



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

June 6, 2024

Storm Sheckells and Jacey Smith – stormsheckells@gmail.com
1165 Seneca Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0117-A
Property: 1165 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 be "Derek J. Baumgardner", is written over a circular blue stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1165 Seneca Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Storm Sheckells & Jacey Smith	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0117-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, Storm Sheckells and Jacey Smith (“Petitioners”) for the property located at 1165 Seneca Road, Middle River (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an accessory building (enclosed detached garage, to replace existing carport) with a height of 23 ft. in lieu of the maximum allowed 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 Bureau of Development Plans Review, dated May 15, 2024, indicating the following:

“DPR:

In a 100-year FEMA floodplain AE Zone BFE 7 NAVD88, BC AE Zone BF 8.5 NAVD88.

DPW-T:

- A. The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100435F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 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 LiMWA

is not on the property.

- B. The proposed accessory structure is 40'x28' equal to 1120 square feet. Code 32-8-507 (A) limits accessory structures in a tidal special flood hazard area to 300 square feet. For this reason, the administrative variance must be denied."

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 18, 2024, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

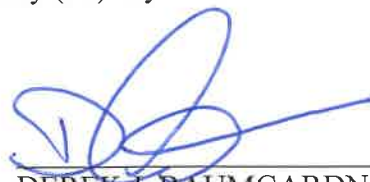
Pursuant to Baltimore County Code ("BCC"), Article 32 - Planning, Zoning and Subdivision Control, Title 8 - Floodplain Management, Section 507 - Accessory Structures:

- A. Accessory structures shall be limited to not more than 300 square feet in total floor area.

Based upon the information available, there is no evidence to indicate how the variance requested satisfies this requirement. Further, based upon the information provided, there are no facts presented showing how strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. Based on this record, I do not find that the requested relief is within the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED, this 6th day of **June, 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 permit an accessory building (enclosed detached garage, to replace existing carport) with a height of 23 ft. in lieu of the maximum allowed 15 ft., and they are hereby, **DENIED** with leave to reapply at the Petitioner's discretion addressing the deficiencies stated above.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0117-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: In a 100-year FEMA floodplain AE Zone BFE 7 NAVD88, BC AE Zone BF 8.5 NAVD88.

DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100435F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 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 LiMWA is not on the property.

B) The proposed accessory structure is 40'x28' equal to 1120 square feet. Code 32-8-507 (A) limits accessory structures in a tidal special flood hazard area to 300 square feet. For this reason, the administrative variance must be denied.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.



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 1165 Seneca Road, Middle River, MD 21220 Currently Zoned RC5
Deed Reference 48768 1 81 10 Digit Tax Account # 1501350641
Owner(s) Printed Name(s) STORM SHECKELLS & JACEY SMITH

(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)

BCZR: 400.3 → To permit an accessory building (enclosed garage, to replace existing carport) with a height of 23 feet in lieu of the maximum allowed 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):

STORM SHECKELLS 1 JACEY SMITH
Name #1 - Type or Print Name #2 - Type or Print

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

1165 Seneca Road Middle River MD
Mailing Address City State

21220 1 (410) 977-2109 / (410) 241-7136 1 stormsheckells@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 2024-0117-A Filing Date 5, 6, 24 Estimated Posting Date 5, 19, 24 Reviewer JS

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: 1165 SENECA RD MIDDLE RIVER 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)

* SEE ATTACHED *

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

[Signature]
Signature of Owner (Affiant)

STORM SHECKELS
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

Jacey Smith
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 25th day of April, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: BONNIE E. FOX STORMSHECKELS; JACEY SMITH

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

10/16/2024
My Commission Expires



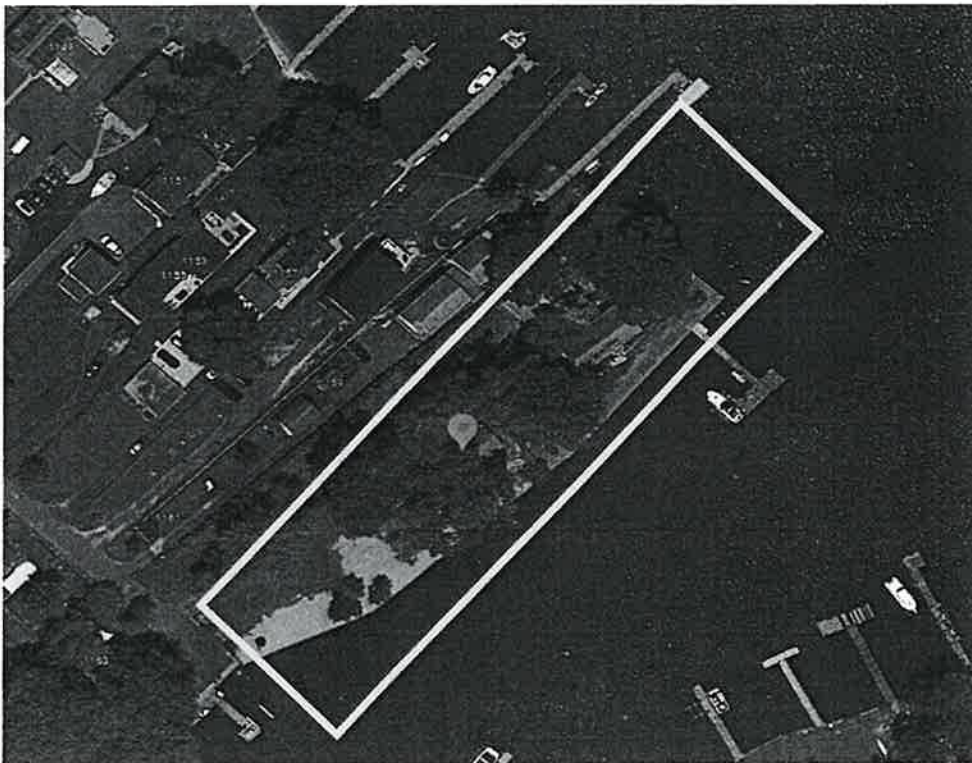
Variance Request- 1165 Seneca Road

We are seeking a variance to build our proposed garage to exceed the ordinance limiting structural height to fifteen feet. Our proposed structure would be twenty-three feet. Our variance request is in compliance with, and made with contemplation of *Cromwell v. Ward*, 102 Md. App. 691 (1995).

I. Unique, Unusual, and Different from Surrounding Properties

Our property is unique because it is surrounded by water on two sides instead of one. Most properties in our neighborhood are only vulnerable to flooding from their "back" yard which is a short piece of waterfront behind their homes, as all the lots are long and skinny, allowing each property owner only very small access to the water, in some instances just being wide enough for a dock.

Because we are the end lot in our neighborhood, we have water both on the skinny end as well as the long end of our property. That leaves us substantially more vulnerable to costal flooding than anyone else in our neighborhood. (See picture)



2024-0117-A

II. Practical Difficulty

This variance would allow us to comfortably park our vehicles, and then add a second floor in which we'd be able to safely store our items without fear of them being flooded.

- We have items specifically that aid in the use and enjoyment of our home and proximity to waterfront, such as:
 - Boat maintenance items
 - Kayaking equipment, cycling equipment
 - Life jackets
 - Tools
 - Lawn care and gardening items
 - Other equipment
- We have items that we need storage for (as our house of course does not have a basement) that carry important, and priceless sentimental value, such as:
 - Photo albums and scrapbooks
 - Family treasures
 - Toys from childhood we are saving for our children
 - Books
 - Paintings
 - Hand me down items from relatives

Our first year on the water already has presented us with difficult costal flooding- one flood was so high that came to the corners of our house and into the bottom floor of the garage area we have now. That wasn't even a hurricane scenario, rather, just a severe storm.

a. Strict compliance with the ordinance would unreasonably prevent the use of the property for permitted purpose

Our property is unique such that this variance requirement unreasonably prevents the use of the property for its permitted purpose and to conform to the variance would be unnecessarily burdensome, as we'd be very limited in our ability to safely store our personal belongings.

For example, with each warning of costal flooding, we'd have to pack up all of our storage and move it somewhere else off of our property temporarily, and after the threat has been removed, bring it back to our land.

2024-0117-A

b. Grant would not be substantially unjust to other property owners in the district

This variance would not be unjust to our neighbors. All of our neighbors enjoy waterfront views through their back yards, and our proposed project would not obstruct anybody's views or use and enjoyment of their own properties.

c. Spirit and integrity of the ordinance maintained via our variance

The spirit of the ordinance is to maintain the peaceful and undeveloped quality of the Seneca and to allow homeowners to enjoy its unadulterated beauty. This new garage is consistent with the spirit of maintaining the beauty of the river, as it will not obstruct neighbors' views, and will be a safe space for us to keep all of those items we use to truly enjoy our property.

2024-0117-A

Legal Property Description

* 1165 Seneca Road, Baltimore County, MD 21220

* Legal Description from Deed → see attached

"Being known and designated as Lot No. 165 and 166, as shown on a Plat entitled, "Bowleys Quarter, Plat No. 2," which plat is recorded among the Land Records of Baltimore County in Plat Book 7, folio 13. The improvements ~~upon~~ thereon being known as 1165 Seneca Road."

2024-0117-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
25-Apr-2024 3:44:53P

Transaction **102277**
1 Petition Before ALJ \$75.00

Total **\$75.00**

CREDIT CARD SALE \$75.00
VISA 2806

Retain this copy for statement
validation

Station: Permit Processing - Mini

25-Apr-2024 3:45:15P
\$75.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX2806
JACEY SMITH
Reference ID: 411600559837
Auth ID: 05444D
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE

Clover ID: R2J1694JCA10Y
Payment 2631F2DTQFE0G

Clover Privacy Policy
<https://clover.com/privacy>

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

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

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

For Newspaper Advertising:

Case Number: 2024 - 0117 - A
Property Address: 1165 SENECA ROAD
Legal Owners (Petitioners): STORM SHECKELS + JACEY SMITH
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): STORM SHECKELS
Address: 1165 SENECA ROAD
MIDDLE RIVER, MD 21220

Telephone Number: 410-977-2109

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0117 -A Address 1165 SENECA ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/6/24 Posting Date: 5/19/24 Closing Date: 6/3/24

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: 2024 - 0117 -A Address 1165 SENECA ROAD

Petitioner's Name: SHECKELS + SMITH Telephone (Cell) 410-977-2109

Posting Date: 5/19/24 Closing Date: 6/3/24

Wording for Sign: To Permit _____

To permit an accessory building (enclosed garage, to replace existing carport) with a height of 23 feet in lieu of the maximum allowed 15 feet.

Revised 1/2022



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 1165 Seneca Road, Middle River, MD 21220 Currently Zoned RC5
Deed Reference 48768 / 81 10 Digit Tax Account # 1501350641
Owner(s) Printed Name(s) STORM SHECKELLS & JACEY SMITH

(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)

BCZR: 400.3 → To permit an accessory building (enclosed garage, to replace existing carport) with a height of 23 feet in lieu of the maximum allowed 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)

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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):

STORM SHECKELLS / JACEY SMITH
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

1165 Seneca Road / Middle River / MD
Mailing Address City State

21220 / (410) 977-2109 / (410) 241-7136 / stormsheckells@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 2024-0117-A Filing Date 5, 6, 24 Estimated Posting Date 5, 19, 24 Reviewer JS

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: 1165 SENECA RD MIDDLE RIVER 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)

* SEE ATTACHED *

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

[Signature]
Signature of Owner (Affiant)

STORM SHECKELS
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

Jacey Smith
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 25th day of April, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: BONNIE E. FOX STORMSHECKELS; JACEY SMITH

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

10/16/2024
My Commission Expires



Variance Request- 1165 Seneca Road

We are seeking a variance to build our proposed garage to exceed the ordinance limiting structural height to fifteen feet. Our proposed structure would be twenty-three feet. Our variance request is in compliance with, and made with contemplation of *Cromwell v. Ward*, 102 Md. App. 691 (1995).

I. Unique, Unusual, and Different from Surrounding Properties

Our property is unique because it is surrounded by water on two sides instead of one. Most properties in our neighborhood are only vulnerable to flooding from their "back" yard which is a short piece of waterfront behind their homes, as all the lots are long and skinny, allowing each property owner only very small access to the water, in some instances just being wide enough for a dock.

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2024-0117-A

II. Practical Difficulty

This variance would allow us to comfortably park our vehicles, and then add a second floor in which we'd be able to safely store our items without fear of them being flooded.

- We have items specifically that aid in the use and enjoyment of our home and proximity to waterfront, such as:
 - Boat maintenance items
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 - Tools
 - Lawn care and gardening items
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 - Paintings
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Our first year on the water already has presented us with difficult costal flooding- one flood was so high that came to the corners of our house and into the bottom floor of the garage area we have now. That wasn't even a hurricane scenario, rather, just a severe storm.

a. Strict compliance with the ordinance would unreasonably prevent the use of the property for permitted purpose

Our property is unique such that this variance requirement unreasonably prevents the use of the property for its permitted purpose and to conform to the variance would be unnecessarily burdensome, as we'd be very limited in our ability to safely store our personal belongings.

For example, with each warning of costal flooding, we'd have to pack up all of our storage and move it somewhere else off of our property temporarily, and after the threat has been removed, bring it back to our land.

2024-0117-A

b. Grant would not be substantially unjust to other property owners in the district

This variance would not be unjust to our neighbors. All of our neighbors enjoy waterfront views through their back yards, and our proposed project would not obstruct anybody's views or use and enjoyment of their own properties.

c. Spirit and integrity of the ordinance maintained via our variance

The spirit of the ordinance is to maintain the peaceful and undeveloped quality of the Seneca and to allow homeowners to enjoy its unadulterated beauty. This new garage is consistent with the spirit of maintaining the beauty of the river, as it will not obstruct neighbors' views, and will be a safe space for us to keep all of those items we use to truly enjoy our property.

2024-0117-A

Legal Property Description

* 1165 Seneca Road, Baltimore County, MD 21220

* Legal Description from Deed → see attached

"Being known and designated as Lot No. 165 and 166, as shown on a Plat entitled, "Bowleys Quarter, Plat No. 2," which plat is recorded among the Land Records of Baltimore County in Plat Book 7, folio 13. The improvements ~~upon~~ thereon being known as 1165 Seneca Road."

2024-0117-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0117-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: In a 100-year FEMA floodplain AE Zone BFE 7 NAVD88, BC AE Zone BF 8.5 NAVD88.

DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100435F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 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 LiMWA is not on the property.

B) The proposed accessory structure is 40'x28' equal to 1120 square feet. Code 32-8-507 (A) limits accessory structures in a tidal special flood hazard area to 300 square feet. For this reason, the administrative variance must be denied.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

CERTIFICATE OF POSTING

CASE NO. 2024-0117-A

PETITIONER/DEVELOPER

Jacey Smith

DATE OF HEARING/CLOSING

June 3, 2024

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
1165 Seneca Road



THE SIGN(S) POSTED ON May 18, 2024

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1501350641

Owner Information

Owner Name:	SHECKELLS STORM E SMITH JACEY A	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1165 SENECA RD MIDDLE RIVER MD 21220-4031	Deed Reference:	/48268/ 00081

Location & Structure Information

Premises Address:	1165 SENECA RD MIDDLE RIVER 21220-4031 Waterfront	Legal Description:	LT 165,166 1165 SENECA RD NS BOWLEYS QUARTERS
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0091 0022 0150 15030020.04 0000 165 2024 Plat Ref: 0007/ 0013

Town: None

Primary Structure Built Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1994	2,288 SF	30,420 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNITS	SIDING/5	3 full	1 Carport		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	266,600	515,900		
Improvements	317,000	409,300		
Total:	583,600	925,200	583,600	697,467
Preferential Land:	0	0		

Transfer Information

Seller: JACKWOOD RAND A	Date: 08/01/2023	Price: \$1,010,000
Type: ARMS LENGTH IMPROVED	Deed1: /48268/ 00081	Deed2:
Seller: BROSSO ROBERT A	Date: 12/23/2013	Price: \$534,900
Type: NON-ARMS LENGTH OTHER	Deed1: /34547/ 00378	Deed2:
Seller: BROSSO ROBERT A	Date: 01/20/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13460/ 00489	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00 0.00 0.00

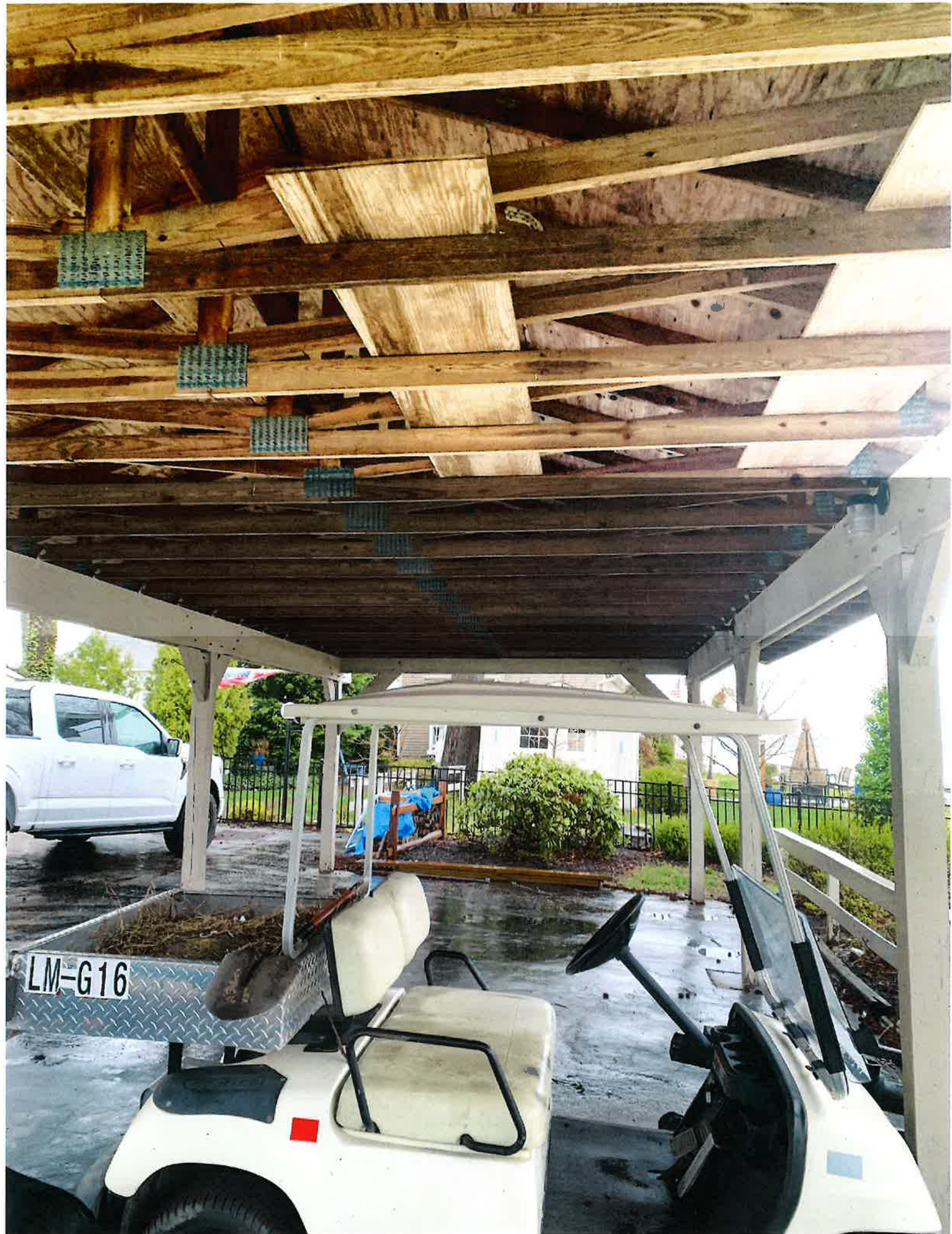
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Application received 08/29/2023

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:







2017-0253-A

1980-0247-A

2017-0234-SPHA
2002-0071-A

5 CD

15 FD

Back River Neck District

Martin State Airport Restriction

Bowleys Quarters-Back River Neck Area

RC 5

NE 2-L
091C3

SENECARD

2001-0531-A

2004-0414-X

2004-0529-A

RC 5

1990-0332-A

2004-0351-A

RC 5

1983-0004-A

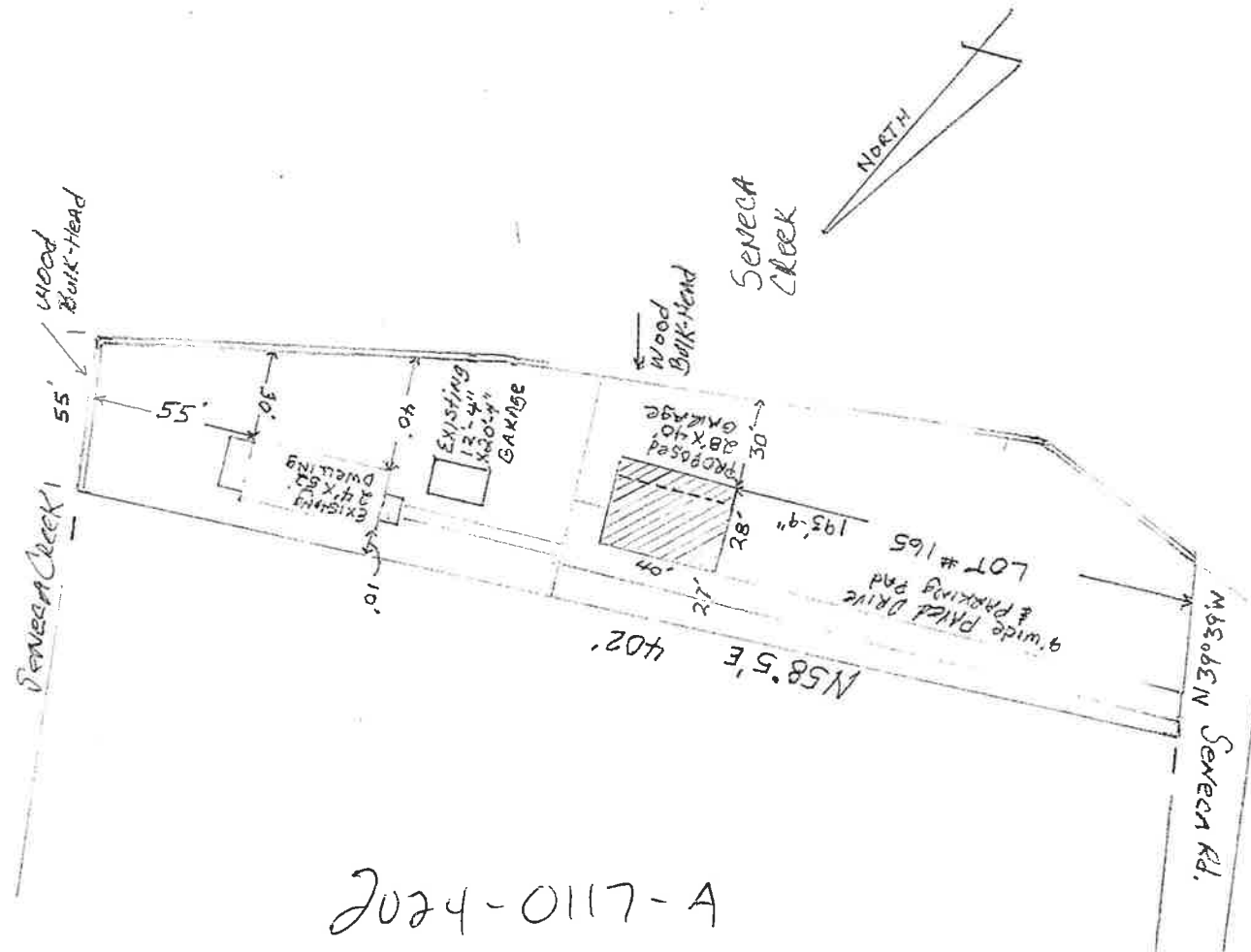
1977-013

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 1165 SENECA ROAD OWNER(S) NAME(S) STORM SHECKELLS / JACEY SMITH

SUBDIVISION NAME N/A LOT # 165 BLOCK # N/A SECTION # N/A

PLAT BOOK # 7 FOLIO # 13 10 DIGIT TAX # 1501350641 DEED REF. # 48268/0081



TOTAL = .8 ± Acres

Site Plan
Scale 1" = 50'

PLAN DRAWN BY: STORM SHECKELLS DATE 4/24/24 Scale 1" = 50'

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP # 0091C3

SITE ZONED RC5

ELECTION DISTRICT 15

COUNCIL DISTRICT 5

LOT AREA ACREAGE .8 ±

OR SQUARE FEET 30420

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN?

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = _____ FEET