I, or we,...Roberts. W. Uardessex....legal owner...of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 1200.38 (3) to permit side ward

sorbacks of 28 feet for both sides in lieu of the required 50 feet; respectively.

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

I would like to obtain a variance as the property owned by me at the present is 100'x250'. Also approximately 90% of the existing homes in NO 22

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tion, and further agree to and are to be bound by the zoning regulations and restrictions of more Country adopted pursuant to the Zoning Law For Baltimore Country.

Robert W. Hardenter Robert William Hardester Legal Owner Address 1106 Beech Drive 2/220 · 474-2/80 Petitioner's Attorney Protestant's Attorney

ioner of Baltimore County, this 6th 1

197 . that the subject matter of this petition be advertised, as Law of Baltimore County, in two newspapers of general circulation through-dast property be posted, and that the public hearing be had before the Zoning m day of February 197 6 at 7:30p/clock

RECEIVED FOR

DATE

SE 23

157-A

WILLIAM D. FROMM

Mr. S. Eric DiNenna, Zoning Commissione

Adjacent property ownership must be shown on the site plan.

Mr. 5. Eric Di Nenna, Zoning Cor Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

February 20, 1976

Mr. Robert W. Hardester 1106 Beech Drive Baltimore, Maryland 21220

RE: Petition for Variances S/S of Seneca Road, 850' SE of Chestnut Road - 15th Election Robert W. Hardester - Petitioner NO. 76-157-A (Item No. 125)

I have this date passed my Order in the above referenced matter. Copy of said Order is attached

Very truly yours,

14 S. ERIC DI NENNA

SED/erl

cc: John W. Hessian, III, Esquire

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND Legislative Session 1976, Legislative Day No. 1

RESOLUTION NO. 2-76

Mr. Norman Lauenstein , Councilman

By the Count: Council, January 4, 1976

February 9, 1976

Very truly yours,

John Levimbley

John L. Wimbley Planning Specialist II Project and Developme

WHEREAS, Robert William Hardester, an employee in the Baltimore County Police Department, and his wife are the owners of a parcel of land known as lots 167 and 168, Seneca Road, Bowleys Quarters, Maryland, in the Fifteenth Election District of Baltimore County, and

WHEREAS, Robert William Hardester has filed a Petition for a Special Exception and Variance with the Zoning Commissioner in connection with certain proposed improvements to said property, and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter, Robert William Hardester, has by this resolution, made a full public disclosure of all pertinent facts to the respective members of the County Council of Baltimore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that, based solely on the foregoing facts, the interest of Robert William Hardester, does not relolate the public interest.

Comments on Item *125, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made oware of plans or problems with regard to development plans that may have a bearing on this petition.

Property Ourner: Robert W. Hordester
Location: 5/5 Seneca Road., 850 feet SE of Chestnut Road
Existing Zoning: R.D.P.
Proposed Zoring: Variance to permit side yord setbacks of 28 feet in lieu of the required 50 feet
No. of Acres: 100 x 250
District: 1510.

RE: PETITION FOR VARIANCE South sidu of Seneca Road 850 feet Southeast of Chestnut Road, 15th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

ROBERT W. HARDESTER, Petitioner : Case No. 76-157-A

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter. I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Lounty Charles E. Kountz, Jr. Deputy People's Counsel

John W. Herein III John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Mr. Robert W. Hardester, 1106 Beech Drive, Baltimore, Maryland 21220, Petitioner

John W. Herring II



DESCRIPTION FOR VARIANCE Robert W. Hardester, Petitioner

BEGINNING at a point on the south side of Seneca Road, approximately 850 feet southeast of Chestnut Road, and being Lot Nos. 167 and 168 of the "1st Addition to Flat 2 of Bowleys Quarters" recorded amongst the Land Records of Baltimore C ounty in Liber 9 folio 12.

Cose 26 -152 A

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

> Re: Item #125 (1975-1976)
> Property Owner: Robert W. Hardester
> S/S Seneca Rd., 850° S/E cf Chestnut Rd.

Dear Mr. DiNenna

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Seneca Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way videning, including any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

"In event that the indicated 30-foot "paper" street contiguous to the west side of Lot 167 would be improved in the future as a public street, it would be similarly improved and highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary rowartible easements for slopes

Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised to indicate the proposed highway right-of-way widening.

Sediment Control:

Devolopment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #125 (1975-1976) Property Owner: Robert W. Hardester Page 2 February 17, 1976

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

An 8-inch public water main exists in Seneca Road.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property, which indicates proposed use of a private onsite disposal system. The Baltimore County Comprehensive Sewerage Plan, amended August 1974, indicates "Planned Service" in the area

Very truly yours,

Lawort 5. Diver ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Trenner
J. Wimbley
H. Shalowitz (See Laura G. Vogeler Property)

Z-SW Key Sheet 8 NE 45 Pos. Sheet NE 2 L Topo 91 Tax Map

JUN 17 1976

March 3, 1976

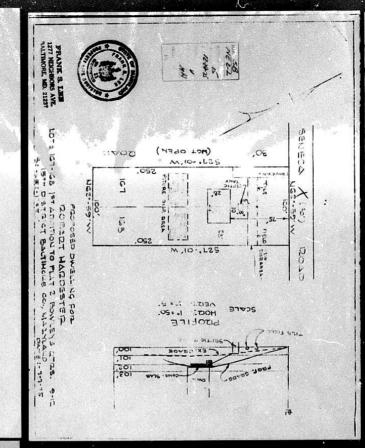
PES Lot 167 & 168 Seneca Road Bowleys Quarters

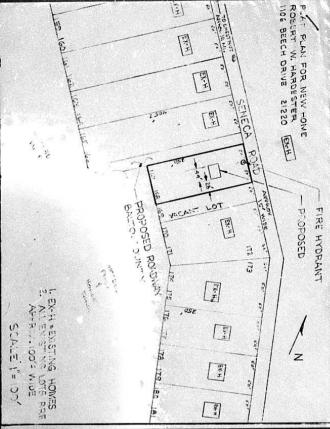
Dear Sire

Mr. S. Eric DiNenna Planning and Zoning Office

On February 20, 1976 a hearing was held in reference to a variance regarding the above referenced property. The variance was granted at that time. If any appeals are filed, I will accept

Bu





BALTIMORE COUNTY, MARYEND

INTER-OFFICE CORRESP

TO S. Eric DiNenna, Zoning Commissioner Date February 10, 1976

FROM William D. Fromm, Director of Planning

SUBJECT Patition 126-157-A. Patition for Variance for Side Yards. South side of Seneca Road 550 feet Southeast of Chostnut Road. Patitioner - Robert W. Hardester

15th District

Hearing: Wednesday, February 18, 1976 at 7:30 P.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm Director of Planning

WOF:NEG:mis

FEB 10 76 PM 1>

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Mr. Jack Dillon, Chairman Zoning Advisory Committee

erty Comer: Robert W. Hardester

Location: 8/8 Senson Road, 850 Feet SE of Chestmit Road

Tt= 3, 125

Zoning Agenda Jamuary 13, 1976

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at___

EXCENS the maximum allowed by the Fire Department.

() b. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn,

Reviewer H. M. Boted and Approved:
Planning Groof Special Inspection Division Pire Prevention Bureau

Pranklin'T. Hogani

74.70E N. CONTRG ADMINISTRANTO BEALTH DEPARTMENT

PUPEAU OF DEPARTMENT OF TOWARD DESIRED

> STRIKE HIGHWAY PURMAC OF STREET

BOUND OF LOUGHTEEN

Mr. Robert W. Hardester 1106 Beech Drive Baltimore, Maryland 21220

RE: Variance Petition Item 125 Robert W. Hardester - Petitioner

January 29. 1976

The Zoning Plans Advisory Committee has reviewed the plans subsitted with the above referenced petition and has made an on site field impection of the property. Whe following comments are a result of this review and impections.

These comments are not intended to indicate the appropriateness of the regime action requested, but to essent that all parties are made acars of plans exceedens with regard to the development plans that may have a bearing to this day. The plans that may have a bearing to this can be director of Plansing any fift a written by the with the Zoning Commentations, with recommendations as to the appropriateness of the research youing.

The subject property is located on the south side of Seneca Road, 850 feet southeast of Chestant Road, and a correctly an unimproved lot, the petitioner is requesting a Variance to permit mid-yard setbacks of 28 feet in lice of the result foct in order that a new dwelling may be located on the lot. Adjacent properties are improved with since family dwellings.

This Committee has little comment on this petition with the exception of what is indicated to be a proposed roadway of Ballimore County on the northwest side of this property. Please note the comments of the Bureau of Engineering concerning the status of this roadway. The petitioner in this case is currently employed with Ballimore County.

Mr. Robert W. Hardester Re: Item 125 January 29, 1976 Page 2

and in accordance with Section 1001 (a) and (b) of the Baltimore County Charter, a Resolution (Bill 2-76) was passed on January 4, 1976 by the County Council.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not lead them 10 hearing more than 20 days after the date on the filing certificate, will be forwarded to you be the near file.

Very truly yours, Frank Toff

FTE: JD Enclosure



January 23, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Office of Pianning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #125, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: Robert W. Hardester Location: S/S Sensea Road, 850 feet SE of Chestnut Rd. Existing Zoning: A.D.F. Proposed Zoning: Variance to permit side yard setbacks of 28 ft. in lieu of the required 50 ft. No. of Acres: 100 x 250 District: 15th

Metropolitan water is available.

A complete soil evaluation must be conducted,

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW: dlas



RANDALLSTOWN, MD. 21133. Jan. 28,

THIS IS TO CLERTHEY, that the one will all attraction of Petition for a Variance- Hovert a, Hardester

E. Essex Times

Lowson Loren Artista Time -Community Lines

weekly newspapers published in Baltimore Counts. Marsland, once a neck for one xurrexxxx week to for the 18th day of Pahrnary 19.76 that it to say the same was inserted in the issues of Jan. 28, 1975.

STROMBERG PUBLICATIONS. INC.





CERTIFICATE OF PUBLICATION

TOWSON, MD. January 22. , 19.72 published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 29th day of January

THE JEFFERSONIAN.

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PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION Crant d by AC, BA, Ca., CA Revised Plans; Change in outline or description __ Yes Map #

BALTIMORE CAUNTY, MARYLAND OFFICE OF FINAL - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 28266
DATE Jan. 26, 1976 ACCOUNT OF	
AMOUNT ST	
ANOUNT Robert V. Bardester, 1106 1	

ALTIMORE COUNTY, MARYLAND FFICE OF FINANCE-REVENUE DIVISI ISCELLANEOUS CASH RECEIPT	
Feb. 17, 1976	OUNT 01-662
	r. 1106 Beech Dr., Balton, Md.
	r, 1106 Beech Dr., Balto., Md.
Robert V. Hardester	r, 1106 Beech Dr., Balto., Md.

Cost of Advert'sement, \$

BOARD OF EDUCATION OF BALTIMORE COUNTY TOWSON, MARYLAND - 21204

Date: January 23, 1976

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: January 13, 1976

Property Owner: Mohert W. Hardester
Location: S/S Seneca Road., 850' S.E. of Chestnut Road
Present Zoning: R.B.P.,
Proposed Zoning: Variance to permit side yard setbacks of 28 ft.
in lieu of the required 50 ft.

District: No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

6 -17 1

W. Nick Petrovich., Field Pepresentative.

- EMSLIC PARCS, ----** 5 #38641 L PERSEY

W10/-1

MICHARD W THACK - VMD

16-157-A. CERTIFICATE OF POSTIMA DEPARTMENT OF BALTIMORE COUNTY

•	
District 15 M	Date of Puriting 1-29-76
Petitioner Jalant to the territor	La Sue de po Mintent Rd
	Stat I Sence Ed on
Remarks:	

BALTIMORE CCUNTY OFFICE OF PLANNING AND ZONING

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

0 1	Your Pet	ition has	s been	received	* th	nis_	18	day of
ecemie	_1975.			25.00				Check
								0

Petitioner HARDETER _Submitted by_

Petitioner's Attorney____ This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

NEEDS "NO-CONFLICT" Council Action

JUN 1 7 1976