PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

Estate of John
I, or we, Paul Dossalling. legal owner. of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
1A00, 3,B.3
hereby pelition for a Variance from Sectionate and the County and County

of 5' instead of the required 50'.

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

It is imperative that we have a variance for a side set-back because we are remodeling the present one-bedroom home to accommodate a family of nine. The room to the said side will house utilities. It is impossible to dig a basement area for these utilities because the water table is high. It is most practical to house the utilities in this area because they presently enter the house here. Lastly, by adding the room to the side, it will add to the general appearance. 513-76

See attached description

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

Let we, agree to pay expenses of above Variance advertising, posting, etc., upon sking of this petit. and further agree to and are to be bound by the zoning regulations and restrictions of Baltone County adopted pursuant to the Zoning Law For Baltimore County.

ORDER DATE

27th day

Belto 21220 md.

Yoursen & Jacker S. P.R.

Address 300 Park Heart Fol.

11. 11/4

197 6 at 10:00 o'clock -A---N.

NORMAN G. LACHER, ET AL, SENECA BOAD

STDE YARD VARIANCE

REGINNING for the same on the southwest side of Seneca Road (30 feet wide) at a point distant 582.9 feet southeasterly from the southeast intersection of Chestunt Road (30 feet wide) and Seneca Road, thence running with and binding on said southwest side of Seneca Road south 62 degrees 59 minutes seat 75.00 feet, thence leaving said road and running south 36 degrees 19 minutes west 414.7 feet, thence morth 55 degrees 41 minutes west 74.39 feet, thence north 34 degrees 19 minutes seat 405.17 feet to the place of beginning.

CONTAINING 0.700 acres of land more or less.

November 7, 1975



RE: PETITION FOR VARIANCE : Southwest side of Senece Road 582.9 feet Southeast of Chestnut Road, 15th District :

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ESTATE OF JOHN P. DOEMLING,

1111111

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 therawith.

Charles E. Kountz, Jr. Deputy People's Coursel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Tource Marchand 21204

I HEREBY CERTIFY that on this 26th day of February, 1976, a copy of the foregoing nailed to Mr. Norman G. Lacher, Sr., 320 Dark Head Road, Baltimore, Maryland 21220, and Mr. David W. Dallas, Jr., Civil Engineer, 8713 Old Harford Road, Baltimore, Maryland 21234.

John W. Hessien III

005 ZONING LL . ACNT March 5, 1976

Mr. Norman G. Lacher, Sr. 320 Dark Head Road Baitimore, Marykad 21220

RE: Petition for Variance SW/S of Seneca Road, 582.9' SE of Chestaut Road - 15th Election District Exists of John P. Doemling - Petitioner NO. 76-179-A (Rem No. 136)

I have this date passed my Order in the above captioned matter in rdance with the attached.

GJM/mc

cci John W. Hessian, III, Esquire People's Counsel



STATE OF MARYLAND LETTERS OF ADMINISTRATION

	Estate No37447
To all persons who may be interested in the Estate of	
JOHN PAIR DOWN THE	, doceased:
Administration of the Estate of the deceased has been granted on	
NORMAN G. LAGIDLE	
The appointment is in full force and effect as of this date.	

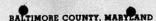
Dlouis Davis

Register of Wills for BALTIMORE County, Maryland.

VALID ONLY WITH IMPRINTED SEAL.

DATED: OCTOBER 16, 1975

(SEAL)



INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner Date February 23, 1976

William D. Fromm, Director of Planning

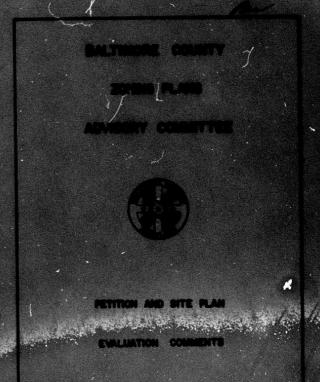
SUBJECT Petition #76-179-A. Petition for a Variance for Side Yard.
Southwest side of Seneca Road 582.9 feet Southeast of Chestnut Road. Petitioner - Estate of John Paul Doemling

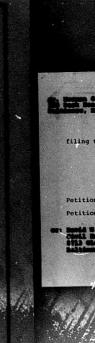
15th District

Hearing: Wednesday, March 3, 1976 at 10:00 A.M.

There are no comprehensive planning factors requiring comment of this petition

WDF:JGH:nb





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

Then 194

Reviewed by Franklin T. Hogans Jr. Chairman,

Zoning Plans Advisory Committee

	Pursuant to the advertisement, posting of property, and public hearing on the above petition
	and it appearing that by reason of the following finding of facts that strict compliance with
	the Baltimore County Zoning Regulations would result in practical difficulty and
	unreasonable hardship upon the Petitioner
i Çir.	
	the above Variance should be had; and it further appearing that by reason of the granting of
	the Variance requested not adversely affecting the health, safety and general
	welfare of the community
5 3	
FOR FRING	to permit a side yard setback of five feet instead of
- A	a Variance the required fifty feet should be granted.
268	Deputy TO IS ORDERED by the/Zoning Commissioner of Baltimore County this
	day of March 197 5; that the herein Petition for the aforementioned Variance
DATE MALLE	to All Discussion 12 That Board is the state of the state
3 60	should be and the same is GRANTED, from and after the date of this Order, sub-
8 1	ject to the approval of a site plan by the Department of Jubia Works and the
TE TE	Office of Planning and Zoning. Deputy uning confussioner of Baltimore County
0 0	E
Section 1	Pursuant to the advertisement, posting of property and public hearing on the above petition
Alfa-file	and it appearing that by reason of.
1,985	
-	
The same	
all the same	
12.	the above Variance should NOT BE GRANTED.
- carleant	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	of
16 E	
1000000	Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING III M. Chesapeake Avenue Towson, Maryland 21294 ranklin'T: Hogan

NUMBERS

MONING ADMINISTRATIO BUREAU OF PIRE PREVENTION

> STATE HIGHWAY NUMEAU OF ENGINEERING

> > INDUSTRIAL DEVELOPMENT COMMISSION BOARD OF EDUCATION OFFICE OF THE

Mr. Norman G. Lacher, Sr. 320 Dark Head Road Baltimore, Maryland 21220

RE: Variance Petition Variance rectained in the state of John Paul Doemling - Petitioner

February 11, 1976

Dear Mr. Lacher:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Seneca Road, 528 feet east of Chestnut Road, and is currently improved with a single family residence. The petitioner is requesting a Variance to permit a side yard setback of 5 feet in lieu of the required 50 feet, in order that a one-story addition may be added to the rear of the existing building. Adjacent properties are improved with single family residences.

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 less than 30, nor more than 90 days after the

Mr. Norman G. Lacher, Sr. Re: Item 136 February 11, 1976 Page 2

date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans JR. Chairman, Zoning Plans Advisory Committee

PTH: JD

cc: David W. Dallas, Jr. Civil Engineer 8713 Old Harford Road Baltimore, Md. 21234 TOWSON MARYLAND 2120

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Estate of John P. Doemling

Location: S/S Seneca Rd. 528' B. of Chestmit Rd.

Item No. 136

Zoning Agenda Jamuary 20, 1976

Gentlement

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

- () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at_

- EXCEMS the maximum allowed by the Fire Department.

 () is 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 National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (EE) 7. The Pire Prevention Bureau has no comments at this time.

Beviewer: H. M. Boted and Approved: Found M. Maryly
Plausing Group
Special Inspection Division

Reviewer: H. Maryly
Approved: Fire Prevention Durau

TOWSON MARYLAND 2120

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 17, 1976

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

Comments on Item #136, Zoning Advisory Committee Meeting, January 20, 1976, are as follows:

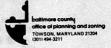
Property Owner: Estate of John P. Doemling Location: S/S Seneca Road 528' E of Chestnut Rd. Existing Zoning: R.D.P. Proposed Zoning: R.D.P. Side-yard Var. of 5' instead of the req. 50'

No. Acres: 0.7 District: 15th

Revised plot plan required indicating method of sewage disposal and water supply.

Thomas M. Denen Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW: pb6



WILLIAM D. FROMM

February 11, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Bollimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #136, Zoning Advisory Committee Meeting, January 20, 1976, are as follows:

Property Owner: Estate of John P. Doemling Location: 5/5 5 neco Road 528' E. of Chestnut Road Existing Zoning: R.D.P. Proposed Zoning: Side yard Var. of 5' instead of the req. 50' No. Acres: 0.7 District: 15th. District: 15th

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 aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John Levenbley John L. Wimbley Planning Specialist II

TOWSON, MARYLAND 21204

Wrch 4. 1976

Mr. S. Eric DiNenna County Office Building Towsen, Maryland 2120

> Re: Item #136 (1975-1976) Item #136 (1975-1976)
> Property Owner: Estate of John P. Doenling
> 8/8 Seneca Rd., 525' E. of Chestnut Rd.
> Existing Soning: R.D.P.
> Proposed Zoning: Side yard War. of 5' instead of
> the required 50'
> No. of Acres: 0.7 District: 15th

Case 76-179-1

More 1/1/1

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 widening, including mecessary revertible easements for slopes will be required in connection with any gradient of the building partial application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control:

Development 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 'sading, including the stripping of top soil.

Storm Drains:

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.

Item #136 (1975-1976) Property Owner: Estate of John P. Doemling Page 2 March 4, 1976

Water and Sanitary Sewer:

The submitted plan when revised must indicate the 8-inch water main in Seneca Road which serves this property, the location of the fire hydrant in relation to this site, and the location of the private onsite sewage disposal system employed, as public sanitary sewerage is not available to serve this property.

It appears that additional fire hydrant protection may be required in the

The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "Planned Service" in 3 to 5 years.

Very truly yours,

Elemont S. Diver ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

CC: J. Trenner W. Munchel J. Somers

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1976

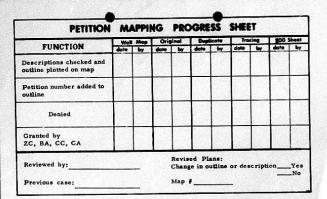
Item
Property Owner:
Estate of John P. Doemling
Present Zonlor:
S/S Seneca Rd. 528' E. of Chestnut Rd.
Present Zonlor: R.D.P.
Proposed Zonlor: Side yard Variance of 5' instead of the required 50'.

W. Rich Fetward

W. Nick Petrovich., Field Representative.

THE OF POSTURE COUNTY #76-179-A

1510		2-11-16
Hearing No.	1 mer 311 197	6 C 1000 HM.
1815	Leneca Kd	Solf Hall
Chestrat Rd on Sin	Costel in Great	yed 582 9 S. E. f.
Chestat Rd on des	see his Front fet of	D 14-31
mul # 9	Year Date of	2-19-76







THIS IS TO CERTIFY, that the annexed advertisement of Potition for a Variance- Docaling

- □ Catonsville Times
 □ Dundalk Times
 Essex Times
- ☐ Towson Times
 ☐ Arbutus Times
 ☐ Community Times

the issues of Peb. 12, 1976.

STROMBERG PUBLICATIONS, INC.



CERTIFICATE OF PUBLICATION

19.76



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

Your Petition has been received * this 15 day of 1976. Filing Fee \$ 25 . Received / Check

Petitioner Estate John Rad Dond Bubmitted by flows Reviewed by 245 Petitioner's Attorney____

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

