

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Bobby Joe Dorton, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, Section 1302-5-1 (303-1), hereby petition for a Variance from Section of Annotated Plat of part of Gray Manor, Baltimore, MD, 112 lot 8, 20, to permit a front setback of 10 feet to line of 100 feet 100 feet.

From the setback line of 100 feet to line of 100 feet 100 feet.

See attached description

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.

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

Contract purchaser Bobby Joe Dorton

Legal Owner Bobby Joe Dorton

Address 5 German Hill Road, Baltimore, Maryland 21222

Petitioner's Attorney Charles E. Kewer, Jr.

President's Attorney John W. Hession, III

DATE July 10, 1977

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day

of May, 1977, that the subject matter of this petition be advertised as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore

County, on the 10th day of July, 1977, at 11:00 o'clock

A.M.

By John W. Hession, III

Zoning Commissioner of Baltimore County.

(over)

11:00 A
7/11/77

OFFICE OF PLANNING & ZONING

DATE July 10, 1977

TO: Mr. Eric Dillman, Zoning Commissioner Date: JULY 30, 1977

FROM: Norman R. Gertner, Acting Director of Planning

SUBJECT: Petition #70-5-1, Petition for Variance for a Front Yard.

North side of German Hill Road 270 feet East of Gray Manor Terrace.

Petitioner - Bobby Joe Dorton and Bonita Harlene Dorton

12th District

HEARING: Monday, July 18, 1977 (11:00 A.M.)

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

Norman R. Gertner

Acting Director of Planning

DATE: 7/10/77

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RE: PETITION FOR VARIANCE

2/3 of German Hill Rd. 270' E of

Gray Manor Terrace, 12th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

BOBBY JOE DORTON, et al.

Petitioners

Case No. 70-5-1

ORDER TO ENTER APPEARANCE

My Commission:

Pursuant to the authority contained in Section 54.1 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. Kewer, Jr.

Charles E. Kewer, Jr.

Deputy People's Counsel

John W. Hession, III

John W. Hession, III

People's Counsel

County Office Building

Towson, Maryland 21204

494-2188

I HEREBY CERTIFY that on this 8th day of July, 1977, a copy of the foregoing

Order was mailed to Mr. and Mrs. Bobby Joe Dorton, 5 German Hill Road, Baltimore,

Maryland 21222, Petitioners.

John W. Hession, III

John W. Hession, III

People's Counsel

County Office Building

Towson, Maryland 21204

494-2188

DATE: 7/10/77

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OFFICE OF PLANNING & ZONING

Room 104, Towson, Maryland 21204

Telephone: 494-2188

Chairman

Members

BUREAU OF ENGINEERING

BUREAU OF INSPECTION

BUREAU OF PLANNING

BUREAU OF PUBLIC WORKS

BUREAU OF RECREATION

BUREAU OF TRAFFIC ENGINEERING

BUREAU OF UTILITIES

BUREAU OF WATER SUPPLY

BUREAU OF WASTE DISPOSAL

BUREAU OF ZONING

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July 7, 1977

Mr. Bobby Joe Dorton
Mrs. Bonita Harlene Dorton
5 German Hill Road
Baltimore, Maryland 21222

RE: Variance Petition
Petitioner - Bobby Joe Dorton
Bonita H. Dorton

Dear Mr. & Mrs. Dorton:

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.

Located on the south side of German Hill Road approximately 270 feet east of Gray Manor Terrace, this property is currently improved with a one-story frame dwelling as are the contiguous properties to the east and west.

Because of your proposal to construct an addition to the front of the existing dwelling and coupled with the fact that the said dwelling and the dwellings on either side are all located 50 feet from the centerline of German Hill Road, this Variance is required in order to "break" the in-line condition of these dwellings.

Mr. Bobby Joe Dorton
Mrs. Bonita Dorton
Page 2
Item No. 249
July 7, 1977

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 10, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Conodari
NICHOLAS B. CONODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Very truly yours,
Nicholas B. Conodari
NICHOLAS B. CONODARI
Chairman
Zoning Plans Advisory Committee

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Chairman
Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of notice, 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.

the above Variance should be had; and it further appearing that by reason of the findings of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front yard setback of 44 feet in lieu of the required 50 feet from the center line of Garman Hill Road should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of July, 1977, that the herein Petition for the aforementioned 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 Zoning Commissioner of Baltimore County Office of Planning and Zoning.

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 Baltimore County, this 14th day of July, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

baltimore county
department of health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #249, Zoning Advisory Committee Meeting, May 31, 1977, are as follows:

Property Owner: Bobby J. & Bonita H. Dorton
Location: S/S Garman Hill Rd. 270' E Gray Manor Terrace
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 30'.
Acres: 0.152
District: 12th

Metropolitan water and sewer exist.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THH/ALV/sth

baltimore county
department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

June 14, 1977

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

Re: Item #249 (1976-1977)
Property Owner: Bobby J. & Bonita H. Dorton
Location: S/S Garman Hill Rd. 270' E. Gray Manor Terr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 30'.
Acres: 0.152 (District: 12th)

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 item.

General:

Baltimore County highway and utility improvements are not involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #249 (1976-1977).

Very truly yours,

Donald M. Mouring, P.E.
Acting Chief, Bureau of Engineering

DMT/EAM/PWR

E-100 Key Sheet
5 x 6 SS 22 & 24 Pos. Sheets
SS 3 P Type
103 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
6811-494-3211
June 6, 1977

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

Dear Mr. DiNenna:

Comments on Item #249, Zoning Advisory Committee Meeting, May 31, 1977, are as follows:

Property Owner: Bobby J. & Bonita H. Dorton
Location: S/S Garman Hill Road 270' E. Gray Manor Terrace
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 30'.
Acres: 0.152
District: 12th

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 L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
6811-494-2050
STEPHEN E. COLLINS
DIRECTOR

June 14, 1977

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

Re: Item #249 - "C" - May 31, 1977
Property Owner: Bobby J. & Bonita H. Dorton
Location: S/S Garman Hill Rd. 270' E Gray Manor Terr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 30'.
Acres: 0.172
District: 12th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the front setback.

Sincerely,

Michael S. Plagman
Traffic Engineering Associate

MSP/jlf

baltimore county
fire department
TOWSON, MARYLAND 21204
(410) 825-3310
J. H. Reincke
Chief

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

Attention: Mr. Nicholas Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Bobby J. & Bonita H. Dorton

Location: S/S Garman Hill Rd. 270' E Gray Manor Terr.

Item No. 249 Zoning Agenda May 31, 1977

Gentlemen:

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.

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 _____ exceeds the maximum allowed by the Fire Department.
4. 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 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Approved: _____
Planning Group
Special Inspection Division

Noted and Approved: _____
George M. McGowan
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
6811-494-3610
JOHN D. SEEVERS
DIRECTOR

June 7, 1977

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

Dear Mr. DiNenna:

Comments on Item # 249 Zoning Advisory Committee Meeting, May 31, 1977 are as follows:

Property Owner: Bobby J. & Bonita H. Dorton
Location: S/S Garman Hill Rd. 270' E. Gray Manor Terr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 30'.
Acres: 0.152
District: 12th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings may be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

John D. Seever

Charles E. Burnham
Plans Review Chief
CIB/rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 31, 1977

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

Z.A.C. Meeting of: May 31, 1977

RE: Item No. 249
Property Owner: Bobby J. & Bonita H. Dorton
Location: S/S Garman Hill Road 270' E. Gray Manor Terr.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 30'.
District: 12th
No. Acres: 0.152

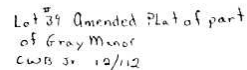
Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

JOSEPH M. MCGRAW, PRESIDENT
E. KATHARINE MILLER, JR., VICE-PRESIDENT
ROBERT M. BOWEN
TODD L. BOWEN
ALVIN L. BOWEN
WILLIAM M. BOWEN, JR.
ROBERT V. BOWEN, JR.



BY *Esther Ringe*

