



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 31, 2024

Beth Doerfler and Mike DeQuevedo – bethouthere@gmail.com
1343 S. Seneca Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0006-A
Property: 1343 S. Seneca Road

Dear Petitioners:

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 blue ink, appearing to read "DJB", is written over a circular blue stamp or seal.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1343 S. Seneca Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Beth Doepler & Mike DeQuevedo	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0006-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Beth Doepler and Mike DeQuevedo (“Petitioners”) for the property located at 1343 S. Seneca Road, Middle River (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to approve an accessory building (garage) at total height of 20 ft. in lieu of the required maximum height of 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2C).

A Zoning Advisory Committee (“ZAC”) comment was contained in the case file from the Department of Public Works and Transportation (“DPW&T”)/Bureau of Engineering and Construction, undated, indicating the following:

“1. 2004-0006-A, 1343 S. Seneca Rd.:

- A. The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The proposed accessory structure is landward of the LiMWA.

- B. The proposed garage shown on the plan provided with the application is 400 square feet. The proposed garage must meet Parts 124.4 and 124.5 of the 2015 Baltimore Building Code.”

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on January 11, 2024, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **31st** day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the

Baltimore County Zoning Regulations ("BCZR"), Section 400.3 to approve an accessory building (garage) at total height of 20 ft. in lieu of the required maximum height of 15 ft., and they are hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. Petitioners shall comply with the DPW&T/Bureau of Engineering and Construction ZAC comment, undated, which is attached hereto and made a part hereof.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments following the review of the ZAC Agenda for the distribution meeting of January 19, 2024 and comments due January 26, 2024:

1) 2024-0006-A, 1343 S. Seneca Rd.:

- A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The proposed accessory structure is landward of the LiMWA.
- B) The proposed garage shown on the plan provided with the application is 400 square feet. The proposed garage must meet Parts 124.4 and 124.5 of the 2015 Baltimore Building Code.



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1343 South Seneca Rd 21220 Currently Zoned RC5
Deed Reference 44605/00026 10 Digit Tax Account # 1 5 1 3 2 0 5 9 7 0
Owner(s) Printed Name(s) Doerfler Beth, DeQuevedo Mike

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) §400.3 Height

BCZR 400.3 to approve an accessory building (garage) at total height of 20 feet in lieu of the required maximum height of 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Beth Doerfler , Mike DeQuevedo
Name #1 – Type or Print Name #2 – Type or Print

[Signature] , [Signature]
Signature #1 Signature #2

1343 S Seneca Rd Baltimore MD
Mailing Address City State

21220 , 443 831 8910 , bethoutthere@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0006-A Filing Date 1 / 3 / 24 Estimated Posting Date 1 / 14 / 24 Reviewer TC

Revised 8/2022

- 1 / 29 / 24
Closing

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 1343 South Seneca Rd Baltimore MD 21220
Print or Type Address of Property City State Zip Code

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

The owners of the property would like to build a 2-story 2-car garage with a maximum height of 20 feet. The house itself is only 1 floor with a loft and therefore does not have similar square footage to ~~any~~ ^{any} surrounding houses on the street except one original house not rebuilt post hurricane Isabelle. The garage will serve to store cars and the upstairs area will be used for storage. The residence next door 1341 is 3000+ SF and has a detached garage with mother-in-law suite upstairs. The garage will sit in an area currently occupied by a shed and will be on the street side not impeding anyone's view. This construction is also common on adjacent street properties within 1000 feet on New Section Road.

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

Beth Doerfler
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Beth Doerfler
Name - Print or Type

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Beth Anne & Mike Acquisto

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

AS WITNESS my hand and Notaries Seal

Mary Lathrop Esq
Notary Public

Sept. 25, 2024
My Commission Expires

2024-0006-A

Being Lot #222 Block () Section () in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book L.McL.M.#9, Folio #12, containing 17,250 SF. Located in the 15th Election District and 5th council district.

2024-0006-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 -0006 -A Address 1343 S. Seneca Road

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/3/24 Posting Date: 1/14/24 Closing Date: 1/29/24

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: _____ -A Address _____

Petitioner's Name: _____ Telephone (Cell) _____

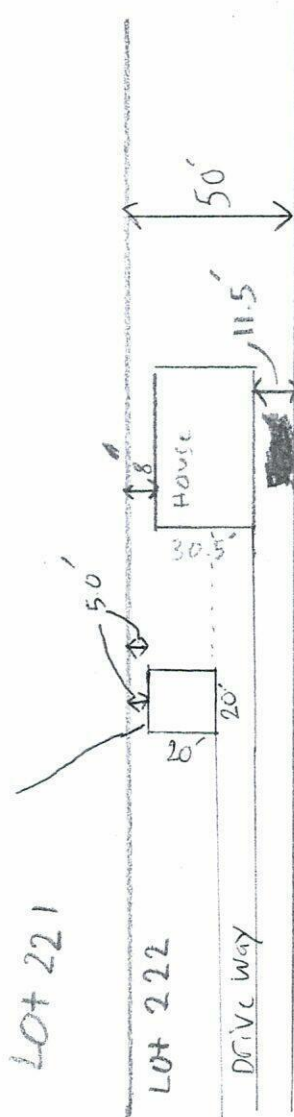
Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit _____

BCZR 400.3 to approve an accessory building (garage) at total height of 20 feet in lieu of the required maximum height of 15 feet. _____

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 1343 S. Seneca Rd Owners(s) Name(s) Beth Daerfeler / Mike DeQuvedo
Subdivision Name Bowleys Quarters Lot # 222 Block # _____ Section # _____
Plat Book # 9 Folio # 12 10 Digit Tax # 1513205970 Deed Reference # 44665100026

Garage
(Same Site as Existing)



Lot 223

South Seneca Rd

Goose Harbor Creek

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # _____
Zoning RC-5
Election District 15
Council District 5
Lot Area Acreage _____
Lot Square Footage 17250
Historic (Yes or No) NO
CBCA (Yes or No) YES
Flood Plain (Yes or No) YES
Utilities - Mark with (X)
Water is: _____
Public X Private _____
Sewer is: _____
Public X Private _____
Prior Hearing (Yes or No) _____
If (Yes) list Case Number(s) _____
and order result(s) below: _____

Violation Case Number(s) _____



Plan Drawn By Beth Daerfeler Date 12/3/24 Scale: 1 inch = 60' Feet

2024-0006-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 5, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0006-A
Address: 1343 S SENECA RD
Legal Owner: Beth Doefler, Mike DeQuevedo

Zoning Advisory Committee Meeting of January 26, 2024.

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

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is seeking approval to permit a side yard addition with a side setback of 4 feet in lieu of the required 35 feet. The proposed development must meet LDA requirements and the 15% afforestation requirement. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront lot with a 100-foot Critical Area buffer extending onto the property from Seneca Creek. The buffer consists of a maintained grass lawn. Part of the existing house and an attached deck is located within the buffer. The proposed garage will be located outside the buffer. Meeting the MBA

requirements, lot coverage requirements, and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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.

If the proposed development can be designed to meet the MBA, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder

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 - 1513205970

Owner Information

Owner Name: DOERFLER BETH
DEQUEVEDO MIKE
Use: EXEMPT
Principal Residence: YES
Mailing Address: 1343 S SENECA RD
MIDDLE RIVER MD 21220-4035
Deed Reference: /44605/ 00026

Location & Structure Information

Premises Address: 1343 S SENECA RD
MIDDLE RIVER 21220-4035
Waterfront
Legal Description: 1343 S SENECA RD VETERANS EXEMPTION
BOWLEYS QUARTERS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0091 0023 0133 15030020.04 0000 222 2024 Plat Ref: 0009/ 0012

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2004 1,400 SF 17,250 SF 01

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
1 1/2 YES STANDARD UNIT SIDING/ 4 2 full 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	198,300	255,100		
Improvements	283,100	311,800		
Total:	481,400	566,900	481,400	509,900
Preferential Land:	0	0		

Transfer Information

Seller: DOERFLER FERDINAND E	Date: 05/03/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /44605/ 00026	Deed2:
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:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	020	481,400.00	509,900.00
State:	020	481,400.00	509,900.00
Municipal:	020	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:**

2024-0006-A

091C3

Pt. Bk. 0000009, Folio 0012

R-1974-0224

1508551091

RG 20

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

R-1974-0224

Lot # 217

1523505400

1508551090

1355

5 CD 15 ED

Back River Neck District

SOUTH SENECA RD

Bowleys Quarters-Back River Neck Area

2004-0504-A

Lot # 218

1523505400

1351

Lot # 220

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1510270

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PAI # 150010

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BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 -0006 -A Address 1343 S. Seneca Road

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/3/24 Posting Date: 1/14/24 Closing Date: 1/29/24

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: - -A Address

Petitioner's Name: Telephone (Cell)

Posting Date: Closing Date:

Wording for Sign: To Permit

BCZR 400.3 to approve an accessory building (garage) at total height of 20 feet in lieu of the required maximum height of 15 feet.

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.



Baltimore County
Department of Permits, Approvals & Inspections

**SHEDS AND ACCESSORY STORAGE STRUCTURES:
FOUNDATION REQUIREMENTS**

Accessory storage buildings of *light frame construction up to 400 sf in area:**

No permanent foundation is required, but the building must be anchored. Eave height must not exceed 10 feet.

**Accessory storage buildings greater than 400 sf in area that
are not of light frame construction*:**

A permanent foundation supported at least 30" below finished grade is required.

**light frame construction:* structural elements are primarily formed from a system of repetitive wood or cold-formed steel framing members.

NOTE: Permits are required for all accessory structures over 120 square feet

Explanatory Notice to Applicants: When soil freezes, entrapped moisture expands, lifting anything built on top of it. This movement, known as frost heave, can severely damage a building whose foundation is not deep enough. Damage from frost heave is directly proportional to the size and complexity of the structure. The smaller the shed, the more likely it will rise and fall as a unit without differential movement. The addition of windows and doors decreases the likelihood of unity of movement, causing portions of the structure to move out of balance with other portions and thus decrease building function.

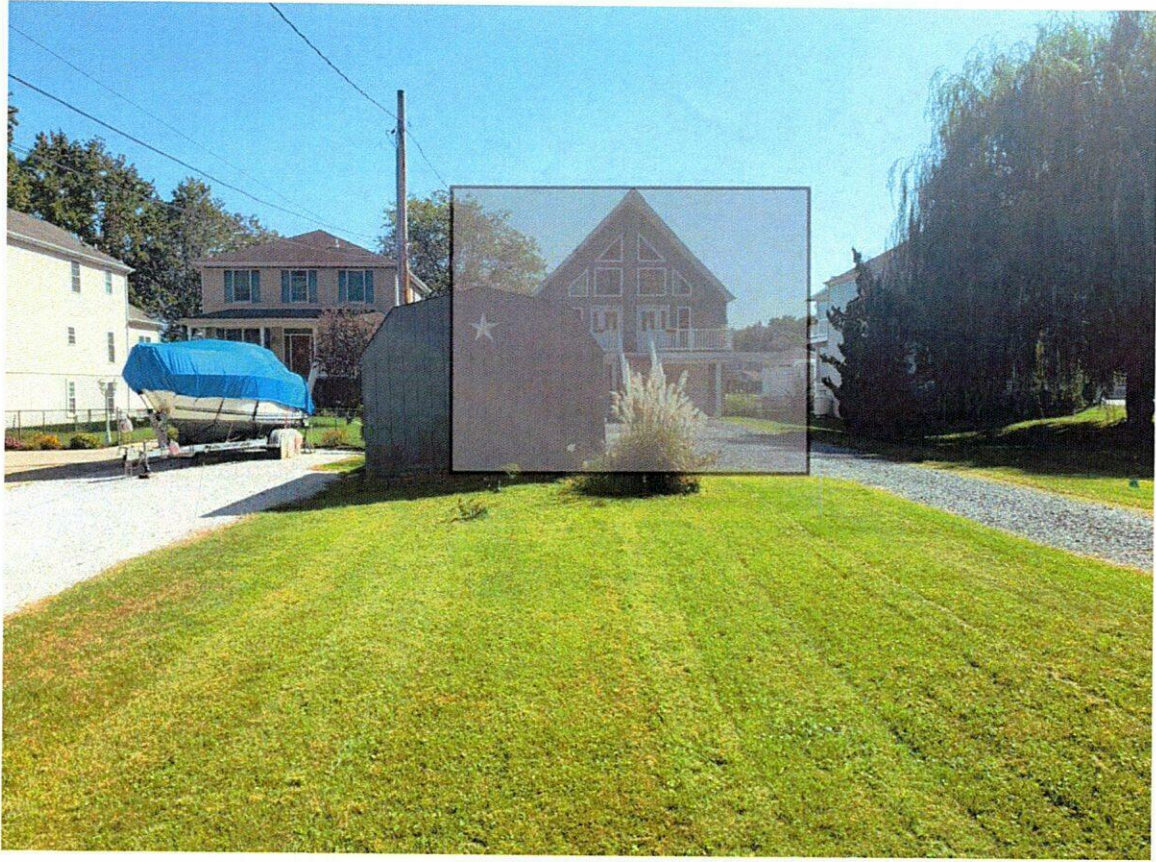
For further information, contact Building Inspection at 410-887-3953.

Applicant

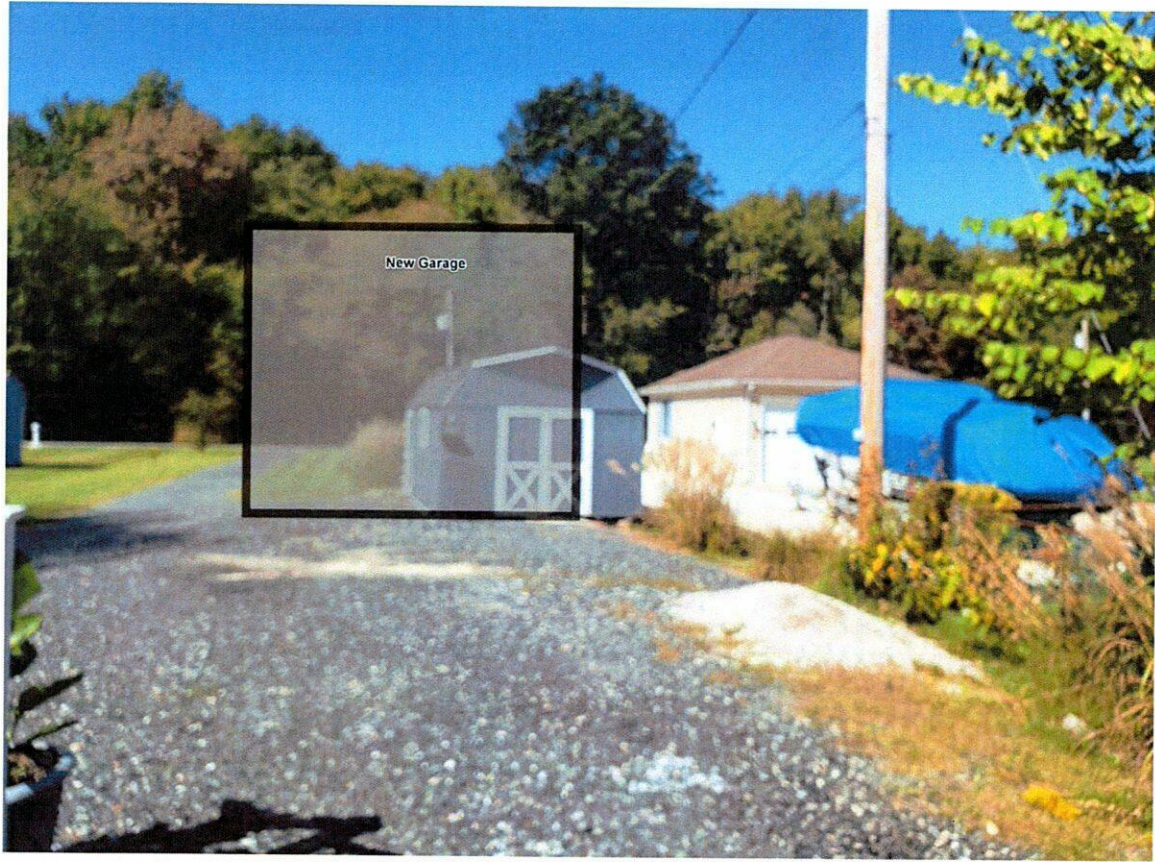
[Signature]

Date

9/14/23



2024-0006-A



2024-0006-A



2024-0006-A

The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments following the review of the ZAC Agenda for the distribution meeting of January 19, 2024 and comments due January 26, 2024:

1) 2024-0006-A, 1343 S. Seneca Rd.:

- A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The proposed accessory structure is landward of the LiMWA.
- B) The proposed garage shown on the plan provided with the application is 400 square feet. The proposed garage must meet Parts 124.4 and 124.5 of the 2015 Baltimore Building Code.