscriber, a Notary Public of the State of Florida in and for the County of Lee, personally appeared SIMON N. TUTT, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and my Notarial Seal.



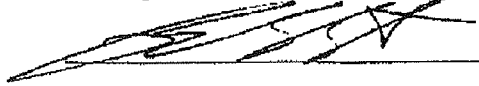
My Commission Expires: Oct 2, 2020



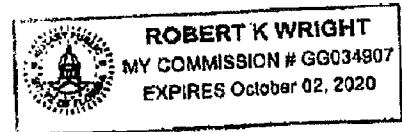
STATE OF Florida, COUNTY OF Lee to wit:

I HEREBY CERTIFY that on this 24th day of March two thousand twenty, before me, the subscriber, a Notary Public of the State of Florida in and for the County of Lee, 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



ATTORNEY CERTIFICATION

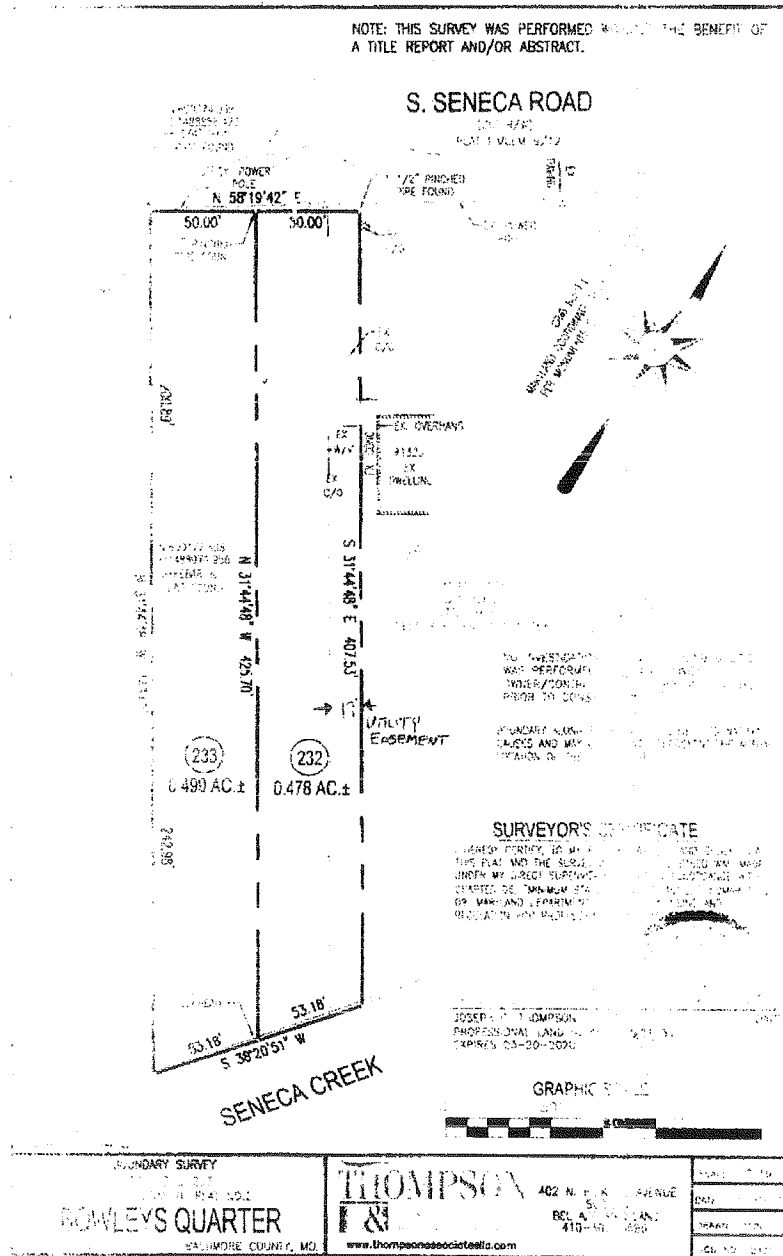
This is to certify that the within instrument was prepared by or under the supervision of the undersigned Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.



F. Michael Grace, Esquire

AFTER RECORDING RETURN TO:

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



State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County, BALTIMORE

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments		☐ Check Box if addendum Intake Form is Attached.)			
		Deed Deed of Trust	Mortgage Lease	☒ Other EASEMENT	Other _____
2 Conveyance Type Check Box		Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms- Length Sale [9]
3 Tax Exemptions (if applicable)		Recordation _____ State Transfer _____ County Transfer _____ Cite or Explain Authority _____			
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ _____ Any New Mortgage \$ 0.00 Balance of Existing Mortgage \$ _____ Other: \$ _____ Other: \$ _____ Full Cash Value: \$ _____		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ X () % = \$ _____ Less Exemption Amount - \$ _____ Total Transfer Tax = \$ _____ Recordation Tax Consideration \$ _____ X () per \$500 = \$ _____ TOTAL DUE \$ _____	
5 Fees		Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 40.00 State Recordation Tax \$ _____ State Transfer Tax \$ _____ County Transfer Tax \$ _____ Other \$ _____ Other \$ _____		Doc. 1 Doc. 2 Agent: _____ Tax Bill: _____ C.B. Credit: _____ Ag. Tax/Other: _____	
6 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).			
		District	Property Tax ID No. (1)	Grantor Liber/Folio	Map
		15	1510451992	13746/00225	
		Subdivision Name			Lot (3a)
		Block (3b)			Sect/AR (3c)
		Plat Ref.			SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)			
		1323 SOUTH SENECA ROAD, BALTIMORE, MD 21220			
		Other Property Identifiers (if applicable)			Water Meter Account No.
		Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: _____			
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: _____			
		If Partial Conveyance, List Improvements Conveyed: _____			
7 Transferred From		Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	
		SIMON N. TUTT			
		FRANCES BENTON TUTT AKA FRANCES B. HOLDEN			
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)		Doc. 2 – Owner(s) of Record, if Different from Grantor(s)	
8 Transferred To		Doc. 1 – Grantee(s) Name(s)		Doc. 2 – Grantee(s) Name(s)	
		SIMON N. TUTT			
		FRANCES BENTON TUTT AKA FRANCES B. HOLDEN			
		New Owner's (Grantee) Mailing Address _____			
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional)		Doc. 2 – Additional Names to be Indexed (Optional)	
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: _____ Firm RESOURCE TITLE LLC Address: 300 RED BROOK BLVD., STE. 120, OWINGS MILLS, MD 21117 FILE# RP-20-41348 Phone: (410) 654-5550 ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided			
11 Assessment Information		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? ☐ Yes ☒ No Does transfer include personal property? If yes, identify: _____ ☐ 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 Terminal Verification Agricultural Verification Whole Part Tran. Process Verification Transfer Number Date Received: Deed Reference: Assigned Property No.: Year 20 20 Geo. Map Sub Block Land Zoning Grid Plat Lot Buildings Use Parcel Section Occ. Cd. Total Town Cd. Ex. St. Ex. Cd.			
		REMARKS:			

Space Reserved for Circuit Court Clerk Recording Validation

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42769, p. 0142, MSA, CE62, 42626, Date available 05/12/2020, Printed 03/08/2021

Space Reserved for County Validation

FEE SIMPLE-DEED-INDIVIDUAL GRANTOR-LONG FORM

Bankers Title Co., Inc.
 100 West Road, Suite 400
 Towson, Maryland 21204
 (410) 822-5900

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.

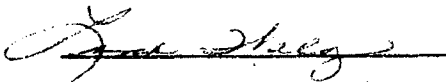
TOGETHER WITH the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

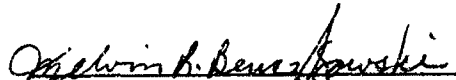
TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as joint tenants and not as tenants ^{in common, their} by the entirety, their assigns, heirs, executors of them and unto the survivor's personal representatives and assigns, forever in fee simple.

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.

WITNESS the hand(s) and seal(s) of said grantor(s)

Test:



 (Seal)
MELVIN R. BENCZKOWSKI

STATE OF Maryland, CITY/COUNTY OF Baltimore, to wit:

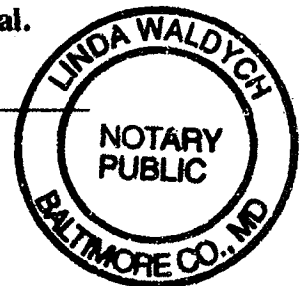
I HEREBY CERTIFY, That on this 12th day of April in the year one thousand nine hundred and ninety-nine the subscriber, a Notary Public of the State aforesaid, personally appeared MELVIN R. BENCZKOWSKI, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within 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.

My Commission Expires:

3/1/02


NOTARY PUBLIC



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.


Attorney-at-Law
LAURIE E. DILKS, ESQ.

#9546

018131 MAY-65

0013756 228

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City & County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

1 Type(s) of Instruments ☐ Deed ☐ Mortgage ☐ Other ☐ Other		2 FD SURE \$ RECORDING FEE 20.00 RECORDATION 275.00 TX TAX STATE 275.00 TOTAL 575.00 New Bond Rpt # 56898 SH SR Blk # 1743 May 13, 1999 02:11 PM	
3 Conveyance Type Check Box ☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale (9)		4 Tax Exemptions (if Applicable) Recordation ☐ State Transfer ☐ County Transfer ☐	
5 Consideration and Tax Calculations		6 Finance Office Use Only	
Purchase Price/Consideration \$ <u>55,000.00</u> Any New Mortgage \$ <u>0</u> Balance of Existing Mortgage \$ <u>0</u> Other: \$ <u>0</u> Other: \$ <u>0</u> Full Cash Value \$ <u>0</u>		Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ <u>55,000</u> X () % = \$ <u>825</u> Less Exemption Amount - \$ <u>0</u> Total Transfer Tax = \$ <u>825.00</u> Recordation Tax Consideration \$ <u>0</u> X () per \$500 = \$ <u>0</u> TOTAL DUE \$ <u>0</u>	
7 Fees		8 Description of Property	
Amount of Fees <u>Dec. 1</u> Recording Charge \$ <u>20.00</u> Surcharge \$ <u>5.00</u> State Recordation Tax \$ <u>275.00</u> State Transfer Tax \$ <u>275.00</u> County Transfer Tax \$ <u>825.00</u> Other \$ <u>0</u> Other \$ <u>0</u>		District <u>15</u> <u>1515-10-431443</u> <u>6984/223</u> Subdivision Name <u>Bowley's Quarter</u> Lot (3a) <u>282-283</u> Block (3b) <u>1000/AR/30</u> Parcel No. <u>WHM 9/12</u> Location Address of Property Being Conveyed (2) <u>Seneca Rd.</u> Other Property Identifiers (if applicable) <u>0</u>	
9 Transferred From		10 Transferred To	
Dec. 1 - Grantor(s) Name(s) <u>Melvin R. Benz Kowski</u> Dec. 1 - Owner(s) of Record, if Different from Grantor(s) <u>0</u> Dec. 2 - Grantor(s) Name(s) <u>0</u> Dec. 2 - Owner(s) of Record, if Different from Grantor(s) <u>0</u>		Dec. 1 - Grantor(s) Name(s) <u>Simon A. Tull</u> Dec. 1 - Owner(s) of Record, if Different from Grantor(s) <u>0</u> Dec. 2 - Grantor(s) Name(s) <u>Frances B. Holden</u> Dec. 2 - Owner(s) of Record, if Different from Grantor(s) <u>0</u> New Owner's (Grantee's) Mailing Address <u>10 Silver Hill Ct, Perry Hall, Md 21128</u>	
11 Other Names to Be Indexed		12 Contact/Rel Information	
Dec. 1 - Additional Names to be Indexed (Optional) <u>0</u> Dec. 2 - Additional Names to be Indexed (Optional) <u>0</u>		Name: <u>Michelle</u> # <u>9546</u> Firm: <u>Bankers Title Co.</u> Address: <u>100 West Rd, Ste 400</u> <u>Towson, MD 21204</u> Phone: <u>(410) 828-5900</u> ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided	
13 Assessment Information		14 Assessment Use Only - Do Not Write Below This Line	
Yes ☐ No ☐ Will the property being conveyed be the grantee's principal residence? Yes ☐ No ☐ Does transfer include personal property? If yes, identify: <u>0</u> Yes ☐ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).		Agricultural Verification ☐ Whole ☐ Part ☐ Trans. Process Verification ☐ Date Received: <u>0</u> Deed Reference: <u>0</u> Assessed Property No.: <u>0</u> Map <u>0</u> Sub <u>0</u> Block <u>0</u> Grid <u>0</u> Plat <u>0</u> Lot <u>0</u> Use <u>0</u> Parcel <u>0</u> Section <u>0</u> Occ. Cd. <u>0</u> Town Cd. <u>0</u> Ex. St. <u>0</u> Ex. Cd. <u>0</u>	

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SW-43746, p. 0228, MISA_CE62_13601 Date available 03/08/2005, printed 04/05/2021

This Deed, MADE THIS 21st day of August

in the year one thousand nine hundred and eighty-five

by and between

✓ SOPHIA JOHNSON, WIDOW,,

of ✓ Baltimore County, State of Maryland, party

of the first part, and

✓ MELVIN R. BENCZKOWSKI, Party

of the second part.

WITNESSETH, That in consideration of the sum of Forty Thousand Dollars (\$40,000.00)

the said party of the first part

GRANTOR	10.00
GRANTEE	200.00
DEED	200.00
GRANTOR	0.00
GRANTEE	414.00
DEED	414.00
TOTAL	1028.00
DATE	8/28/85

does grant and convey to the said party of the second part, his

personal representatives/assigns and assigns

, in fee simple, all

those lots of ground situate 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.

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 lots of ground described in a Deed dated October 23, 1969 and recorded among the Land Records of Baltimore County in Liber O.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.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE 8-28-85

CLERK

DATE

0 110*****6409000 020WA

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

party of the second part, his personal representatives/assigns 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 hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor;

Test:

Susan Kikola

Sophia Johnson (REAL)
Sophia Johnson

_____ (REAL)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 31st day of August August, in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

Sophia Johnson known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

Susan Kotecki-Kikola Notary Public
Susan Kotecki-Kikola

My Commission expires:

July 1, 1986

Edward Rydzynski

DE 6984 223

This Deed, MADE THIS 21st day of August

in the year one thousand nine hundred and eighty-five

by and between

✓ SOPHIA JOHNSON, WIDOW,,

of ✓ Baltimore County, State of Maryland, party

of the first part, and

✓ MELVIN R. BENCZKOWSKI, Party

of the second part.

WITNESSETH, That in consideration of the sum of Forty Thousand Dollars (\$40,000.00)

the said party of the first part

DEED	14.00
STATE TAX	200.00
NOTES	200.00
DEED	0.00
STATE TAX	414.00
NOTES	414.00
TOTAL	828.00
DATE	8/28/85

does grant and convey to the said party of the second part, his

personal representatives/~~successors~~ and assigns, in fee simple, all

those lots of ground situate 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.

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 lots of ground described in a Deed dated October 23, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.O. 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.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATIONAGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE 8-28-85

CLERK

DATE

C 110*****64090AA 528-A

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

party of the second part, his personal representatives/assigns 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 hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor;

Test:

Susan Kikola

Sophia Johnson (REAL)
Sophia Johnson

(REAL)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 31st day of August August, in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

Sophia Johnson known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

Susan Kotecki-Kikola
Susan Kotecki-Kikola Notary Public

My Commission expires:

July 1, 1986

Edward Rydzynski

This Deed, Made this

23rd day of October

in the year one thousand nine hundred and sixty-nine, by and between PAUL F. COLGAN,
single, - - - - -

✓ - - - - - ✓ - - - - - , of the first part, and
JAMES W. JOHNSON and SOPHIA JOHNSON, his wife, of Baltimore City, State
of Maryland, - - - - -

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 ack-
nowledged, - - - - -

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:—

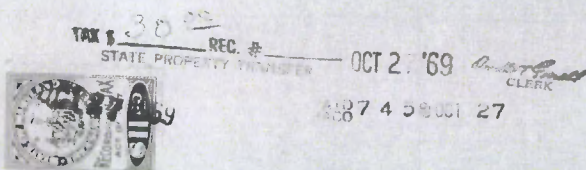
Beginning for the first, being known as Lot numbered 232, First Addition
to Plat number Two (2) as shown on the Plat of the property of Bowley's
Quarter Company of Baltimore County, which Plat is duly filed among the
Land Records of Baltimore County, in Plat Book W.H.M. No.9, folio 12.

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 grantor.

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.



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

Witness the hand and seal of said grantor

Test:

Alfred L. Brennan
Alfred L. Brennan

Paul F. Colgan
Paul F. Colgan

[SEAL]

[SEAL]

State of Maryland, BALTIMORE COUNTY -----, to wit:

I HEREBY CERTIFY, That on this *22nd* day of *October*, 1969,

before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County -----, personally appeared PAUL F. COLGAN -----

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 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 expires:

7-1-70

Rec'd for record OCT 27 1969 at *9:53 A.M.*

Per Orville T. Connell, Clerk

Mail to *Brennan & Brennan*

Receipt No. *275-553* \$8

Alfred L. Brennan
Alfred L. Brennan

Notary Public

This Deed, Made this 4th 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, - - - - -

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

~~Beginning for the~~ 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 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.



PAID - Baltimore County, Md. - Office of Register

5-561 4469	•	11994 PPG-	25.00
5-561 4469	•	11994 PPG-	25.00

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

Paul F. Colgan, single, his- - - - - heirs and assigns, in fee simple.

And the said part 1es 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:

John D. Brennan
John D. Brennan

Sophia Johnson (SEAL)
Sophia Johnson
James W. Johnson (SEAL)
James W. Johnson

STATE OF MARYLAND, BALTIMORE COUNTY- - - -, to wit:

I HEREBY CERTIFY, That on this 4th day of May- - - - - in the year one thousand nine hundred and Sixty-one- - - - -, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County- - - - aforesaid, personally appeared JAMES W. JOHNSON and SOPHIA JOHNSON, his wife, - - - -

the above named grantors, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Dolores E. Stunz
Dolores E. Stunz, Notary Public.

Rec'd for record, MAY 5, 1961 at 2nd My Commission expires May 6, 1963
Per Walter J. R... Clerk
Mail to Deuster Boone Register Bureau Cont
Receipt No. 164846 \$ 55.00

This Deed, Made this 20th 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 Baltimore County - - - - - , aforesaid, and described as follows, that is to say:—

~~BEING~~ BEING known as Lot numbered 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 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 — Baltimore County, Md. — Office of Register

3-22-61 3315 • •9444 PPF— 40.00
3-22-61 3315 • •9444 PPF— 40.00



FEE-SIMPLE DEED—CODE—City or County—40

23rd and
Stamps

This Deed, Made this 13th 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 - - - - -
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 BERNARD C. McDOUGALL and IRENE M. McDOUGALL, his wife - - - - -

do 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- - - of the ground, situate, lying and being in
Baltimore County - - - - - ,aforesaid, and described as follows, that is to say:—

~~Beginning at~~ BEING known as Lot numbered 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 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.



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- - - - - 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:

John N. McGuire
John N. McGuire

Bernard C. McDougall (SEAL)
Bernard C. McDougall

Irene M. McDougall (SEAL)
Irene M. McDougall

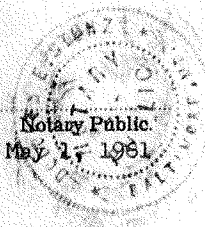
STATE OF MARYLAND, BALTIMORE COUNTY - - - -, to wit:

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. McDUGALL and IRENE M. McDUGALL, his wife,

the above named grantors, and and acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Dolores E. Stanz
Dolores E. Stanz
My Commission Expires May 15 1961



Rec'd for record AUG 14 1959 at 10¹⁵ AM
Per Walter J. Rasmussen, Clerk
Mail to *Maguire & Brennan*
Receipt No. 56711 \$ 600

Stamps 500 each

LIBER 3577 PAGE 215

This Deed, Made this - - - 11th - - - day of August - - - - -
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.

Witnesseth, that in consideration of the sum of Five Dollards and other good and
valuable considerations - - - - - Dollars, the receipt
whereof is hereby acknowledged, the said Bowley's Quarter Company of Baltimore County doth grant
and convey unto BERNARD C. McDOUGALL and IRENE M. McDOUGALL, his wife, their



- - - - - 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.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 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 parties 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.

FOURTH—That at no time shall any part of the said lot - be used or occupied for the manufacture, brewing, distilling or the sale of spirituous or malt liquors, nor shall the said lot - 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 - is ~~216~~ 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.

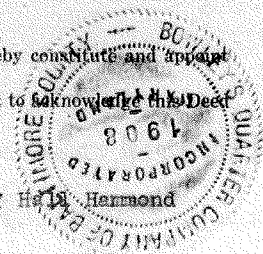
SIXTH—That neither said lot - nor any part thereof shall be sold, leased, transferred to or permitted to be occupied by any negro, Chinaman, Japanese, or person of negro, Chinese or Japanese descent; this restriction not to include servants or employees of the owner or occupant of said lot -

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.

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 Deed before any one legally authorized to take said acknowledgment.

As Witness, the corporate seal of said body corporate, and the signature of Hall Hammond the President thereof.



Signed, sealed and delivered
in the presence of

Ronald C. Thompson
Ronald C. Thompson

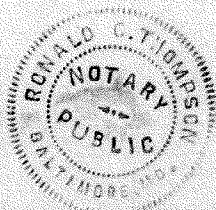
Hall Hammond
President of Bowley's Quarter Company
of Baltimore County
Hall Hammond

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I hereby certify that on this - - - 11th - - - day of August - - - - - 19 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
Ronald C. Thompson Notary Public

My Commission expires May 1st, 1961.



Rec'd for record AUG 14 1959 at 10¹⁷ AM
Per Walter J. Rasmussen, Clerk
Mail to Maguire & Brennan
Receipt No. 56710 \$ 750

FREE-SIMPLE DEED—CODE—City or County—48

2-28-59

This Deed, Made this 13th day of July, - - - - -
 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
 JAMES W. JOHNSON and SOPHIA JOHNSON, 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 of which is hereby acknowledged,
 the said LEO P. McDOUGALL and MARY P. McDOUGALL, his wife - - - - -

do- -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 - - of the ground, situate, lying and being in
 Baltimore County - - - - -, aforesaid, and described as follows, that is to say:—

~~Beginning for the~~ BEING known as Lot number 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 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.



Stamps 2⁰⁰ each

LIBER 3577 PAGE 210

This Deed, Made this 11th day of August
 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.

Witnesseth, that in consideration of the sum of Five Dollars and other good and
 valuable considerations ~~Dollars~~, the receipt
 whereof is hereby acknowledged, the said Bowley's Quarter Company of Baltimore County doth grant
 and convey unto LEO P. McDOUGALL, his

heirs and assigns, in fee simple, all that ground and premises
 situate, lying and being in Baltimore County aforesaid and being known as Lot 8 numbered
 Two Hundred Thirty-one (#231) and Two Hundred Thirty-two (#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 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 s be used or occupied for the manufacture, brewing, distilling or the sale of spirituous or malt liquors, nor shall the said lot s 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 s ~~is~~/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 s 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 s.

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.

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 Deed before any one legally authorized to take said acknowledgment.

As Witness, the corporate seal of said body corporate, and the signature of Hall Hammond the President thereof.



Signed, sealed and delivered
in the presence of

Ronald C. Thompson
Ronald C. Thompson

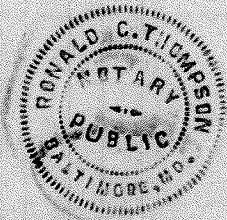
Hall Hammond
President of Bowley's Quarter Company
of Baltimore County
Hall Hammond

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I hereby certify that on this - - - 11th - - - 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
Ronald C. Thompson Notary Public

My Commission expires May 1st, 1961.



Rec'd for record AUG 14 1959 at 10¹⁵ AM
Per Walter J. Rasmussen, Clerk
Mail to *Maguire & Brennan*
Receipt No. *56708* \$ *7.00*

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

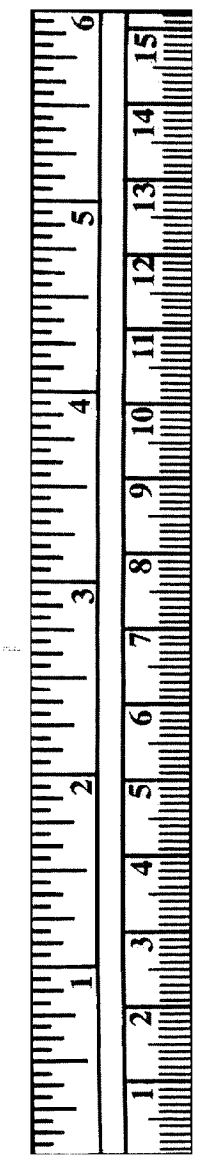
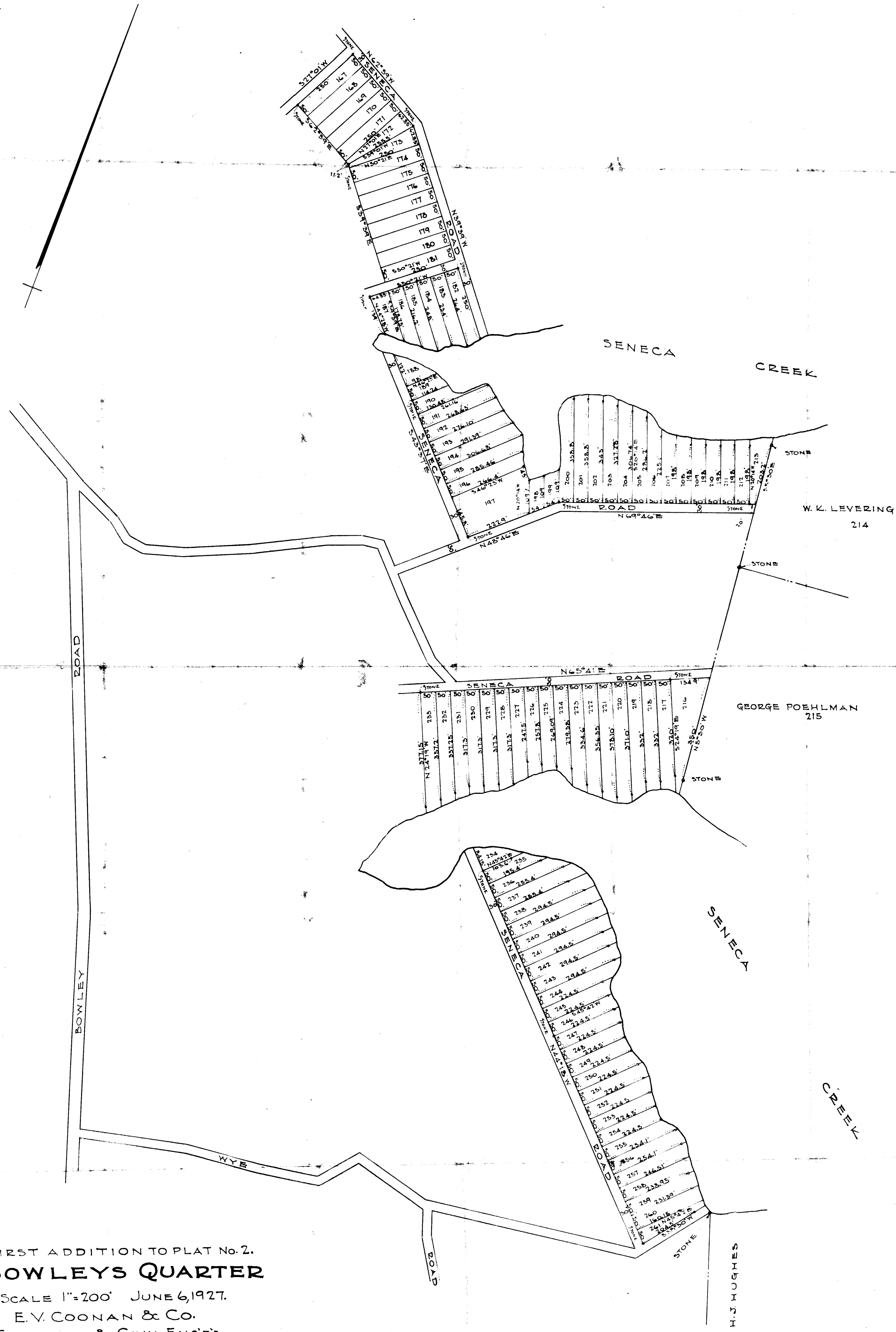
C-RDP large scale

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

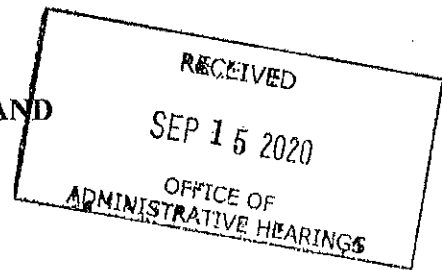
BALTIMORE COUNTY CIRCUIT COURT (Plats) Plat Book LMCLM 9, p. 12, MSA_C2136_2885. Date available 1928/07/03. Printed 04/29/2021.

FIRST ADDITION TO PLAT No. 2.
BOWLEYS QUARTER
SCALE 1"=200' JUNE 6, 1927.
E. V. COONAN & CO.
SURVEYORS & CIVIL ENGR'S.
231 COURTLAND ST.
BALTIMORE, MD.



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 State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

The subject property is located within a Limited Development Area (LDA) and 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

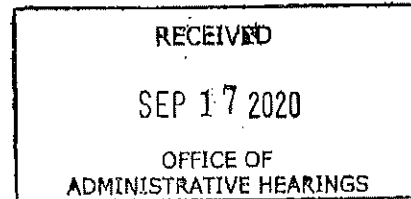
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/10/2020

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 yard (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:

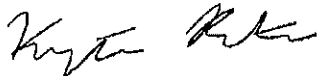
- a. Side Yard Setbacks – No objections

- 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.

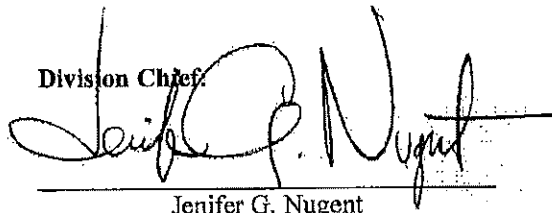
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief



Jenifer G. Nugent

CPG/JGN/KP/

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None										
Account Identifier:			District - 15 Account Number - 2500000187							
Owner Information										
Owner Name:			OLAYA HENRY A LJUNGGREN KAREN				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:			1315 S SENECA RD BALTIMORE MD 21220-4035				Deed Reference:		/38491/ 00136	
Location & Structure Information										
Premises Address:			1317 S SENECA RD BALTIMORE 21220-4035 Waterfront				Legal Description:		1.878AC W/END S SENECA RD GOOSE HARBOR INLET	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0098	0005	0010	15030020.04	0000			2	2021	Plat Ref:	
Town: None										
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1960			1,376 SF				1.8800 AC		34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
1	NO	STANDARD UNIT	BLOCK/	3	2 full	1Att/1Carport				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2021		As of 07/01/2020		As of 07/01/2021	
Land:			244,000		244,000					
Improvements			123,000		130,200					
Total:			367,000		374,200		367,000		369,400	
Preferential Land:			0		0					
Transfer Information										
Seller: GALE KAREN L				Date: 01/10/2017				Price: \$375,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /38491/ 00136				Deed2:		
Seller: GALE RICHARD J JR				Date: 11/20/2012				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /32807/ 00477				Deed2:		
Seller: GALE RICHARD J JR/KAREN L				Date: 06/13/2006				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /23998/ 00617				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2020		07/01/2021			
County:			000		0.00					
State:			000		0.00					
Municipal:			000		0.00 0.00		0.00 0.00			
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
----------	----------------------------	------------------------------

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1511351270

Owner Information

Owner Name:	ANDERSON ANTHONY WAYNE ANDERSON IRENE DENISE	Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	1323 S SENECA RD BALTIMORE MD 21220-4035	Deed Reference:	/43089/ 00410

Location & Structure Information

Premises Address:	1323 S SENECA RD BALTIMORE 21220-4035 Waterfront	Legal Description:	1323 S SENECA RD BOWLEYS QUARTERS
-------------------	--	--------------------	--------------------------------------

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
 0091 0023 0133 15030020.04 0000 231 2021 Plat Ref: 0009/ 0012

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1963 3,120 SF 16,350 SF 34

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 2 NO STANDARD UNIT SIDING/ 4 2 full/ 1 half 1 Detached

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	198,000	198,000		
Improvements	202,200	350,400		
Total:	400,200	548,400	400,200	449,600
Preferential Land:	0	0		

Transfer Information

Seller: TUTT SIMON N	Date: 06/30/2020	Price: \$457,000
Type: ARMS LENGTH MULTIPLE	Deed1: /43089/ 00410	Deed2:
Seller: ROGERS HAWLEY	Date: 09/18/1998	Price: \$330,000
Type: ARMS LENGTH MULTIPLE	Deed1: /18151/ 00358	Deed2:
Seller: BRYAN WILLIAM J,JR	Date: 08/27/1985	Price: \$119,000
Type: ARMS LENGTH IMPROVED	Deed1: /06983/ 00613	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/05/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None										
Account Identifier:			District - 15 Account Number - 2500000186							
Owner Information										
Owner Name:			LAZO JOSE A LAZO BECY Y				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:			1315 S SENECA RD MIDDLE RIVER MD 21220-4035				Deed Reference:		/41667/ 00275	
Location & Structure Information										
Premises Address:			1315 S SENECA RD MIDDLE RIVER 21220-4035				Legal Description:		20.817AC W/END S SENECA RD GOOSE HARBOR INLET	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0098	0005	0511	15030020.04	0000			1	2021	Plat Ref:	
Town: None										
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2008			4,626 SF		1000 SF		20.8200 AC		34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
2	YES	STANDARD UNIT	SIDING/	5	5 full/ 2 half	1 Attached				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2021		As of 07/01/2020		As of 07/01/2021	
Land:			530,800		530,800					
Improvements			557,300		760,700					
Total:			1,088,100		1,291,500		1,088,100		1,155,900	
Preferential Land:			0		0					
Transfer Information										
Seller: SANTOS MANUEL				Date: 07/24/2019				Price: \$1,100,000		
Type: ARMS LENGTH IMPROVED				Deed1: /41667/ 00275				Deed2:		
Seller: SANTOS MANUEL				Date: 02/13/2017				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /38626/ 00030				Deed2:		
Seller: GALE RICHARD J JR				Date: 12/09/2016				Price: \$700,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /38374/ 00385				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2020			07/01/2021			
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00			0.00 0.00			
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1510451991			
Owner Information					
Owner Name:		JAMISON ELIZA K		Use:	RESIDENTIAL
				Principal Residence:	NO
Mailing Address:		5265 JACKSON MOUNTAIN RD FREDERICK MD 21702-		Deed Reference:	/42837/ 00336
Location & Structure Information					
Premises Address:		SENECA RD 0-0000 Waterfront		Legal Description: BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	233 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
					18,350 SF 34
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
/					
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of As of
			01/01/2021		07/01/2020 07/01/2021
Land:	9,100		9,100		
Improvements	0		0		
Total:	9,100		9,100		9,100 9,100
Preferential Land:	0		0		
Transfer Information					
Seller: TUTT SIMON N		Date: 05/13/2020		Price: \$230,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /42837/ 00336		Deed2:	
Seller: BENCZKOWSKI MELVIN R		Date: 05/13/1999		Price: \$55,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /13746/ 00225		Deed2:	
Seller: JOHNSON JAMES W		Date: 08/28/1985		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06984/ 00223		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1510451992			
Owner Information					
Owner Name:		JAMISON ELIZA K		Use:	RESIDENTIAL
				Principal Residence:	NO
Mailing Address:		5265 JACKSON MOUNTAIN RD FREDERICK MD 21702-		Deed Reference:	/42837/ 00336
Location & Structure Information					
Premises Address:		SENECA RD 0-0000 Waterfront		Legal Description:	BOWLEYS QUARTERS
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	232 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
					17,350 SF 34
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
/					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2021	07/01/2020	07/01/2021
Land:		8,600	8,600		
Improvements		0	0		
Total:		8,600	8,600	8,600	8,600
Preferential Land:		0	0		
Transfer Information					
Seller: TUTT SIMON N		Date: 05/13/2020		Price: \$230,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /42837/ 00336		Deed2:	
Seller: BENCZKOWSKI MELVIN R		Date: 05/13/1999		Price: \$55,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /13746/ 00225		Deed2:	
Seller: JOHNSON JAMES W		Date: 08/28/1985		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06984/ 00223		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2020		07/01/2021
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00		0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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3. Deleted accounts can only be selected by Property Account Identifier.

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None											
Account Identifier:				District - 15 Account Number - 1518101940							
Owner Information											
Owner Name:				ANDERSON ANTHONY WAYNE ANDERSON IRENE DENISE				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:				1323 S SENECA RD BALTIMORE MD 21220-4035				Deed Reference:		/43089/ 00410	
Location & Structure Information											
Premises Address:				SENECA RD 0-0000 Waterfront				Legal Description:		NEW SECTION RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2	
0091	0023	0133	15030020.04	0000			230	2021	Plat Ref:	0009/ 0012	
Town: None											
Primary Structure Built				Above Grade Living Area				Finished Basement Area		Property Land Area 15,850 SF	
										County Use 34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
/											
Value Information											
				Base Value		Value		Phase-In Assessments			
						As of 01/01/2021		As of 07/01/2020		As of 07/01/2021	
Land:				7,900		7,900					
Improvements				0		0					
Total:				7,900		7,900		7,900		7,900	
Preferential Land:				0		0					
Transfer Information											
Seller: TUTT SIMON N				Date: 06/30/2020				Price: \$457,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /43089/ 00410				Deed2:			
Seller: ROGERS HAWLEY				Date: 09/18/1998				Price: \$330,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /18151/ 00356				Deed2:			
Seller: BRYAN WILLIAM J,JR				Date: 08/27/1985				Price: \$30,000			
Type: ARMS LENGTH IMPROVED				Deed1: /06983/ 00624				Deed2:			
Exemption Information											
Partial Exempt Assessments:				Class		07/01/2020		07/01/2021			
County:				000		0.00					
State:				000		0.00					
Municipal:				000		0.00 0.00		0.00 0.00			
Special Tax Recapture: None											
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application								Date:			

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3. Deleted accounts can only be selected by Property Account Identifier.

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 15 Account Number - 1511351270
Owner Information		
Owner Name:	ANDERSON ANTHONY WAYNE ANDERSON IRENE DENISE	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	1323 S SENECA RD BALTIMORE MD 21220-4035	Deed Reference: /43089/ 00410
Location & Structure Information		
Premises Address:	1323 S SENECA RD BALTIMORE 21220-4035 Waterfront	Legal Description: 1323 S SENECA RD BOWLEYS QUARTERS
Map:	Grid:	Parcel:
0091	0023	0133
Neighborhood:	Subdivision:	Section:
15030020.04	0000	
Block:	Lot:	Assessment Year:
	231	2021
Plat No: 2		Plat Ref: 0009/ 0012
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1963	3,120 SF	
Property Land Area	County Use	
16,350 SF	34	
Stories	Basement	Type
2	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of 01/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	548,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	198,000	198,000
Improvements	202,200	350,400
Total:	400,200	

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1600012575			
Owner Information					
Owner Name:		HOCK JAMES NICHOLAS III		Use: RESIDENTIAL YES	
Mailing Address:		1331 S SENECA ROAD BALTIMORE MD 21220-4035		Deed Reference: /39280/ 00028	
Location & Structure Information					
Premises Address:		1331 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description: LT 228-229 50 E NEW SECTION RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0091	0023	0133	15030020.04	0000	228 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1959		1,145 SF		31,700 SF	
Property Land Area		County Use			
31,700 SF		34			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	BRICK/	3	1 full
Garage		Last Notice of Major Improvements			
1Det/1Carport					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2021		07/01/2020	
				As of	
				07/01/2021	
Land:	201,900	201,900			
Improvements	107,800	114,200			
Total:	309,700	316,100		309,700 311,833	
Preferential Land:	0	0			
Transfer Information					
Seller: CATAGGIO PATRICIA TRUSTEE		Date: 08/14/2017		Price: \$325,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39280/ 00028		Deed2:	
Seller: JOHNSON JAMES W		Date: 06/30/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39172/ 00354		Deed2:	
Seller:		Date:		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05335/ 00849		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2020 07/01/2021	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
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3. Deleted accounts can only be selected by Property Account Identifier.

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1600012575			
Owner Information					
Owner Name:		HOCK JAMES NICHOLAS III		Use:	RESIDENTIAL
Mailing Address:		1331 S SENECA ROAD BALTIMORE MD 21220-4035		Principal Residence:	YES
				Deed Reference:	/39280/ 00028
Location & Structure Information					
Premises Address:		1331 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description:	LT 228-229 50 E NEW SECTION RD BOWLEYS QUARTERS
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0091	0023	0133	15030020.04	0000	228 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
1959		1,145 SF			31,700 SF 34
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
1	NO	STANDARD UNIT	BRICK/	3	1 full 1Det/1Carport
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of As of
			01/01/2021		07/01/2020 07/01/2021
Land:	201,900		201,900		
Improvements	107,800		114,200		
Total:	309,700		316,100		309,700 311,833
Preferential Land:	0		0		
Transfer Information					
Seller: CATAGGIO PATRICIA TRUSTEE		Date: 08/14/2017		Price: \$325,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39280/ 00028		Deed2:	
Seller: JOHNSON JAMES W		Date: 06/30/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39172/ 00354		Deed2:	
Seller:		Date:		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05335/ 00849		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2020		07/01/2021
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00		0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
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 GroundRent Redemption		View GroundRent Registration		
Special Tax Recapture: None						
Account Identifier:		District - 15 Account Number - 1505840120				
Owner Information						
Owner Name:	SOWERS GREGORY J SOWERS LINDA C		Use:	RESIDENTIAL		
Mailing Address:	1333 S SENECA RD BALTIMORE MD 21220-4035		Principal Residence:	YES		
			Deed Reference:	/13399/ 00453		
Location & Structure Information						
Premises Address:	1333 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description:	1333 S SENECA RD SS BOWLEYS QUARTERS		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2	
0091	0023	0133	15030020.04	0000	227 2021 Plat Ref: 0009/ 0012	
Town: None						
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area County Use	
2004	2,784 SF				15,650 SF 34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements	
2	YES	STANDARD UNIT	SIDING/	4	2 full/ 1 half	
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2021	07/01/2020	07/01/2021		
Land:	197,900	197,900				
Improvements	314,100	334,200				
Total:	512,000	532,100	512,000	518,700		
Preferential Land:	0	0				
Transfer Information						
Seller: KONTOS NICHOLAS L		Date: 12/24/1998		Price: \$231,000		
Type: ARMS LENGTH IMPROVED		Deed1: /13399/ 00453		Deed2:		
Seller: KONTOS NICHOLAS L		Date: 02/28/1994		Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /10372/ 00482		Deed2:		
Seller: EURICE ROBERT P		Date: 01/14/1985		Price: \$87,400		
Type: ARMS LENGTH IMPROVED		Deed1: /06855/ 00037		Deed2:		
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021		
County:	000	0.00				
State:	000	0.00				
Municipal:	000	0.00 0.00		0.00 0.00		
Special Tax Recapture: None						
Homestead Application Information						
Homestead Application Status: Approved 09/29/2011						
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 GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 15 Account Number - 1502202271
Owner Information		
Owner Name:	KIMBLE JAMES KIMBLE DEBRA	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	1335 S SENECA RD BALTIMORE MD 21220-4035	Deed Reference: /19742/ 00800
Location & Structure Information		
Premises Address:	1335 S SENECA RD BALTIMORE 21220-4035 Waterfront	Legal Description: BOWLEYS QUARTERS
Map:	Grid:	Parcel:
0091	0023	0133
Neighborhood:	Subdivision:	Section:
15030020.04	0000	
Block:	Lot:	Assessment Year:
	226	2021
Plat No:	2	
Plat Ref:	0009/ 0012	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2005	3,660 SF	
Property Land Area	County Use	
12,600 SF	34	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	3 full
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2021
Land:	197,100	197,100
Improvements	403,100	428,900
Total:	600,200	626,000
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
600,200		608,800
Preferential Land:	0	0
Transfer Information		
Seller: DELMARVA DEVELOPMENT CORP	Date: 03/16/2004	Price: \$216,000
Type: ARMS LENGTH IMPROVED	Deed1: /19742/ 00800	Deed2:
Seller: BEAVERS WARREN G	Date: 06/18/2003	Price: \$50,000
Type: ARMS LENGTH IMPROVED	Deed1: /18225/ 00215	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
0.00 0.00		
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		
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 GroundRent Redemption					View GroundRent Registration				
Special Tax Recapture: None												
Account Identifier:			District - 15 Account Number - 1503670870									
Owner Information												
Owner Name:			KOLUCH MARY F KOLUCH KEVIN					Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:			1337 S SENECA RD BALTIMORE MD 21220-4035					Deed Reference:		/20037/ 00557		
Location & Structure Information												
Premises Address:			1337 S SENECA RD BALTIMORE 21220-4035 Waterfront					Legal Description:		1337 S SENECA RD BOWLEYS QUARTERS		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2		
0091	0023	0133	15030020.04	0000			225	2021	Plat Ref:	0009/ 0012		
Town: None												
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area		County Use	
2005			2,640 SF						13,150 SF		34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements					
2	YES	STANDARD UNIT	SIDING/	4	3 full	1 Attached						
Value Information												
			Base Value		Value		Phase-in Assessments					
					As of		As of		As of			
					01/01/2021		07/01/2020		07/01/2021			
Land:			197,200		197,200							
Improvements			291,000		309,500							
Total:			488,200		506,700		488,200		494,367			
Preferential Land:			0		0							
Transfer Information												
Seller: KOLUCH KEVIN				Date: 05/11/2004					Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /20037/ 00557					Deed2:			
Seller: KOLUCH KEVIN				Date: 05/15/2002					Price: \$20,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /16415/ 00652					Deed2:			
Seller: SOBUS JAMES C				Date: 03/31/1989					Price: \$35,000			
Type: ARMS LENGTH IMPROVED				Deed1: /08136/ 00318					Deed2:			
Exemption Information												
Partial Exempt Assessments:			Class				07/01/2020		07/01/2021			
County:			000				0.00					
State:			000				0.00					
Municipal:			000				0.00 0.00		0.00 0.00			
Special Tax Recapture: None												
Homestead Application Information												
Homestead Application Status: Approved 12/31/2012												
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 GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 15 Account Number - 1511671340
Owner Information		
Owner Name:	GRANDE GABRIELLE	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	1341 S SENECA RD BALTIMORE MD 21220-4035	Deed Reference: /40890/ 00343
Location & Structure Information		
Premises Address:	1341 S SENECA RD BALTIMORE 21220-4035 Waterfront	Legal Description: LT 223-224 1341 S SENECA RD BOWLEYS QUARTERS
Map: 0091	Grid: 0023	Parcel: 0133
Neighborhood: 15030020.04	Subdivision: 0000	Block: 223
Assessment Year: 2021	Lot: 223	Plat No: 2
Plat Ref: 0009/ 0012		
Town: None		
Primary Structure Built: 1988	Above Grade Living Area: 3,146 SF	Finished Basement Area: 30,100 SF
County Use: 34		
Stories: 2	Basement: NO	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 3 full
Garage: 1 Attached		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2021
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	201,500	201,500
Improvements:	351,800	415,000
Total:	553,300	616,500
Preferential Land:	0	0
		553,300
		574,367
Transfer Information		
Seller: BUSCEMI JANICE M	Date: 11/20/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40890/ 00343	Deed2:
Seller: DIVELY GREGORY L	Date: 08/28/2014	Price: \$720,000
Type: ARMS LENGTH IMPROVED	Deed1: /35309/ 00410	Deed2:
Seller: WHETSTONE ELIZABETH ANN	Date: 06/01/2012	Price: \$640,000
Type: ARMS LENGTH IMPROVED	Deed1: /32139/ 00029	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/25/2014		
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 GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 15 Account Number - 1511671340							
Owner Information									
Owner Name:		GRANDE GABRIELLE				Use:		RESIDENTIAL	
						Principal Residence:		YES	
Mailing Address:		1341 S SENECA RD BALTIMORE MD 21220-4035				Deed Reference:		/40890/ 00343	
Location & Structure Information									
Premises Address:		1341 S SENECA RD BALTIMORE 21220-4035 Waterfront				Legal Description:		LT 223-224 1341 S SENECA RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: 2
0091	0023	0133	15030020.04	0000			223	2021	Plat Ref: 0009/ 0012
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1988		3,146 SF				30,100 SF		34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	NO	STANDARD UNIT	SIDING/	5	3 full	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2021		07/01/2020		07/01/2021	
Land:		201,500		201,500					
Improvements		351,800		415,000					
Total:		553,300		616,500		553,300		574,367	
Preferential Land:		0		0					
Transfer Information									
Seller: BUSCEMI JANICE M				Date: 11/20/2018			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /40890/ 00343			Deed2:		
Seller: DIVELY GREGORY L				Date: 08/28/2014			Price: \$720,000		
Type: ARMS LENGTH IMPROVED				Deed1: /35309/ 00410			Deed2:		
Seller: WHETSTONE ELIZABETH ANN				Date: 06/01/2012			Price: \$640,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32139/ 00029			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2020		07/01/2021			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: Approved 09/25/2014									
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 GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1513205970			
Owner Information					
Owner Name:	DOERFLER FERDINAND E DOERFLER PHYLLIS		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	1343 S SENECA RD BALTIMORE MD 21220-4035		Deed Reference:	/20002/ 00464	
Location & Structure Information					
Premises Address:	1343 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description:	1343 S SENECA RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	222 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2004		1,400 SF		17,250 SF	
Property Land Area		County Use			
34					
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1 1/2	YES	STANDARD UNIT	SIDING/	4	2 full
Garage		Last Notice of Major Improvements			
1 Attached					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2021	07/01/2020	07/01/2021	
Land:	198,300	198,300			
Improvements	231,900	283,100			
Total:	430,200	481,400	430,200	447,267	
Preferential Land:	0	0			
Transfer Information					
Seller: DOERFLER FERDINAND E		Date: 05/05/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20002/ 00464		Deed2:	
Seller: TAYLOR LEROY E,3RD		Date: 06/24/1996		Price: \$181,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11660/ 00048		Deed2:	
Seller: MAGUIRE DAVID L		Date: 06/22/1988		Price: \$100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07896/ 00470		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020	07/01/2021		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 01/30/2009					
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 GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1503230670			
Owner Information					
Owner Name:	MOSSER BROCK E MOSSER CECILE P		Use:	RESIDENTIAL	
Mailing Address:	1347 S SENECA RD BALTIMORE MD 21220-4035		Principal Residence:	YES	
			Deed Reference:	/11084/ 00068	
Location & Structure Information					
Premises Address:	1347 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description:	1347 S SENECA RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	221 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area County Use
2004	2,160 SF				14,680 SF 34
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
2	NO	STANDARD UNIT	SIDING/	4	2 full/ 1 half 1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2021	07/01/2020	07/01/2021	
Land:	197,600	197,600			
Improvements	230,000	244,800			
Total:	427,600	442,400	427,600	432,533	
Preferential Land:	0	0			
Transfer Information					
Seller: ONORATO JOSEPH C	Date: 06/14/1995	Price: \$75,000			
Type: NON-ARMS LENGTH OTHER	Deed1: /11084/ 00068	Deed2:			
Seller: GROTH CARL ROBERT	Date: 09/24/1987	Price: \$44,500			
Type: ARMS LENGTH IMPROVED	Deed1: /07681/ 00125	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020	07/01/2021		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 01/06/2009					
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 GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1505610270			
Owner Information					
Owner Name:	ENDE MARY KATHERINE	Use:	RESIDENTIAL		
		Principal Residence:	YES		
Mailing Address:	1349 S SENECA RD BALTIMORE MD 21220-4035	Deed Reference:	/41468/ 00031		
Location & Structure Information					
Premises Address:	1349 S SENECA RD BALTIMORE 21220-4035 Waterfront	Legal Description:	BOWLEYS QUARTERS		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	220 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2004	2,580 SF		18,700 SF	34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	SIDING/	4	2 full
					Garage
					1 Attached
Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2021	07/01/2020	07/01/2021	
Land:	198,600	198,600			
Improvements	280,500	298,300			
Total:	479,100	496,900	479,100	485,033	
Preferential Land:	0	0			
Transfer Information					
Seller: ENDE DORIS A	Date: 05/30/2019	Price: \$0			
Type: NON-ARMS LENGTH OTHER	Deed1: /41468/ 00031	Deed2:			
Seller: ENDE LEROY H	Date: 04/03/1991	Price: \$0			
Type: NON-ARMS LENGTH OTHER	Deed1: /08747/ 00469	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020	07/01/2021		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

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3. Deleted accounts can only be selected by Property Account Identifier.

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1505610270		
Owner Information		
Owner Name:	ENDE MARY KATHERINE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1349 S SENECA RD BALTIMORE MD 21220-4035	Deed Reference: /41468/ 00031
Location & Structure Information		
Premises Address:	1349 S SENECA RD BALTIMORE 21220-4035 Waterfront	Legal Description: BOWLEYS QUARTERS
Map:	Grid:	Parcel:
0091	0023	0133
Neighborhood:	Subdivision:	Section:
15030020.04	0000	
Block:	Lot:	Assessment Year:
	220	2021
Plat No:	2	
Plat Ref:	0009/ 0012	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2004	2,580 SF	
Property Land Area	County Use	
18,700 SF	34	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2021
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	198,600	198,600
Improvements	280,500	298,300
Total:	479,100	496,900
Preferential Land:	0	0
		479,100
		485,033
Transfer Information		
Seller: ENDE DORIS A	Date: 05/30/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41468/ 00031	Deed2:
Seller: ENDE LEROY H	Date: 04/03/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08747/ 00469	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1. This screen allows you to search the Real Property database and display property records.
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3. Deleted accounts can only be selected by Property Account Identifier.

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1522350290			
Owner Information					
Owner Name:	JANKALSKI ROBERT J	Use:	RESIDENTIAL		
		Principal Residence:	YES		
Mailing Address:	1351 S SENECA RD BALTIMORE MD 21220-4035	Deed Reference:	/07076/ 00027		
Location & Structure Information					
Premises Address:	1351 S SENECA RD BALTIMORE 21220-4035 Waterfront	Legal Description:	LT 218,219 BOWLEYS QUARTERS		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	218 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2006	2,078 SF		35,100 SF	34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	SIDING/	4	2 full
					Garage
					1 Attached
Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2021	07/01/2020	07/01/2021	
Land:	202,700	202,700			
Improvements	303,100	338,300			
Total:	505,800	541,000	505,800	517,533	
Preferential Land:	0	0			
Transfer Information					
Seller:	STAMBAUGH EDWARD CLAY,SR	Date:	01/06/1986	Price: \$102,000	
Type:	ARMS LENGTH IMPROVED	Deed1:	/07076/ 00027	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020	07/01/2021		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 01/13/2009					
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 GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1522350290			
Owner Information					
Owner Name:	JANKALSKI ROBERT J		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	1351 S SENECA RD BALTIMORE MD 21220-4035		Deed Reference:	/07076/ 00027	
Location & Structure Information					
Premises Address:	1351 S SENECA RD BALTIMORE 21220-4035 Waterfront		Legal Description:	LT 218,219 BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0091	0023	0133	15030020.04	0000	218 2021 Plat Ref: 0009/ 0012
Town: None					
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area County Use
2006	2,078 SF				35,100 SF 34
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
1	YES	STANDARD UNIT	SIDING/	4	2 full 1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2021	07/01/2020	07/01/2021	
Land:	202,700	202,700			
Improvements	303,100	338,300			
Total:	505,800	541,000	505,800	517,533	
Preferential Land:	0	0			
Transfer Information					
Seller: STAMBAUGH EDWARD CLAY,SR		Date: 01/06/1986		Price: \$102,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07076/ 00027		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 01/13/2009					
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 GroundRent Redemption					View GroundRent Registration				
Special Tax Recapture: None												
Account Identifier:			District - 15 Account Number - 1523505400									
Owner Information												
Owner Name:			JANKALSKI ROBERT J					Use:		RESIDENTIAL		
								Principal Residence:		NO		
Mailing Address:			1351 S SENECA RD BALTIMORE MD 21220-4035					Deed Reference:		/17931/ 00034		
Location & Structure Information												
Premises Address:			SENECA RD 0-0000 Waterfront					Legal Description:		2 BOWLEYS QUARTERS		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:			
0091	0023	0133	15030020.04	0000			217	2021		Plat Ref:	0009/ 0012	
Town: None												
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area		County Use	
									16,626 SF		34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements					
/												
Value Information												
			Base Value		Value		Phase-in Assessments					
					As of		As of		As of			
					01/01/2021		07/01/2020		07/01/2021			
Land:			133,100		133,100							
Improvements			0		0							
Total:			133,100		133,100		133,100		133,100			
Preferential Land:			0		0							
Transfer Information												
Seller: VOGELSANG EDWARD J					Date: 05/01/2003				Price: \$88,000			
Type: ARMS LENGTH IMPROVED					Deed1: /17931/ 00034				Deed2:			
Seller: WITKOWSKI NORMAN RICHARD/					Date: 02/27/2003				Price: \$78,000			
Type: ARMS LENGTH VACANT					Deed1: /17594/ 00036				Deed2:			
Seller: WITKOWSKI JOSEPH					Date: 10/30/1996				Price: \$0			
Type: NON-ARMS LENGTH OTHER					Deed1: /11872/ 00189				Deed2:			
Exemption Information												
Partial Exempt Assessments:			Class			07/01/2020			07/01/2021			
County:			000			0.00						
State:			000			0.00						
Municipal:			000			0.00 0.00			0.00 0.00			
Special Tax Recapture: None												
Homestead Application Information												
Homestead Application Status: No Application												
Homeowners' Tax Credit Application Information												
Homeowners' Tax Credit Application Status: No Application							Date:					

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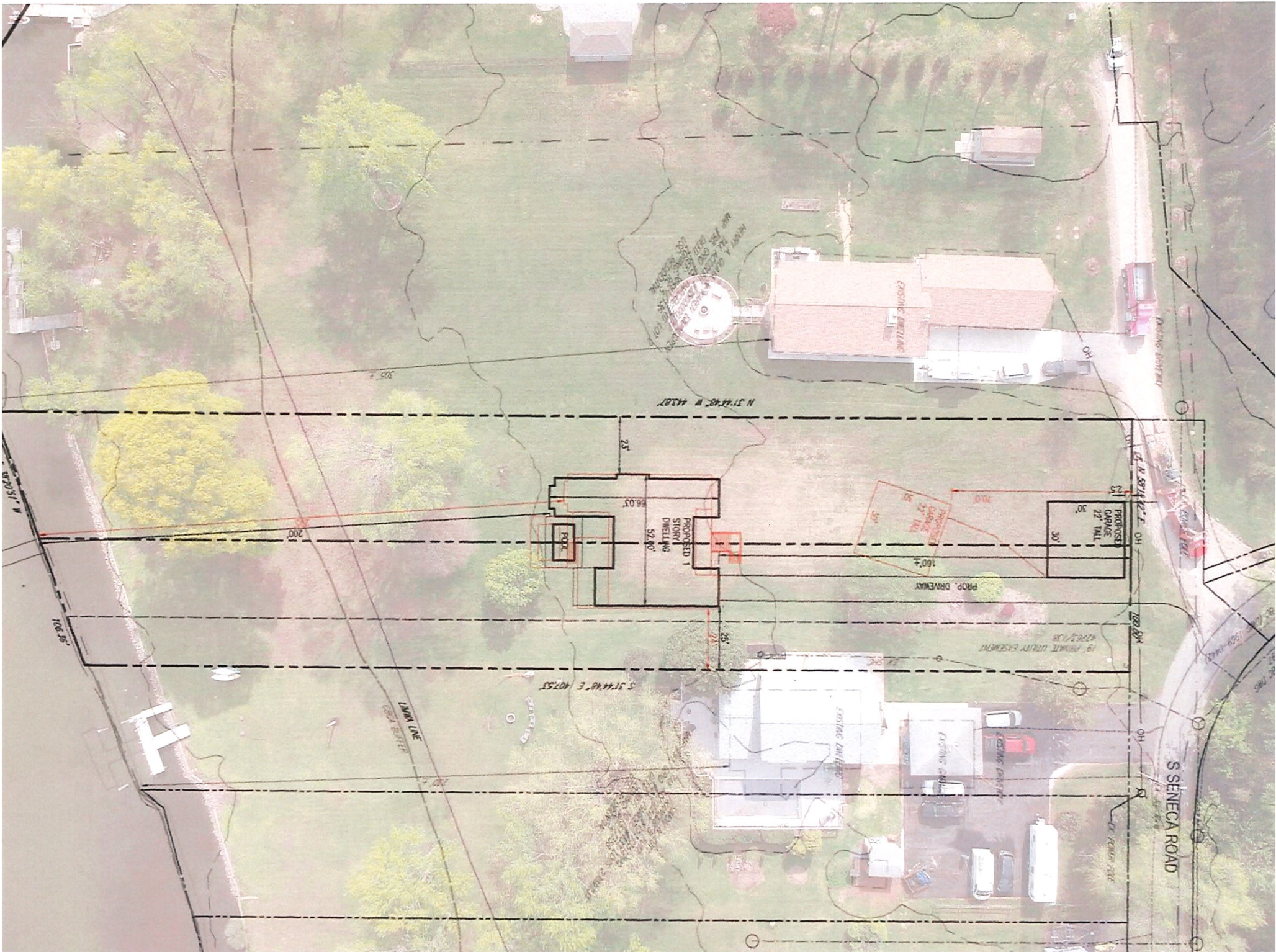












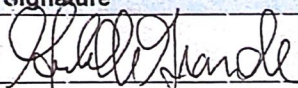
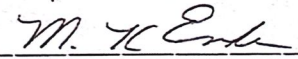
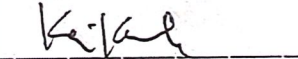
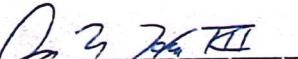
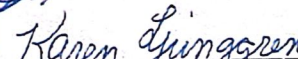
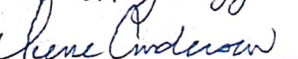
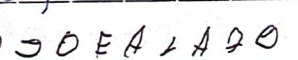




Petition Opposing Variances at 1321 South Seneca Road

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 in lieu of the required 15').

We believe the proposed house, garage, and pool, as proposed, would have adverse impacts on the surrounding residences and neighborhood and injurious to the health, safety, and general welfare of the community.

Printed Name	Signature	Address	Date
Gabrielle Grande		1341 S. Seneca Rd.	4/26/21
May Erbe		1349 S. Seneca Rd.	4/26/21
Brock Mosser		1347 S. Seneca Rd.	4-26-21
Kevin Kolvult		1337 S. Seneca Rd.	4-26-21
James N Hock III		1331 S. Seneca Rd.	4-26-21
KAREN Ljunggren		1317 S. Seneca Rd.	4-27-2021
Irene Anderson		1323 S. Seneca Rd.	4-27-2021
LINDA POWERS		1333 S. Seneca Rd.	4-27-2021
JOSE ALAZO		1315 S. Seneca Rd.	4/27/2021

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

WARNING! 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 **DO NOT CLICK** 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: ets-infosec@howard.edu.

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:

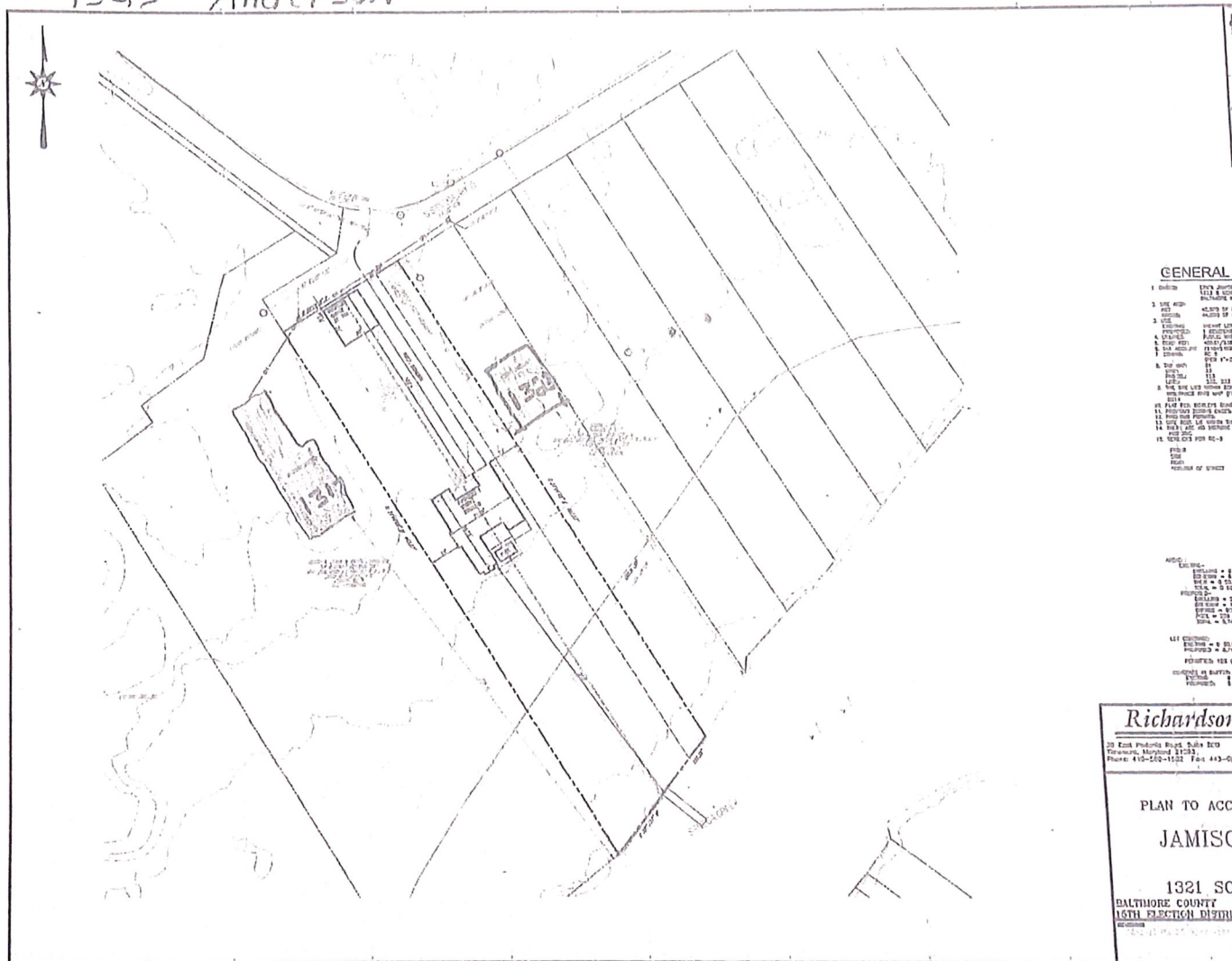
Shari, nice speaking with you today. Please review the attachments regarding the variance requested by the owners of 1321 South Seneca Road. If you support our petition please acknowledge via this e mail and I will forward this to our attorney. Thank you.

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>

1323 Anderson





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 relief 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	: Michael R. McCann, Esquire
	Protestants/Appellants	: 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-C-197 (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 in lieu of the required 15').

We believe the proposed house, garage, and pool, as proposed, would have adverse impacts on the surrounding residences and neighborhood and injurious to the health, safety, and general welfare of the community.

Printed Name	Signature	Address	Date
Gabrielle Grande	<i>Gabrielle Grande</i>	1341 S Seneca Rd.	4/26/21
Mary Ende	<i>M. K Ende</i>	1349 S Seneca Rd	4/26/21
Brock Mosser	<i>Brock Mosser</i>	1347 S Seneca Rd	4-26-21
Kevin Koluli	<i>K. Koluli</i>	1337 S. Seneca rd	4-26-21
James N Hock III	<i>James N Hock III</i>	1331 S Seneca Rd	4-26-21
Karen Ljunggren	<i>Karen Ljunggren</i>	1317 S. Seneca Rd	4-27-2021
Trone Anderson	<i>Trone Anderson</i>	1323 S. Seneca Rd.	4-27-2021
Linda Powers	<i>Linda Powers</i>	1333 S. Seneca Rd.	4-27-2021
JOSE ALAGO	<i>JOSE ALAGO</i>	1315 S. Seneca Rd	4/27/2021







Image Notes:
Street View looking towards future home site.



Image Notes:

View From 1317 S. Seneca looking towards the creek & future home site.



4. OWNER: EMERY-ANDERSON
1383 S. CHRYSLER BL.
WILMINGTON, MD 21201-3025

5. SITE NAME:
RECY
42.578 N OF 0.56 AC
64.073 E OF N/2 SEC 2

6. LOCAL
COASTING
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

7. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

8. ADDITIONAL
RE:
FROM "1-6-83" ZONING MAP (2018)

9. ZONING
U1
CH2
PURPOSE:
1.000 2.000 3.000

10. THE SITE LIES WITHIN 200' OF A CO. 1 FEET AND 200' X 100' FLOOD
PLAIN. THE SITE MAY BE (FLOOD) PLAIN. PROPOSED ZONING MAP 8.

11. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

12. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

13. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

14. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

15. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

16. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

17. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

18. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

19. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

20. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

21. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

22. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

23. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

24. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

25. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

26. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

27. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

28. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

29. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

30. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

31. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

32. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

33. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

34. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

35. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

36. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

37. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

38. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

39. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

40. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

41. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

42. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

43. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

44. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

45. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

46. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

47. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

48. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

49. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

50. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

51. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

52. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

53. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

54. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

55. NEEDS MET:
1.0000000000000000
42.578 N/2 SEC 2
64.073 E/2 SEC 2

56. NEEDS

DIST:

W-12 = 0.507
W-13 = 0.507
W-14 = 0.507
W-15 = 0.507

PROPOSED:

DOWLING = 2.38
CRIVELLO = 16.78
CIBACE = 800
POOL = 2.38
TOTAL = 2.76

LET CONDUCE:
 EXISTING = 0 SQ.FT. / 21,231 X 100 = .0K
 PROPOSED = 3,748 SQ.FT. / 42,570 X 100 = 13.2K
 COMBINEDLY ARE OF 13.2K SQ.FT.

COVERAGE IN BUFFER:
EXISTING: 0 SQ/FT
PROPOSED: 0 SQ/FT

K

Richardson
ENGINEERING

7 Canton Street
Troy, New York 12180
Phone: 518-262-1302, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
JAMISON RESIDENCE

1321 SOUTH SENECA ROAD

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISED	DRAWN BY:	CHECKED BY:	SCALE:
	LNZ	PCB	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	04-28-21	21090	1 OF 1

EXHIBIT

25

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.

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Date

12/15/20

By

D. Magon

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 within 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

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By [Signature]

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

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Date 12/15/20
By D. Mignon

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 12/15/20
By D. M. Quinn

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:

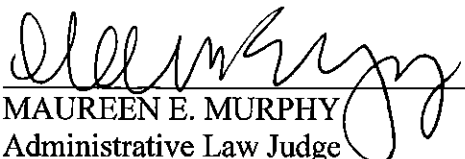
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order 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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Date 12/15/20

By J. M. Mangan

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


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

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Date 12/15/20
By J. Mignone



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,

A handwritten signature in black ink, appearing to read "Maureen E. Murphy", is written over the typed name.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

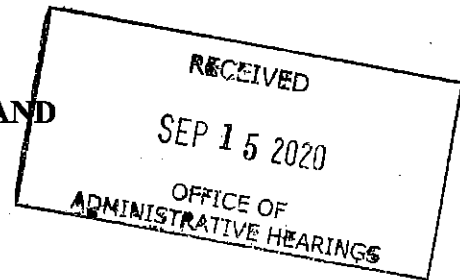
MEM:dlm

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 # 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 State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

The subject property is located within a Limited Development Area (LDA) and 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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By [Signature]
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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.

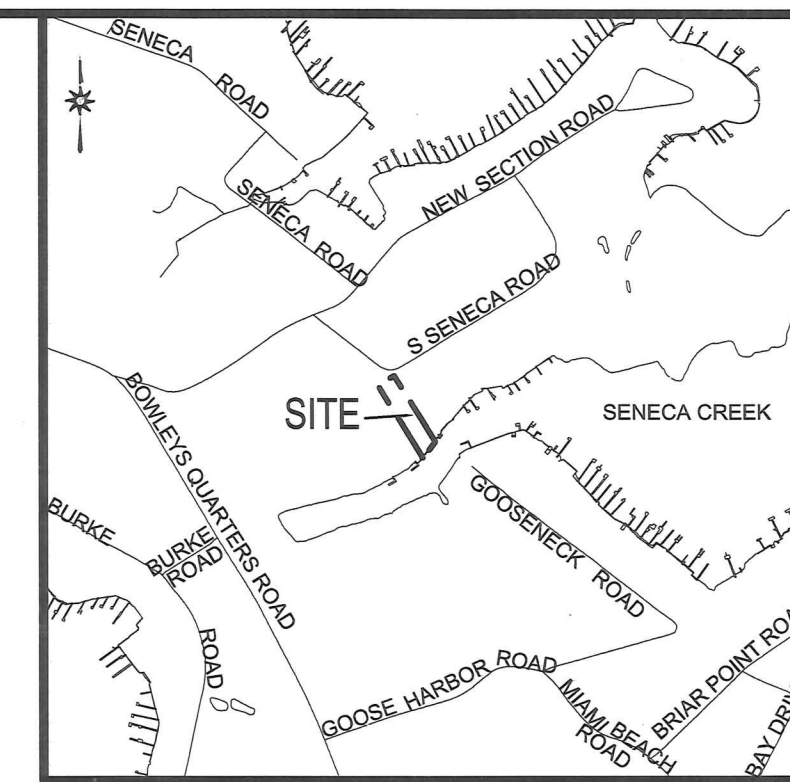
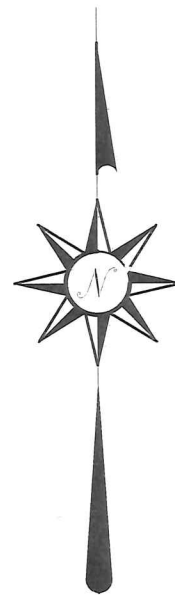
This is a grandfathered lot. Provided that the applicants meet their afforestation and Buffer establishment requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

ORDER RECEIVED FOR FILING

Date

By



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: ERICA JAMISON
1323 S SENECA RD
BALTIMORE MD 21220-4035
- SITE AREA:
NET: 42,570 SF OR 0.98 AC.±
GROSS: 44,070 SF OR 1.01 AC.±
- USE:
EXISTING: VACANT LOT
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 42837/336
- TAX ACCOUNT: 1510451991, 1510451992
- ZONING: RC 5
(PER 1"=200' ZONING MAP 10181)
- TAX MAP: 91
GRID: 23
PARCEL: 133
LOTS: 232, 233
- THE SITE LIES WITHIN ZONE AE (EL 6 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100435G DATED MAY 5, 2014.
- PLAT REF: BOWLEYS QUARTERS, 9/12
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- SETBACKS FOR RC-5

	REQUIRED	PROVIDED
FRONT	50'	200'±
SIDE	50'	25'±
REAR	75'	175'±
*CENTER OF STREET		

AREAS:
EXISTING-
DWELLING = 0 SQ.FT.
DRIVEWAY = 0 SQ.FT.
WALK = 0 SQ.FT.
TOTAL = 0 SQ.FT.
PROPOSED-
DWELLING = 2365 SQ.FT.
DRIVEWAY = 1578 SQ.FT.
GARAGE = 800 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

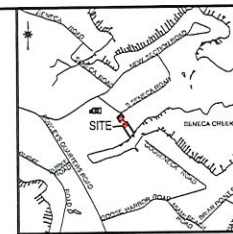
PLAN TO ACCOMPANY ZONING PETITION FOR JAMISON RESIDENCE

1321 SOUTH SENECA ROAD

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	07-22-20	20090	1 OF 1

2020-0197-A



LOCATION MAP

SCALE: 1" = 100'

GENERAL NOTES:

- OWNER: ERICA JAMISON
1323 S SENECA RD
BALTIMORE MD 21220-4035
- SITE AREA:
NET: 42,570 SF OR 0.96 AC.
GROSS: 44,070 SF OR 1.01 AC.
- USE:
EXISTING: VACANT LOT
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 42057/036
- TAX ACCOUNT: 1510401991, 1510401992
- STAIRS: NO-5
- TAX MAP: 179
DEED: 21
PARCELS: 133
LOTS: 235, 233
- THE SITE LIES WITHIN ZONE AC (EL. 8 FEET) AND ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 24050100A300 DATED MAY 3, 2014.
- PLAT REF: BOWLBY'S QUARTERS, 6/12
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
- SETBACKS FOR NO-5:

	REQUIRED	PROVIDED
FRONT	20'	205.2'
SIDE	50'	23.2'
REAR	75'	175.2'
*CENTER OF STREET		

AREAS:

- EXISTING:
DWELLING = 0 SQ.FT.
DRIVEWAY = 0 SQ.FT.
WALK = 0 SQ.FT.
TOTAL = 0 SQ.FT.
- PROPOSED:
DWELLING = 2385 SQ.FT.
DRIVEWAY = 1578 SQ.FT.
GARAGE = 900 SQ.FT.
POOL = 288 SQ.FT.
TOTAL = 5,151 SQ.FT.

LOT COVERAGE:
EXISTING = 0 SQ.FT. / 42,570 X 100 = 0%
PROPOSED = 5,151 SQ.FT. / 42,570 X 100 = 12.2%

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 8TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
12-2-20 REVISED HOUSE PLAN	LNR	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	07-22-20	20090	1 OF 1