## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 75- 277-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James Dale Bray legal owner of the property situate in Baltimore
County and which is \_\_\_cribed in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section, 1 B02.3B (214.1) to permit a rear

yard setback of 30-feet in lieu of the required 50 feet.

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

Our family has increased and we need the two rooms for

See attached description

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this citition, and further agree to and are to be bound by the zoning regulations and restrictions of alimore County adopted pursuant to the Zoning Law For Baltimore County. James Oble Drag

Petitioner's Attorney

75 AM

Address 226 Abhan C

James Sel Bay

Protestant's Attorney

LANGUE & ZONING



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

Dear Mr. Di Nenna

Comments on Item #169-A, Zoning Advisory Committee Meeting, are as follows:

Property Owner: James Dale Bray
Location: W/S of Gorham Court 105,43<sup>t</sup> N of Caledonia Avenue
Existing Zoning: D,8.10,5
Proposed Zoning: Variance from Sec. 1802,38(214.1) to permit a rear yard setback of
30 feet in lieu of the required 50 feet,
No. of Acres

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

Very truly yours,

gho wintless John L. Wimbley , Planning Specialist II Project and Development Planning

BEFORE THE

RE: PETITION FOR VARIANCE
TO PERMIT A REAR YARD
OF 30 FEET INSTEAD OF THE REQUIRED 50 FEET.
West side of Gorham Court
105.43 feet North of Caledonia
Avenue – 13th District.

ZONING COMMISSIONER

BALTIMORE COUNTY

## ORDER TO ENTER APPEARANCE

IAMES BRAY

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.

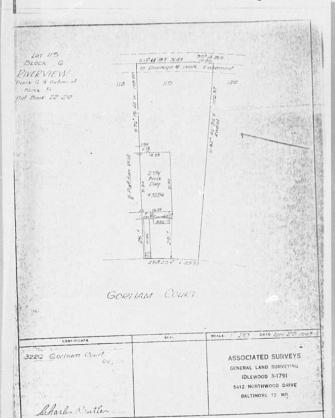


Case No. 75-277-A, Item 169-A

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 3rd day of June, 1975 to James Bray 3226 Gorham Court, Baltimore, Maryland 21227,

I will not attend. JV/H.



June 10, 1975

Mr. James Dale Bray 3226 Gorham Court Baltimore, Maryland 21227

RE: Petition for Variance W/S of Gorham Court, 105.43' N of Caledonia Avenue - 13th Election Fistrict James Bray - Petitioner NO. 75-277-A (Item No. 169-A)

Dear Mr. Bray:

I have this date passed my Order in the above captioned matter in

Very truly yours, Janua 2 Hyr JAMES E. DYER Deputy Zoning Commissioner

IED/me

DESCRIPTION FOR VARIANCE - BRAV -

Beginning at a point on the west side of Gorham Court, 195.43 feet north of Caledonia Avenue, and being Lot No. 119 of Block 6 of "Riverview" Liber 22 Polic 20.

Also known as No. 3226 Gorham Court.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., Nay 21, 19 75 THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of One . 19 75, the first publication Hay 1975 .

THE TIMES

West aids of Gorham ing. Petition for Variance from the Zoning Regulations of Baltimore Country to permit a reary yard of 35 feet instead of the required 55 feet. The second of the property of the Second of the Petition (1982-28 (74.11) — Rear Yard—16 feet (1982-28 (1982-Thereasts Different of Ballimous Control of State of the Control o

# CERTIFICATE OF PUBLICATION

THIS IS TO CFRTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in ceach ofk one time gorgantys weeks before the 9th day of June 1975, the first publication appearing on the 22nd day of Hay

L. Leanh Structur

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 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 to permit a rear yard of 30 feet instead of the rea Variance quired 50 feet should be granted should be go
and its ORDERED by the Zoning Commissioner of Baltimore County this ID Commissioner of Baltimore County the ID Commissioner of Baltimore County this ID Commissioner of Baltimore County this ID Commissioner of Baltimore County the ID Count June  $\,$  , 197  $^{5}$  , that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning. Doputy Zoning Commissioner of Baltimore County VO × 58 Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of altimore County, this \_\_\_\_\_\_day

Zoning Commissioner of Baltimore County

80

Pursuant to the advertisement, posting of property, and public hearing on the above petition

107 105 5/5'44'/6'E 8/43' N99"/8/25" 291 120 118 160 CALEDONIA EXISTING 2 STORY DWELLING EXETING DWELL 105.43'± M - GORHAM COURT PITITION FOR 20HING VARIANCE tok . BRAY PROPERTY NO. 3256 GORHAM COURT REVISED PLANS 13th ELECTION THETRICT LOT 119 BLK G RIVERVIEW JUN 2 75 AM LIBER 22 FOUD 20 ZONED D.R. 10.5 OFFICE OF PLANNING & ZONAS SCALE! 1 = 201 

1-5,6N .

### CERTIFICATE OF POSTING ZOHING DEPARTMENT OF BALTIMORE COUNTY

Townson, reas	TOTAL .
District 13th Poster for Petition For VARIANCE	Date of Posting. MAY 24, 1775
JAMES BRAY	. 105.43° N of Салерсан
Location of Signs FRONT 3226 GORHA	401. CT.
Remarks Provided by Lleverias E. Bolaciel	Date of return: NAY 27 / 875

В	ALTIMORE COUNTY OF	FICE OF PLANNI	NG AND ZONIN	G
	111 W. C	ffice Building hesapeake Aven Maryland 21204	ue	
May	Your Petition has	been received	* this	/4/ day o
			Ai Zan	-
Petitioner_	VAMES	Submitted	by MR	TAMES
Petitioner's	Attorney _	Re	viewed by	NBZ
* This is no	t to be interprete	d as acceptance	e of the Peti	tion for

BALTIMORE COUNTY, MARYLAND OFFICE OF FINE OF REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 20291

DATE May 21, 1975 ASCOUNT 01-662

AMOUNT \$25.00

Monte Casmick Print Agency vs. Money Order-15763980 jg. null Pattion for Variance for Sees D. Bray \$15-277-A

BALTIMORE COUNTY, MARYLAND

No. 21614

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE June 9, 1975 ACCOUNTS - 662

AMOUNT \$50.50

WHITE CASHER Advertising and posting of property for Jemes Bray #75-277-A