

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should/would not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of July, 1987, that the Petition for Zoning Variance to permit a side yard setback of 35 feet in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/sml

cc: Mr. Ronald Anthony Gregory

People's Counsel

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Garrison Forest Rd., 409' :
S of C/L of Walnut Ave. (12005 : OF BALTIMORE COUNTY
Garrison Forest Rd.), 4th Dist. :
RONALD ANTHONY GREGORY, : Case No. 88-42-A
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Ronald Anthony Gregory, 12005 Garrison Forest Rd., Baltimore, MD 21117, Petitioner.

RECEIVED
JUL 1 1987

ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 22, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Ronald Anthony Gregory
12005 Garrison Forest Road
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
E/S Garrison Forest Rd., 409' S of c/l of Walnut
Ave. (12005 Garrison Forest Rd.)
4th Election District - 3rd Councilmanic District
Ronald Anthony Gregory - Petitioner
Case No. 88-42-A

Dear Mr. Gregory:

This is to advise you that \$75.39 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37804
DATE 7/27/87 ACCOUNT R-01-615-000
SIGN & POST
RETURNED
AMOUNT \$ 75.39
Mr. Ronald Gregory, 12005 Garrison Forest Rd., Owings Mills, Md. 21117
RECEIVED FROM: Mr. Ronald Gregory
ADVERTISING & POSTING COSTS RE CASE #88-42-A
FOR: 8 048*****7539: 0276F
VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ing, Towson, Maryland

Mr. Ronald Anthony Gregory
12005 Garrison Forest Road
Owings Mills, Maryland 21117

June 16, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Garrison Forest Rd., 409' S of c/l of Walnut
Ave. (12005 Garrison Forest Rd.)
4th Election District - 3rd Councilmanic District
Ronald Anthony Gregory - Petitioner
Case No. 88-42-A

TIME: 10:40 a.m.

DATE: Monday, July 27, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 36048
DATE 7/27/87 ACCOUNT 01-615
AMOUNT \$ 35.00
RECEIVED FROM: Mr. Ronald Gregory
FOR: Filing Fee for Variance Item 452
8 015*****35000: 00581
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-42-A

District 4th
Posted for: Variance
Petitioner: Ronald Anthony Gregory
Location of property: E/S of Garrison Forest Rd. 409' S of the
C/L of Walnut Ave. (12005 Garrison Forest Rd.)
Location of Sign: Front of 12005 Garrison Forest Rd.
Remarks: _____
Posted by: A. J. Jablon Date of return: 7-10-87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 1987
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. appearing on July 9, 1987.

THE JEFFERSONIAN,
Susan Studer Obrecht
Publisher

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND

Westminster, Md., July 9, 1987
THIS IS TO CERTIFY that the annexed advertisement was published for one (1) ~~week~~ to the 9th day of July, 1987.

- ☐ Carroll County Times, a daily newspaper in Westminster, Carroll County
☐ Randallstown News, a weekly newspaper in Baltimore County
☒ Community Times, a weekly newspaper in Baltimore County

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND
Per: Susan

PETITION FOR ZONING VARIANCE
No. 88-42-A
LOCATION: East Side of Garrison Forest Road, 409 feet South of Centerline of Walnut Avenue (12005 Garrison Forest Road)
DATE AND TIME: Monday, July 27, 1987, at 10:40 a.m.
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204
The Zoning Commissioner of Baltimore County, at his public hearing, held on the 27th day of July, 1987, at 10:40 a.m., in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, and after a public hearing, has granted the petition for a zoning variance to permit a side yard setback of 35 feet in lieu of the required 50 feet, on the property of Ronald Anthony Gregory, as shown on plat case filed with the Zoning Department of Baltimore County, Case No. 88-42-A.
The Zoning Commissioner of Baltimore County, at his public hearing, held on the 27th day of July, 1987, at 10:40 a.m., in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, and after a public hearing, has granted the petition for a zoning variance to permit a side yard setback of 35 feet in lieu of the required 50 feet, on the property of Ronald Anthony Gregory, as shown on plat case filed with the Zoning Department of Baltimore County, Case No. 88-42-A.
The Zoning Commissioner of Baltimore County, at his public hearing, held on the 27th day of July, 1987, at 10:40 a.m., in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, and after a public hearing, has granted the petition for a zoning variance to permit a side yard setback of 35 feet in lieu of the required 50 feet, on the property of Ronald Anthony Gregory, as shown on plat case filed with the Zoning Department of Baltimore County, Case No. 88-42-A.
BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Arnold Jablon
Zoning Commissioner

VICINITY MAP

← NORTH

SUBJECT PROPERTY

GARRISON FOREST RD

VALLEY CREEK RD

LOT #4

LOT 5
1.334 AC ±

SHED

22'

WELL

24' 30"

9'

20'

35'

PROPOSED EDITING

1st FLOOR GARAGE
2nd FLOOR BATH + BEDROOM

EXISTING
OVERVIEW

LOT #6

LOT #3

RIGHT OF WAY

375'

215'

375'

MACADAM DRIVE

409' TO VALLEY CREEK

194' ±

EDGE OF ROAD

GARRISON FOREST RD (70' WIDE) (20' AVE)

PLAT for ZONING VARIANCE

Owner: Ronald Anthony Gregory

District#4 Zoned:RC5 Lot Size: 1.334 acres

Subdivision: Timberfield in the Valley

Lot#5,Block#B,Book#EUK Jr#37. Folio#150

Existing Utilities in Garrison Forest Road scale 1"=60'

OWNER'S
EXHIBIT

452
88-42-A

OFFICE COPY

