



KATHERINE A. KLAUSMEIER
County Executive

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

March 31 , 2025

Henry Olaya henryolaya@northropreatty.com
Karen Ljunggren
1317 S. Seneca Road
Middle River, MD 21220

RE: Petition for Variance
Case No. 2024-0274-A
Property: 1317 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 black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: Marcel Mileo marcel@lazooutdoors.com

IN RE: PETITION FOR VARIANCE
(1317 S. Seneca Road)
15th Election District
5th Council District
Henry Olaya & Karen Ljunggren
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2024-0274-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owners, Henry Olaya and Karen Ljunggren (“Petitioners”) for the property located at 1317 S. Seneca Road, Middle River (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1 to allow an accessory structure (pool and deck) in the front and side yards in lieu of the required rear yard of a waterfront property.

A WebEx hearing was conducted virtually in lieu of an in-person hearing on March 25, 2025. The Petition was properly advertised and posted. Henry Olaya attended the hearing along with Marcel Mileo, representative from LAZO Outdoors, who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants or interested citizens who attended the hearing.

A Zoning Advisory Comments (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) indicating that due to the Property’s location within a Limited Development Area (“LDA”), it is subject to Chesapeake Bay Critical Area (“CBCA”) requirements including mitigation by plantings. A Zoning Advisory Committee (“ZAC”) comment was also received from Department of Public Works and Transportation (“DPWT”)/Development Plans Review (“DPR”) indicating the following:

(A) The proposed site is North of the coordinates described in County Code 32-8-201(J)(21) so the tidal base flood elevation is 8.5. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current proof materials must be used the LiMWA is on the property.

(B) The pool mechanicals must be elevated out of the flood protection elevation.

(C) The pool must be anchored to prevent floatation.

The Department of Planning (“DOP”) also submitted a ZAC comment primarily addressing a Petition for a Floodplain Variance. The Flood Plain Variance was added by Office of Zoning Review (“OZR”) as required, but was then withdrawn pursuant to BCC, §32-8-201 and §32-8-603. (See File). DOP did not oppose the front/side yard location of the proposed pool/deck.

The Property measures 1.88 +/- acres, and improved with a 1,376-sf home, constructed in 1960 which fronts on Goose Harbor Inlet. (Pet. Ex. 1). The Site Plan labels the front door as facing northeast. (Pet. Ex. 1). The Property is split-zoned Resource Conservation – Residential, and Resource Conservation – Critical Area (RC5 and RC-20). There is a Critical Area Easement along the waterfront. Mr. Mileo testified that the Petitioners wish to construct a 450 sf in-ground pool and deck on the waterfront side. The pool/deck will be located outside of the Critical Area Easement.

The Property was the subject of Case No. 05-307-SPH wherein Special Hearing relief was granted to Petitioners’ predecessors in title, to confirm that the Property was an existing nonconforming parcel to which additional acreage was permitted to be added to the total acreage of 1.88 acres. That Petition for Special Hearing was filed as a result of RC5 minimum acreage requirements under BCZR, §1A04.3.B.1.a.

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).

The Property is unique due to its irregular size and shape as well as the 1960's home which was constructed closer to the street side of the Property. In accordance with the Zoning Commissioner's Policy Manual ("ZCPM"), I find that the waterfront side of this Property is front yard and the street side is considered the rear yard. As a result of the placement of the home near the street, there is no area available in the rear yard (street side) in which to construct an in-ground pool. The proposed location for the pool and deck is the front and side yards per the ZCPM. Given the nexus between the unique Property features and the requested relief, I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if area Variance for the pool and deck were not granted in order that the pool/deck can be located along the waterfront side. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 31st day of **March, 2025**, by the Administrative Law Judge for Baltimore County Zoning Regulations ("BCZR"), §400.1 to allow an accessory structure (pool and deck) in the front and side yards in lieu of the required rear yard of a waterfront property. be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.

2. The Site Plan (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

3. Petitioners and all subsequent owners shall comply with the DEPS, and DPWT ZAC comments which are attached hereto and incorporated herein.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

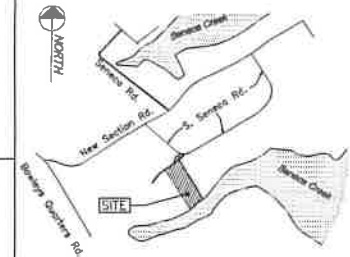
MEM:dlm

ZONING HEARING PLAN FOR VARIANCE 1317 S. SENECA ROAD

OWNER: HENRY OLAYA & KAREN LJUNGGREN

SUBDIVISION NAME: BOWLEY'S QUARTER

LOT 2, TAX ID#: 2500000187, DEED REF#: 38491/00136

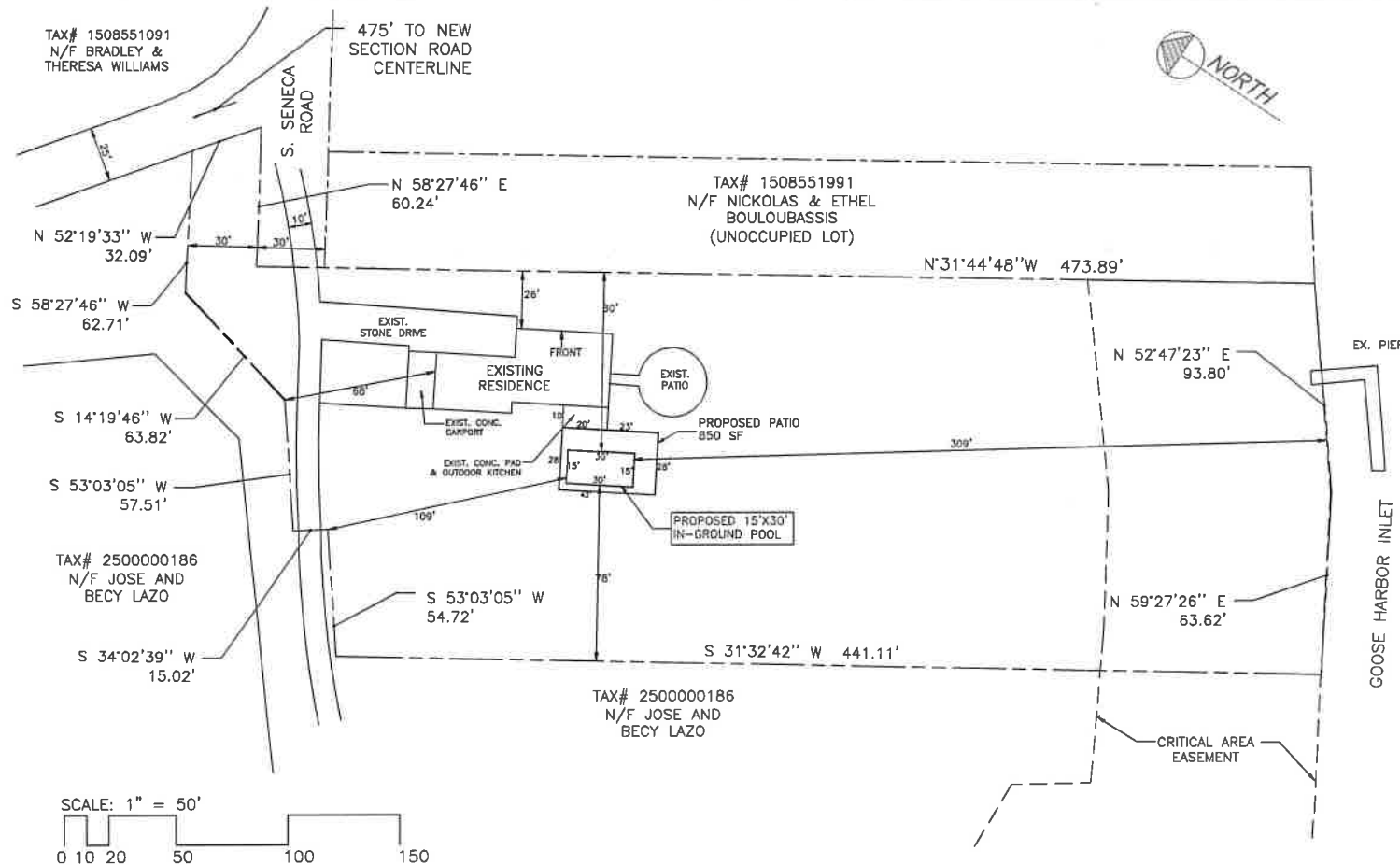


Site Vicinity Map
NOT TO SCALE

ZONING MAP# 0098
SITE ZONED: RC5, RC20
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 5
LOT AREA ACREAGE: 1.88
LOT AREA SQUARE FEET: 81,893
HISTORIC DISTRICT: NO
IN CBCA: YES
IN FLOODPLAIN: YES
UTILITIES
WATER: PUBLIC
SEWER: PUBLIC
PRIOR HEARING: YES
CASE NUMBER: 2005-0307-SP4
ORDER RESULT: VARIANCE
GRANTED TO CONFIRM
NON-CONFORMING USE
AND LAND TRANSFER
VIOLATION CASE NUMBERS:

DRAWN BY:
MARCEL MILEO
DATE: 12/4/24
Scale: 1" = 50'

LAZO LANDSCAPING, INC.
1301 Trimble Road
Edgewood, MD 21040
410.780.0870
MHIC No.: 152386



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 28, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0274-A
Address: 1317 S SENECA ROAD
Legal Owner: Henry Olaya

Zoning Advisory Committee Meeting of February 28, 2025.

The Department of Environmental Protection and Sustainability 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 waterfront property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The property also has a recorded Critical Area Easement for the 100-foot Critical Area buffer. The applicant is seeking a variance to allow a pool and deck in the front and side yards of the property. Mitigation for pool and deck will be required through additional planting within the Critical Area Easement. As such, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with this mitigation pursuant to Critical Area requirements. Planting will occur in spring/summer 2025 in accordance with the Buffer Management Plan submitted to DEPS January 23, 2025.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer preserved by a Critical Area Easement. The proposed structures are located outside the required buffer. Mitigation planting can 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.

The proposed structures will meet lot coverage requirements and mitigation planting ensure this development will be consistent with established land-use policies.

Reviewer: Marie Brady, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0274-A

DATE: February 21, 2025

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

DPR: No comment.

DPW-T: A) The proposed site is North of the coordinates described in County Code 32-8-201(J)(2) so the tidal base flood elevation is 8.5. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current County Code. Any area below this elevation cannot be used for living space, storage only, or flood proof materials must be used. The LiMWA is on the property.

B) The pool mechanicals must be elevated out of the flood protection elevation.

C) The pool must be anchored to prevent floatation.

Landscaping: No comment.

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



PETITION FOR PUBLIC HEARING(S)

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:

CASE NUMBER <u>2024-0274-AFPM</u>	FOR OFFICE USE ONLY	Filing Date <u>2/3/25</u>	Do Not Schedule Dates: _____	Reviewer <u>JK</u>
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Address 1317 S. Seneca Road, Middle River, Middle River MD 21220 Currently Zoned RC5 & RC20
Deed Reference 38491 / 00136 10 Digit Tax Account # 2500000187
Owner(s) Printed Name(s) Henry Olaya & Karen Ljunggren

(SELECT THE HEARING TYPE(S) BY MARKING AN **X** NEXT TO THE APPROPRIATE SELECTION(S) AND ADDING THE SPECIFIC PETITION REQUEST FOR EACH HEARING TYPE):

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

1. ☐ a Special Hearing pursuant to Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

If you need additional space for the special hearing petition requests above, you may add an attachment to this petition and check the "SEE ATTACHMENTS" box below:

☐ **SEE ATTACHMENTS** (if box is checked)

2. ☐ a Special Exception pursuant to the Zoning Regulations of Baltimore County to use the herein described property for

If you need additional space for the special exception petition requests above, you may add an attachment to this petition and check the "SEE ATTACHMENTS" box below:

☒ **SEE ATTACHMENTS** (if box is checked)

3. ☒ a Variance pursuant to the Zoning Regulations of Baltimore County Section(s)

If you need additional space for the variance petition requests above, you may add an attachment to this petition and check the "SEE ATTACHMENTS" box below:

☐ **SEE ATTACHMENTS** (if box is checked)

(For Variance item 3 above, indicate below what is unique about your property resulting in hardship or practical difficulty or indicate below "UNIQUENESS AND HARDSHIP OR PRACTICAL DIFFICULTY TO BE PRESENTED AT HEARING").

If you need additional space describing what is unique about your property resulting in hardship or practical difficulty, you may add an attachment to this petition and check the "SEE ATTACHMENTS" box below:

☐ **SEE ATTACHMENTS** (if box is checked)



Page 2 of Petition for Public Hearing(s)

4. X a **Floodplain Management Variance** pursuant to Baltimore County Code Section(s)

Floodplain Management Variance pursuant to Baltimore County Code Section 32-8-701 to permit a proposed in-ground 15'x30' concrete pool.

If you need additional space for the floodplain management variance petition requests above, you may add an attachment to this petition and check the "SEE ATTACHMENTS" box below:

☐ **SEE ATTACHMENTS** (if box is checked)

Property is to be posted and advertised as prescribed by the Zoning Regulations and/or Baltimore County Code.
I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the laws and restrictions of the Zoning Regulations and/or Baltimore County Code.

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

Legal Owners (Petitioners):

Henry Olaya

Name #1 - Type or Print

/ Karen Ljunggren

Name #2 - Type or Print

Signature #1

Signature #2

1317 S. Seneca Rd Middle River MD

Mailing Address City State

21220 16012873417 henryolaya@northaprealty.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Marcel Mileo

Name - Type or Print

Signature

209 Daisy Dr., Mechanicsburg PA

Mailing Address City State

17050 / 717-802-1486
marcel@lazooutdoors.com

Zip Code Telephone # Email Address

Zoning Petition Attachment

To permit a variance from section 400.1 of the BCZR to allow an accessory building (Pool and deck) in the front and side yard in lieu of the required rear yard of a waterfront property.

ZONING PROPERTY DESCRIPTION
1317 S. SENECA ROAD

PART A

Beginning at a point on the west side of South Seneca Drive which is 50 feet wide at a distance of 455 feet south of the centerline of North Section Road which is 50 feet wide.

PART B

Being Lot # 2, Subdivision of Bowleys Quarters, as recorded in Baltimore County Plat Book Number 38491, page 136, containing 1.88 acres, located in Election District 15 and Council District 5.



Certificate of Posting

Case# 2024-0274-A
 Petitioner/Developer
Henry Olaya

Date of Hearing/Closing
March 25, 2025

Baltimore County Department of Permits and Management
 County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
 Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at
1317 S. Seneca Road on March 3, 2025. Signs 1A & 2A

Sincerely, Martin Ogle

Martin Ogle
 9912 Maidbrook Road
 Parkville, Md. 21234
 443-629-3411

**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: 2024-0274-AFPM
Property Address: 1317 S. Seneca Rd
Legal Owners (Petitioners): Henry Olaya
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Marcel Mileo
Address: 209 Daisy Dr Mechanicsburg PA

Telephone Number: 717-802-1486

*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



PETITION FOR PUBLIC HEARING(S)

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:

CASE NUMBER <u>2024-0274-AFPM</u>	FOR OFFICE USE ONLY	Filing Date <u>2/3/25</u>	Do Not Schedule Dates: _____	Reviewer <u>JK</u>
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Deed Reference 38491 / 00136 10 Digit Tax Account # 2500000187

Owner(s) Printed Name(s) Henry Olaya & Karen Ljunggren

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Property is to be posted and advertised as prescribed by the Zoning Regulations and/or Baltimore County Code.
I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the laws and restrictions of the Zoning Regulations and/or Baltimore County Code.

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

Legal Owners (Petitioners):

Henry Olaya

Name #1 - Type or Print

/ Karen Ljunggren

Name #2 - Type or Print

Signature #1

Signature #2

1317 S. Seneca Rd Middle River MD

Mailing Address City State

21220 16012873417 henryolaya@northaprealty.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Marcel Mileo

Name - Type or Print

Signature

209 Daisy Dr., Mechanicsburg PA

Mailing Address City State

17050 / 717-802-1486
marcel@lazooutdoors.com

Zip Code Telephone # Email Address

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1317 S. SENECA ROAD

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Beginning at a point on the west side of South Seneca Drive which is 50 feet wide at a distance of 455 feet south of the centerline of North Section Road which is 50 feet wide.

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Being Lot # 2, Subdivision of Bowleys Quarters, as recorded in Baltimore County Plat Book Number 38491, page 136, containing 1.88 acres, located in Election District 15 and Council District 5.

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 28, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0274-A
Address: 1317 S SENECA ROAD
Legal Owner: Henry Olaya

Zoning Advisory Committee Meeting of February 28, 2025.

The Department of Environmental Protection and Sustainability 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 waterfront property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The property also has a recorded Critical Area Easement for the 100-foot Critical Area buffer. The applicant is seeking a variance to allow a pool and deck in the front and side yards of the property. Mitigation for pool and deck will be required through additional planting within the Critical Area Easement. As such, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with this mitigation pursuant to Critical Area requirements. Planting will occur in spring/summer 2025 in accordance with the Buffer Management Plan submitted to DEPS January 23, 2025.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer preserved by a Critical Area Easement. The proposed structures are located outside the required buffer. Mitigation planting can 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.

The proposed structures will meet lot coverage requirements and mitigation planting ensure this development will be consistent with established land-use policies.

Reviewer: Marie Brady, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 21, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0274-A

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

DPR: No comment.

DPW-T: A) The proposed site is North of the coordinates described in County Code 32-8-201(J)(2) so the tidal base flood elevation is 8.5. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current County Code. Any area below this elevation cannot be used for living space, storage only, or flood proof materials must be used. The LiMWA is on the property.

B) The pool mechanicals must be elevated out of the flood protection elevation.

C) The pool must be anchored to prevent floatation.

Landscaping: No comment.

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

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/26/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0274-A

INFORMATION:

Property Address: 1317 S. Seneca Road
Petitioner: Henry Olaya and Karen Ljunggren
Zoning: RC 5 and RC 20
Requested Action: Variance

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

Variance - To permit a variance from section 400.1 of the BCZR, allowing an accessory building (pool and deck) in the front and side yard instead of the required rear yard of a waterfront property.

Floodplain Management Variance - Pursuant to Baltimore County Code Section 32-8-701 to permit a proposed in-ground 15'x30' concrete pool.

The proposed property, sits along Seneca Road and the shoreline of Seneca Creek in the Middle River area of Baltimore County, spans two zones RC 5 to the east and RC 20 to the west. This area features a combination of wooded regions and residential developments. The waterfront properties are primarily detached homes, each with private docks, indicating a community with direct access to water. Like other residences in the area, both the principal dwelling and the proposed pool at this property are located within the floodplain.

The RC5 zoning classification is designed to address the challenges of wasteful and disorderly rural-residential development and the complications arising from inadequate lot sizes that do not support on-lot sewer and water systems. This zoning aims to prevent financial burdens and potential hazards that might compromise the safety and welfare of residents. By delineating areas apt for rural-residential development, the RC5 zoning encourages organized growth patterns and minimizes development's impact on natural resources. It ensures that each lot is sufficiently large to accommodate necessary sewer and water systems, thereby promoting a structured and sustainable environment in line with the overall developmental guidelines for the region. This classification complements the established development patterns and proposed variances described for the property along Seneca Road.

The Department of Planning does not oppose the requests for the following reasons:

- a. Although the primary concern is the pool's encroachment into the floodplain, it is noted that many existing dwellings and their accessory structures in the area already extend into the floodplain.

- b. The character of the property and the general architectural style of the area support the proposed development. Similar developments are found along Seneca Road and Seneca Creek, maintaining the consistency of the community's landscape.

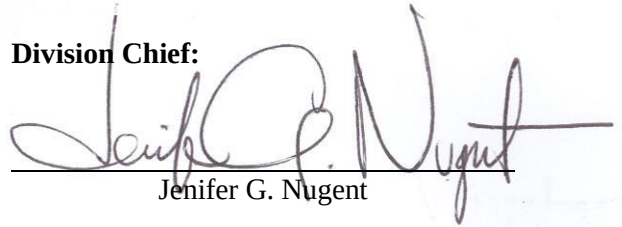
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

- c: Marcel Mileo, Representative
Megan Oliver and Iyad Abdi, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of 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:	RESIDENTIAL
		Principal Residence:	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
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0098	0005	0010	15030020.04	0000			2	2024	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

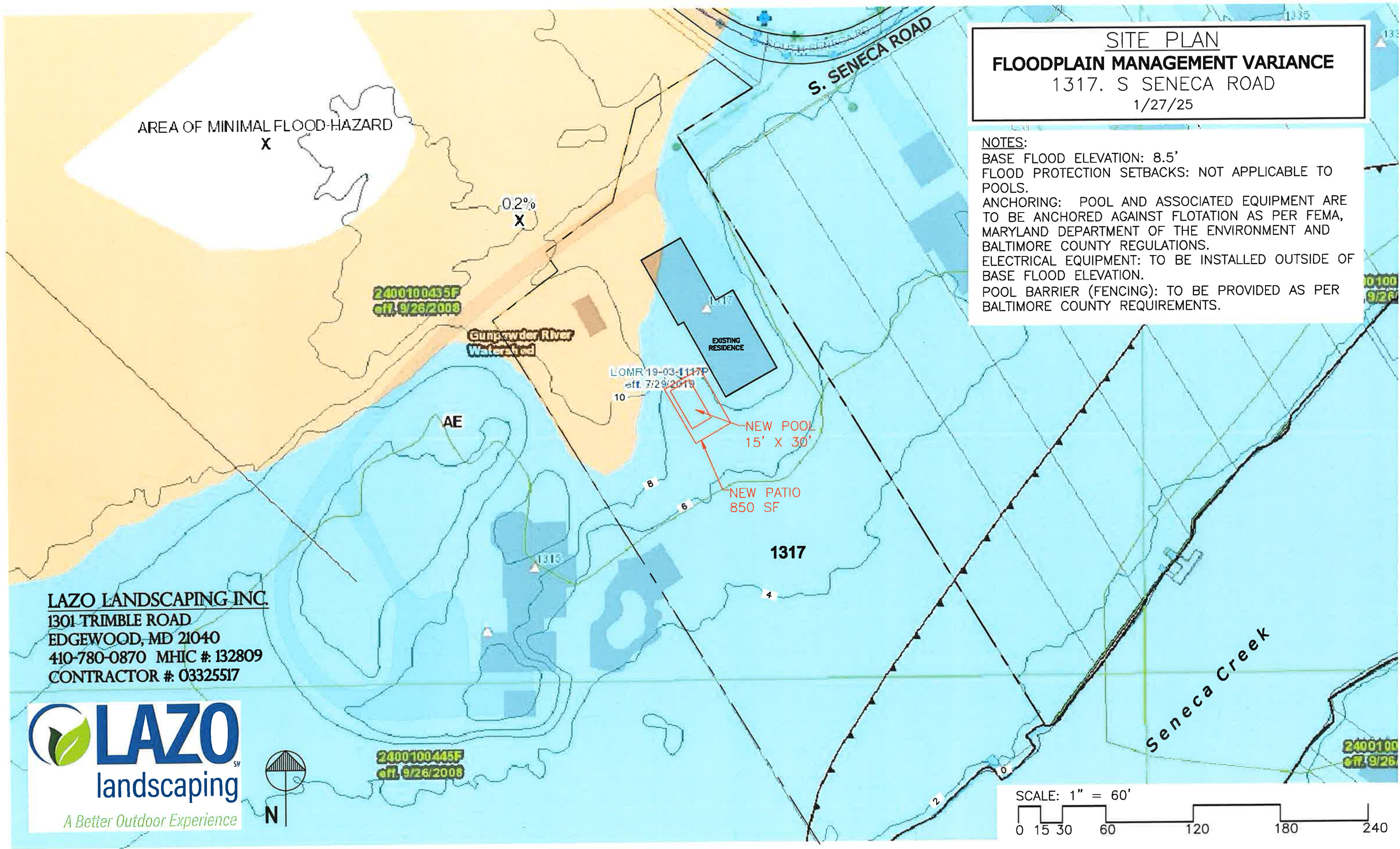
	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	244,000	307,000		
Improvements	130,200	167,100		
Total:	374,200	474,100	407,500	440,800
Preferential Land:	0	0		

Transfer Information

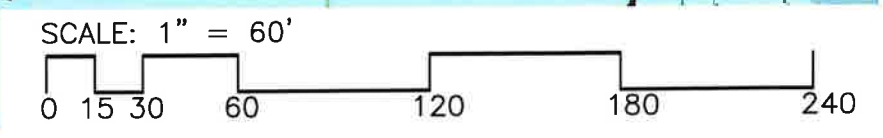
Seller: GALE KAREN L	Date: 01/10/2017	Price: \$375,000
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SITE PLAN
FLOODPLAIN MANAGEMENT VARIANCE
1317. S SENECA ROAD
1/27/25

NOTES:
BASE FLOOD ELEVATION: 8.5'
FLOOD PROTECTION SETBACKS: NOT APPLICABLE TO POOLS.
ANCHORING: POOL AND ASSOCIATED EQUIPMENT ARE TO BE ANCHORED AGAINST FLOTATION AS PER FEMA, MARYLAND DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY REGULATIONS.
ELECTRICAL EQUIPMENT: TO BE INSTALLED OUTSIDE OF BASE FLOOD ELEVATION.
POOL BARRIER (FENCING): TO BE PROVIDED AS PER BALTIMORE COUNTY REQUIREMENTS.



LAZO LANDSCAPING INC.
1301 TRIMBLE ROAD
EDGEWOOD, MD 21040
410-780-0870 MHIC #: 132809
CONTRACTOR #: 03325517



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1317. S SENECA ROAD
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AREA OF MINIMAL FLOOD-HAZARD
X

0.2%
X

2400100435F
eff. 9/26/2008

Gunpowder River
Watershed

LOMR 19-03-1117P
eff. 7/29/2019

EXISTING
RESIDENCE

NEW POOL
15' X 30'

NEW PATIO
850 SF

1317

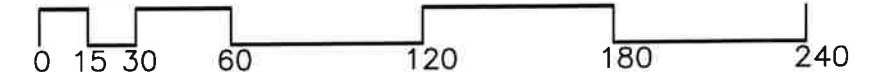
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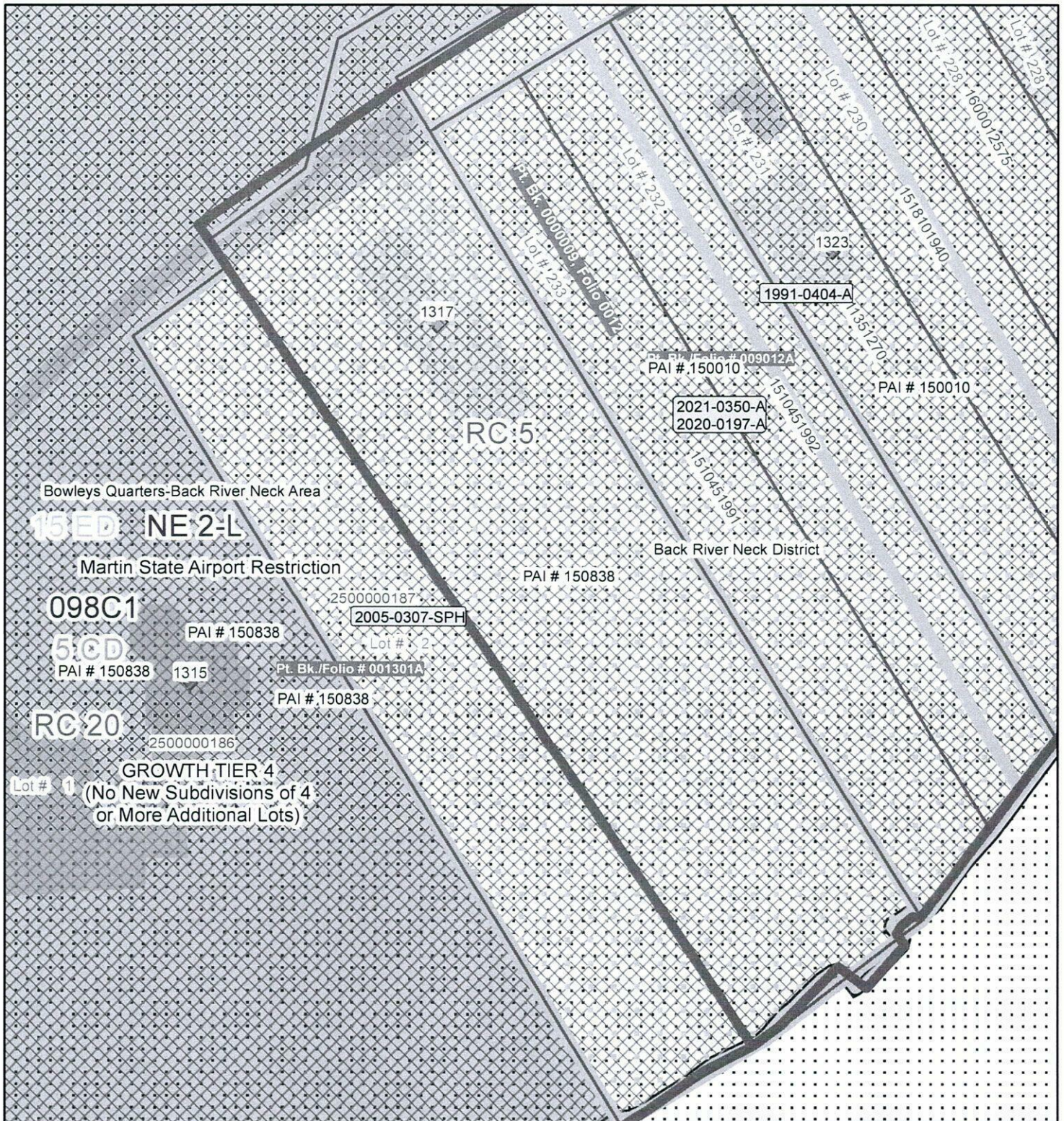
2400100445F
eff. 9/26/2008

Seneca Creek

SCALE: 1" = 60'



1317 S Seneca Rd



Publication Date: 12/23/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120
Feet

1 inch = 65.721024 feet

PHOTOGRAPHS 1317 S. SENECA ROAD

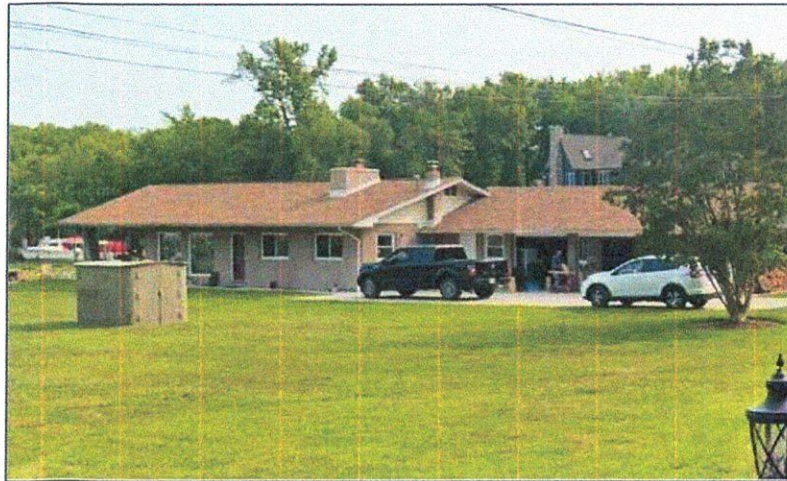
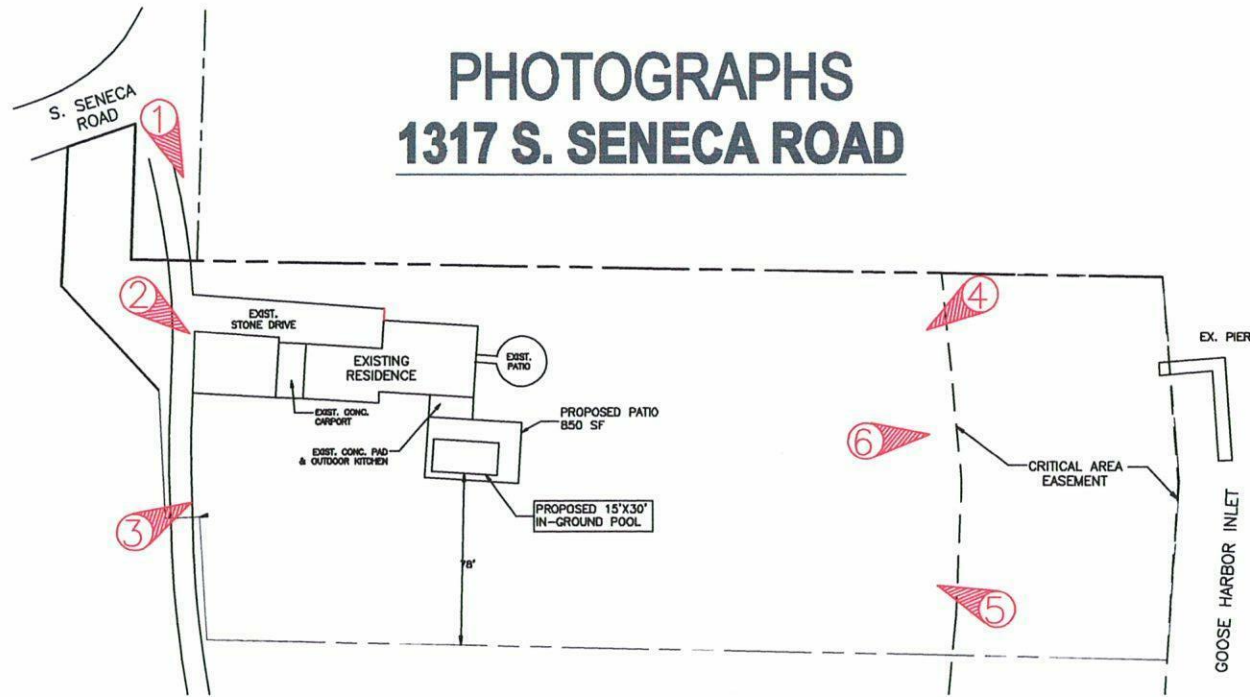


PHOTO 1



PHOTO 2

PHOTOGRAPHS 1317 S. SENECA ROAD

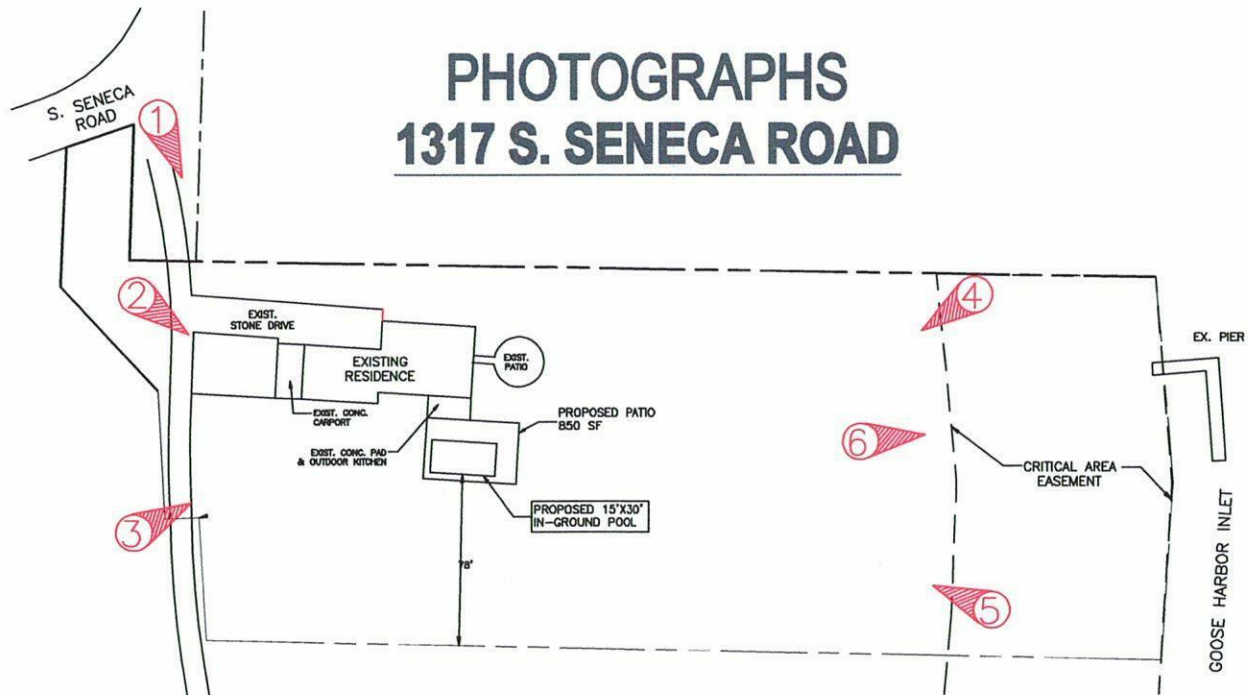


PHOTO 1



PHOTO 2

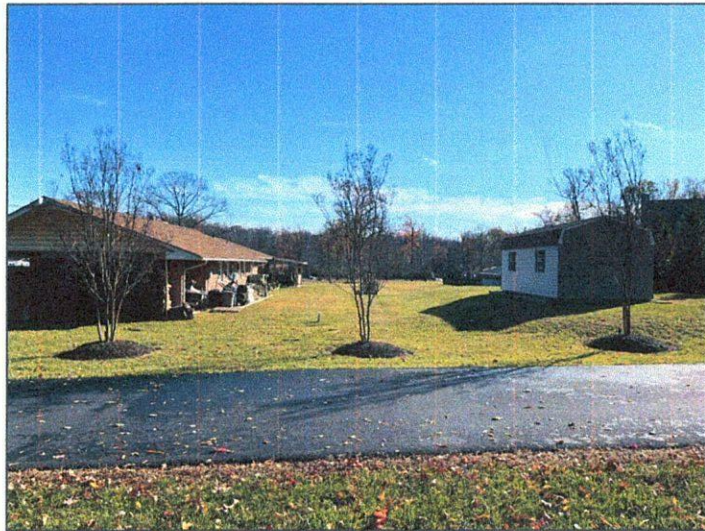


PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6