## PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned legs! owner(s) 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 103.3 UAQQ.3.B.31\_to\_parmit\_s\_side\_yard\_setback\_of\_35\_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)

- 1) The first floor would be a garage and work shop to protect cur cars from the weather and provide a work space for home projects.
- 2) The second floor would be for a second bathroon, additional closet space, dressing area, and add space to the original master bedroom.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we

Zoning Commissioner of Baltimore County.

4 1 14

	which is the subject of this Petition	
Contract Purchaser:	Legal Owner(s):	
(Type or Print Name)	Ponald Anthony Gregory (Type or Print Name)	MAP NW 151
Signature	Signature Signature	4 chall
Address	Ronald Anthony Gregory V	DATE 928/57
City and State	Signature	100
Attorney for Petitioner:	12005 Garrison Forest Rd. 356-	-6986 N F7 . 4
(Type or Print Name)		-6986 N 57,040 No. 12,860
Signature	City and State	
Address	Name, address and phone number of legal ow tract purchaser or representative to be cont	
City and State	Name	
Attorney's Telephone No.:	Address Phon	e No.
ORDERED By The Zoning Commissioner of	Baltimore County, this5th	day
ofinne, 19_87_, that the required by the Zoning Law of Baltimore County but Baltimore County, that property be posted, and Commissioner of Baltimore County in Room 10	id that the public hearing be had before the	through- Zoning
County, on the 27th day of	July 87 at 10:40	o'elock

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this day of June , 1987.

Petitioner Ronald A. Gregory Received by: James & Alex. Petitioner's Chairman, Zoning Plans Advisory Committee Attorney

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date June 30, 1987

Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT\_ Zoning Petitions No. 88-38-A. 88-39-SpH, 88-40-SpH, 88-42-A. 88-44-A. 88-47-A, 88-48-A, 88-49-A, 88-50-A, 88-51-A and

There are no comprehensive planning factors requiring comment on these petitions.

NEG: JGH: slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 7170

Chairman

MEMBERS

Bureau of

Bureau of

Industrial

Development

Fire Prevention

Health Department

Building Department

Board of Education

Zoning Administration

Project Planning

Engineering-

Department of

Traffic Engineering

State Roads Commission

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

> RE: Item No. 452 - Case No. 88-42-A Petitioner: Honald Anthony Gregory Petition Zoning Variance

Dear Mr. Gregory:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

STERREM NEX XXXXXXXXXX DRIKKTORY

C. Richard Moore Acting Director

June 10, 1987

Mr. Arnold Jablon Zonina Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number (452) 453, 454, 455, 456, 457, 458, 459, 461, 462, 464, 465, 466, 468, 451, 467, and 463.

Very truly yours

Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

'ny 26, 1987

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



Re: Property Owner: Ronald A. Gregory

Dennis F. Rasmussen

Location: E/S Garrison Forest Road, 409' S. Centerline Walnut Avenue.

Item No.: 452

Zoning Agenda: Meeting of 5/19/87

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 or \_\_\_ feet along an approved road in accor-dance 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 operation.
- ( X) 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," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.

Beginning on the east side of Garrison Forest Rd 70'wide, at a distance of 409'south of the ceter line of Wainut Ave. Being Lot5 Block B in the subdivision of Timberfield in the Valley. Book ENK Jr.#37 Folio#150. Also known as 12005 Garrison Forest Road in the 4th Election District.

PETITION FOR ZONING VARIANCE

4th Election District - 3rd Councilmanic District

Case No. 88-42-A

LOCATION:

East Side of Garrison Forest Road, 409 feet South of Centerline of Walnut Avenue (12005 Garrison Forest Road)

Monday, July 27, 1987, at 10:40 a.m.

DATE AND TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 35 feet in lieu of the required 50 feet

Being the property of Ronald Anthony Gregory . as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON OF BALTIMORE COUNTY

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/wouldened 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 /sheukdonot be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

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.

200 Zoning Commissioner of Baltimore County

AJ/sml

cc: Mr. Ronald Anthony Gregory

People's Counsel

ORDER BECEIVED FOR FILING
Date
By
Angle
Angle
Angle
Angle
By

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District. 4th.

Posted for:

Petitioner: Break anthony Gregory

Location of property: E/S of January Fresh Bred. 409 S of the

Location of Signs: Anglant are (12005 Harrison Fresh Bred.

Location of Signs: Anglant of 12005 Harrison Fresh Bred.

marks: Date of return: 7-10-57

Posted by Signature
Number of Signs:

RE: PETITION FOR VARIANCE

E/S of Garrison Forest Rd., 409' S of C/L of Walnut Ave. (12005 Garrison Forest Rd.), 4th Dist.

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

RONALD ANTHONY GREGORY, Petitioner Case No. 88-42-A

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned 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
People's Counsel for Baltimore County

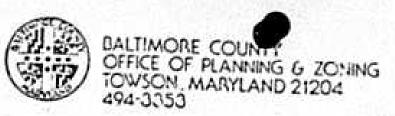
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

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.



Leter Max Zumen

ZONING OFFICE



ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

July 22, 1987

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

RE: PETITION FOR ZONING VARIANCE

F/S Garrison Forest Rd., 409' S of c/1 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.

Mr. Ronald Anthony Gregory 1204 1204 Owings Mills, Maryland 21117

## 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 Ponald Anthony Gregory - Petitioner Case No. 88-42-A

June 16, 1987

TIME:	10:40 a.m.
DATE:	Monday, July 27, 1987
PLACE: Ros	om 106. County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Zoning Compassioner

MISCELLANE	OUS CASH	RECEIPT		36048
DATE 5/5	/87	ACCOUNT	01-615	
1		AMCUNT_1	35.00	
PROUVED A	DUALD /	9 GRESORY		
FOR FILING	FEE F	DE VARIANCE	hen	452
Name :	. 9	B 015 35	00001m 505	b f

