

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James and Doris Thornton, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 211.6 to permit a rear yard depth of nine (9) feet instead of the required thirty (30) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (1) That the area to be enclosed is an existing patio and could be used more fully when enclosed, (2) That an exit from the existing house is located in this area whereas an exit on the South side of the house would not be practical, (3) That the proposed improvement would be off the living room area whereas the South side is comprised of bedrooms, and (4) That the proposed improvement would be accessible from the entrance to the existing house whereas construction on the South side would require a substantial addition of walkways.

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 petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address: 301 Donagel Drive
Towson, Maryland 21204
Petitioner's Attorney
Address: 4202 Hubert Rd
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of March, 1971, at 10:00 o'clock

of March, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of May, 1971, at 10:00 o'clock

Charles D. Hardisty
Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 2, 1971

Charles M. Davis, Esq.,
2002 Harford Road
Baltimore, Maryland 21214

RE: Type of Hearing: Variance
Locations: SE Cor. Donagel Dr. & Knollwood Rd.
Petitioners: James & Doris Thornton
Committee Meeting of March 9, 1971
9th District
Item 134

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted upon 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.

The subject property is presently improved with a one story frame rancher, with the surrounding properties improved with dwellings, 10 to 15 years of age, in excellent repair. Donagel Drive and Knollwood Road are improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

General:

No additional public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance has no effect on traffic.

DEPARTMENT OF HEALTH:

Public water and sewers are available, therefore, no health hazards are anticipated.

Charles M. Davis, Esq.,
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April 2, 1971

BOARD OF EDUCATION:

No bearing on student population.

FIRE BUREAU:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

ZONING ADMINISTRATION DIVISION:

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

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman.

CLM:JD
Enc.

Per: Permit application # 25160
301 Donagel Dr.

Description:

Section District: 9th

Ward: 16

Location: Southeast corner of the intersection of Donagel Dr. & Knollwood Rd.

Beginning for the same at a point in the line of division between Lot No. 5 and Lot No. 6 of Block 2 of the Plat of Donagelbrook, Section 3, as filed among the Land Records of Baltimore County in Plat Book G.L.B. No. 17, folios 88 and 89, said point being located on the southeasterly side of Donagel Dr., five, as laid out on said Plat of Donagelbrook, running thence with and binding on the southeast side of Donagel Drive north 77 degrees 43 minutes 00 seconds, west 62.34 feet to a point of curvature, thence by a curve to the southeast, with a radius of 15 feet, the distance 26.55 feet to the northeasterly side of Knollwood Road, thence running with and binding on the northeasterly side of Knollwood Road south 69 degrees 52 minutes 40 seconds west 163.76 feet to the end of the second line of that part of Lot No. 6, Block 2, on the aforesaid Plat, which by deed dated September 10, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2182, folio 405, was granted and conveyed by Donagelbrook Development Co., Inc. to Vance Means, Incorporated, thence leaving Knollwood Road and running south 77 degrees 43 minutes 40 seconds east, binding on the third line of that portion of Lot No. 6, Block 2, conveyed by Donagelbrook Development Co., Inc. to Vance Means, Incorporated, as aforesaid, to the end thereof and continuing the same course in all the distance of 56.32 feet, more or less, to the dividing line between Lots Nos. 5 and 6, in Block 2, on the aforesaid Plat, and running thence and binding along said dividing line north 12 degrees 15 minutes 20 seconds east 119.67 feet to the place of beginning.

BEING a part of Lot No. 6, Block 2, as shown on the Plat of Section 3, Donagelbrook, which Plat is recorded among the Land Records of Baltimore County in Liber G.L.B. No. 17, folios 88 and 89. The improvements thereon being shown as No. 301 Donagel Drive.

BEING a part of the property which by deed dated April 20, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2279, folio 124, was granted and conveyed by Donagelbrook Development Co., Inc. to the within named party of the first part, in fee simple.

PETITION FOR VARIANCE FROM DISTRICT

BOARDING: Petition for Variance from District: 9th
LOCATION: Southeast corner of Donagel Drive and Knollwood Road
DATE & TIME: Wednesday, May 1, 1971, 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Boarding Commissioner of Baltimore County, by authority of the Boarding Commission of Baltimore County, will hold a public hearing on the above described petition for variance from the District Regulations of Baltimore County, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Md., on Wednesday, May 1, 1971, at 10:00 A.M.

The Boarding Commissioner of Baltimore County, by authority of the Boarding Commission of Baltimore County, will hold a public hearing on the above described petition for variance from the District Regulations of Baltimore County, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Md., on Wednesday, May 1, 1971, at 10:00 A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 15, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on Monday, the 15th day of April, 1971, at 10:00 o'clock, before the 5th day of May, 1971, the 15th day of April, 1971.

THE JEFFERSONIAN,

L. Leach
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#71-261-A

1 day

District: 9th Date of Posting: 4-15-71

Posted for: James & Doris Thornton

Petitioner: James & Doris Thornton

Location of property: SE Cor. of Donagel Dr. & Knollwood Rd.

Location of Sign: 1 day, Cont. 301 Donagel Drive

Remarks: 1 day, Cont. 301 Donagel Drive

Posted by: 1 day, Cont. 301 Donagel Drive

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		INVOICE N ^o 61215 DATE: May 5, 1971
TO: James & Doris Thornton 301 Donagel Drive Towson, Md. 21204		RECEIVED
Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 91-622		TOTAL AMOUNT \$73.55
QUANTITY		COST
Advertising and posting of property #71-261-A		73.55
4		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING		INVOICE N ^o 76584 DATE: April 12, 1971
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204		RECEIVED
Your petition has been received and accepted for filing this day of <u>April</u> , 1971.		
Petitioner: <u>James & Doris Thornton</u>		
Petitioner's Attorney: <u>Charles M. Davis</u>		
Revised by: <u>Charles D. Hardisty</u> Chairman of the Advisory Committee		

OFFICE OF THE TOWSON TIMES		INVOICE N ^o 76584 DATE: April 12, 1971
County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204		RECEIVED
I CERTIFY, that the annexed advertisement of <u>James & Doris Thornton</u> , Zoning Commissioner of Baltimore County, Maryland, once a week for one (1) day of April 12, 1971, that is to say, the same in the issue of April 12, 1971.		
By: <u>Ruth Morgan</u>		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		INVOICE N ^o 76584 DATE: April 12, 1971
TO: James & Doris Thornton 301 Donagel Drive Towson, Md. 21204		RECEIVED
Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 91-622		TOTAL AMOUNT \$73.55
QUANTITY		COST
Petition for Variance for James Thornton #71-261-A		73.55
4		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

the above Variance should be had; ~~and it further appearing that by reason of~~XXXXXXXXXXXXXXXXXXXX

IT IS ORDERED by the Zoning Commission of Baltimore County this _____ day of May, 1971, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this Order, to permit a rear yard of nine (9) feet instead of the required thirty (30) feet, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of Baltimore County

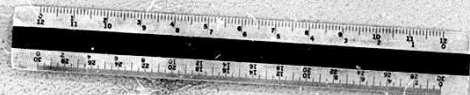
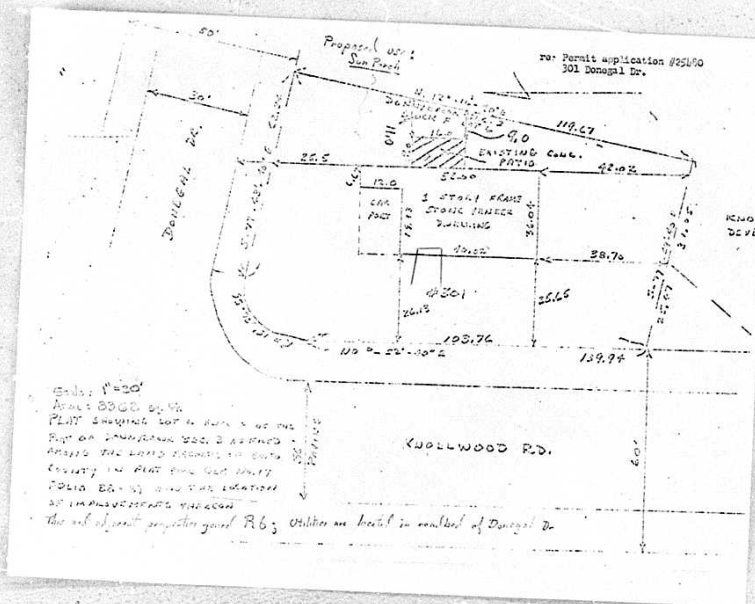
Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

JAMES THORNTON 671-261-
SE/cor. of Bengal Dr. and
Knollwood Road 9th

71-261-14
K 134



MICROFILMED