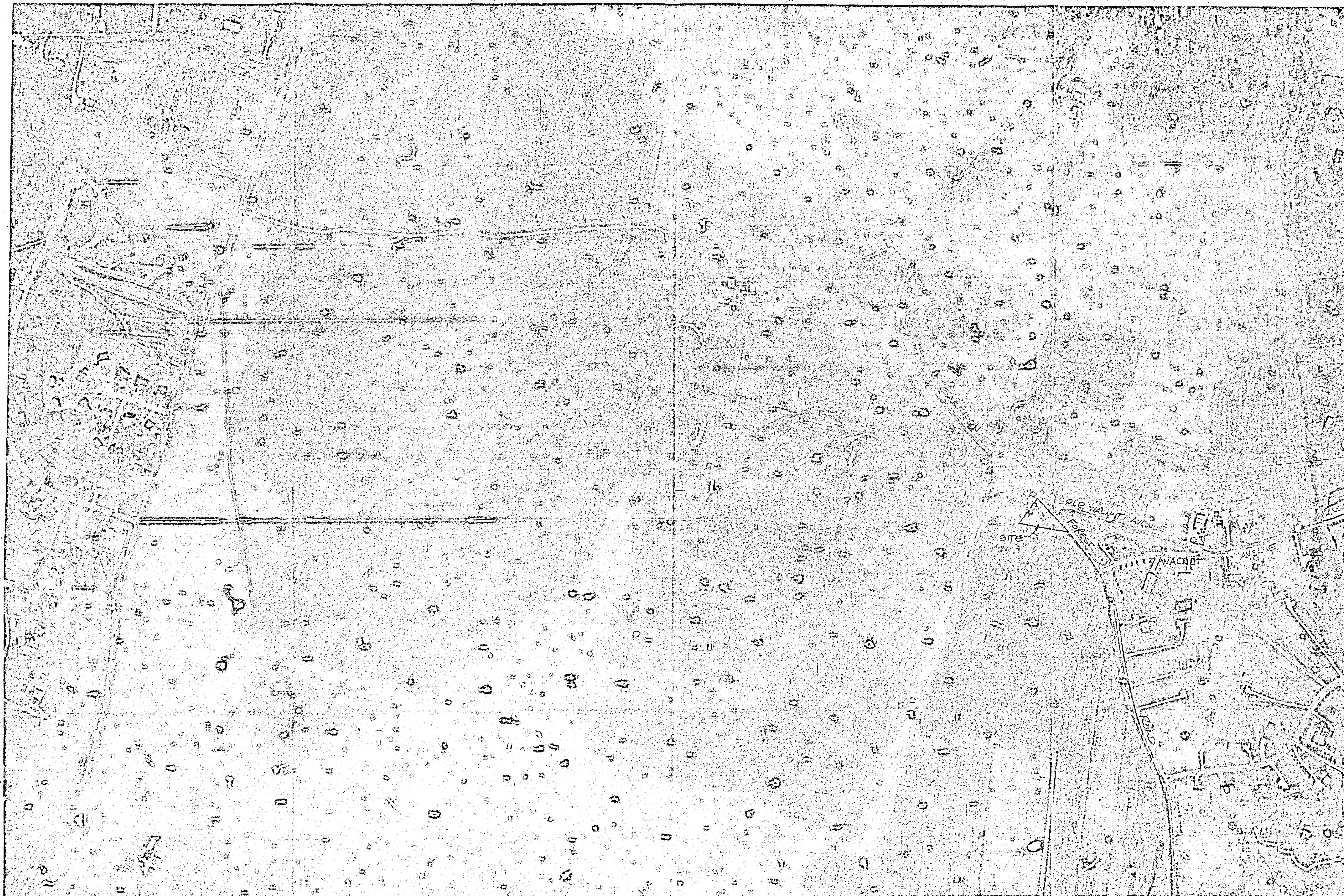


94-517-A

#509



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	TIMBER GROVE AERIAL PHOTO TO ACCOMPANY AN ADMINISTRATIVE VARIANCE FOR 12106 GARRISON FOREST ROAD "BEVAN PROPERTY"	N.W. 15-H PETITION FOR



T-NW T-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Gilbert A. Howard
Chairman, County Council

SCALE
1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY 1986

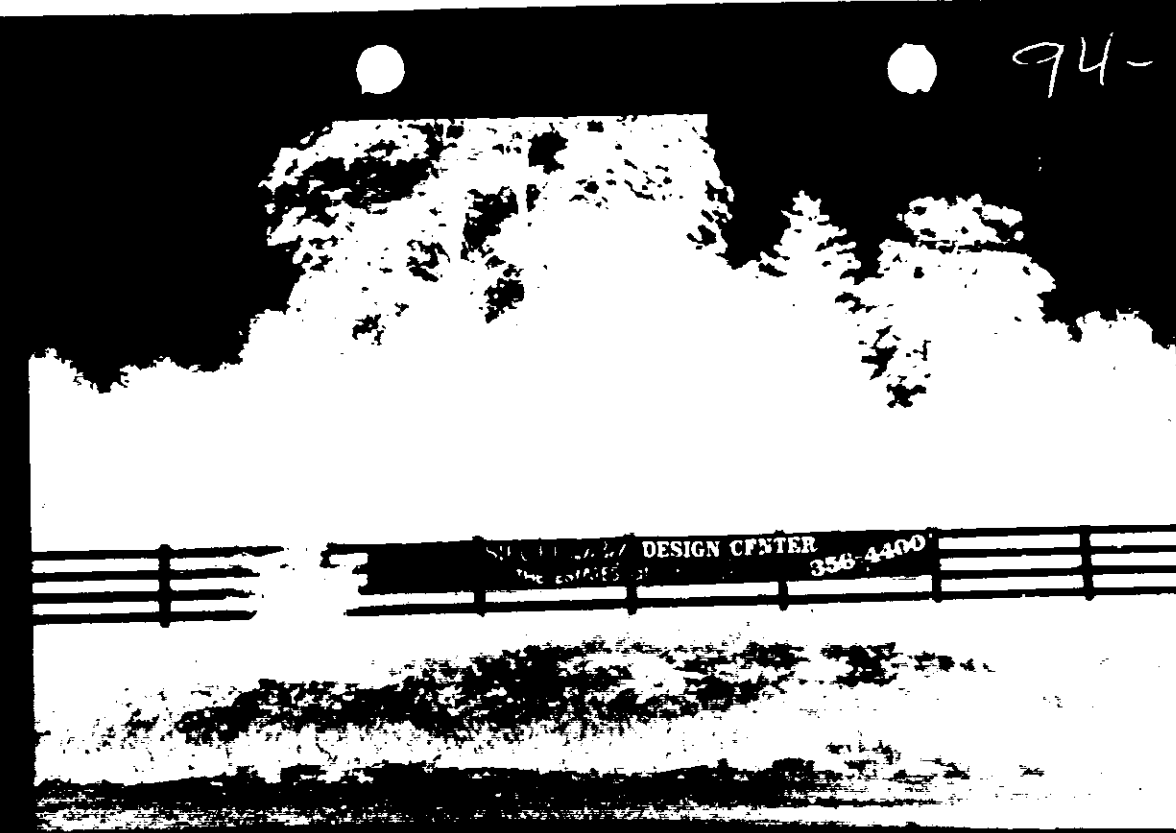
LOCATION
TIMBER GROVE

SHEET
NW
15-H

ZONING MAP TO ACCOMPANY PETITION
FOR AN ADMINISTRATIVE VARIANCE
FOR 12106 GARRISON FOREST ROAD
"BEVAN PROPERTY"

94-517-A

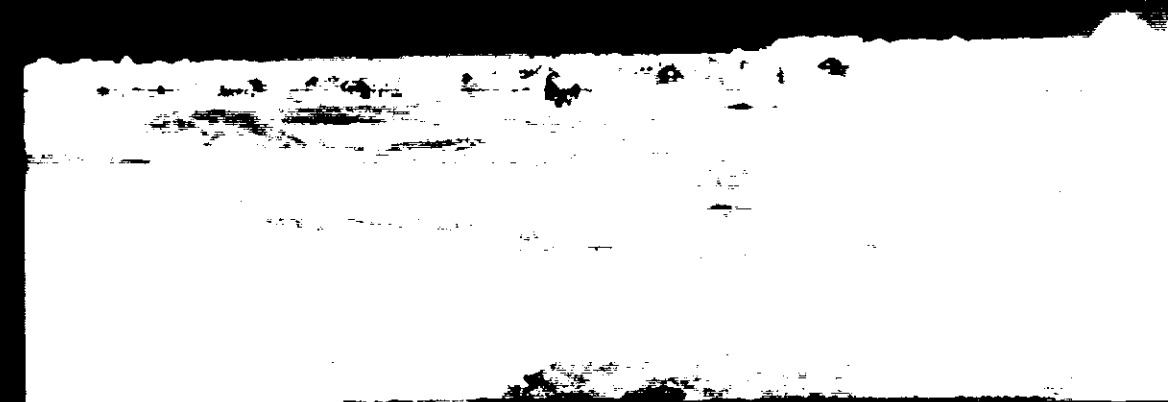
#509



Advertisement across the street from the Beran property. - very large custom homes on large minimum lots



Sign displaying lot layout for large custom homes across the street from the Beran property. Beran property shown



Homes in the "Worthington Park" subdivision. The disturbed area to be developed with homes similar to those shown. This development lies within 300' of the Beran property.



Existing house at 12112 Dillinger Forest Rd. - property owned by Mrs. Elsie Durham (Mrs. Beran's mother). Property is adjacent to and west of the Beran property. Note the land disturbance in the background is for construction of much larger homes on similar sized lots.



House directly across the street from the Beran House. Photo taken from porch of Beran house.



Photo taken from front porch of Beran house, aiming Southeast.



"Beran Property". Existing house at 12106 Harrison Forest Rd.



Photo taken from front porch of Beran house aiming Northwest. Durham house is shown as well as land disturbance for Worthington Park Subdivision.



Sample of homes in subdivision across the street from the Beran property.



Photo of existing garage on Beran Property taken from back yard.

ORDERED: _____
 Date: _____
 By: _____

-2-

ITEM #: 509

My Commission Expires: Aug 28 1997

beginning from the same at a point in the bed of Garrison Forest Road, whose right-of-way is known only to be the existing road surface of variable width, at a distance of 250 feet more or less Northwest of the centerline of Walnut Avenue, running thence North 31 degrees 57 minutes West 216.67 feet, thence North 41 degrees 45 minutes 45 seconds West 14.00 feet, thence South 44 degrees 05 minutes 30 seconds West 7.45 feet, thence South 44 degrees 05 minutes 30 seconds West 129.24 feet, thence South 70 degrees 40 minutes East 89.92 feet to the place of beginning.

The above described lot contains approximately 0.7825 acres of land more or less as more particularly described in a deed recorded among the Land Records of Baltimore County in Liber 6434 Folio 76.

District: 4th Date of Posting: 7/1/84
 Posted for: Veronica
 Petitioner: Kenneth & Cheryl Berry
 Location of property: 12106 Garrison Forest Rd., S.W.
 Location of Sign: Along road way, or property being taxed
 Remarks: _____
 Posted by: M. H. Berry Date of return: 7/8/84
 Number of Signs: 1

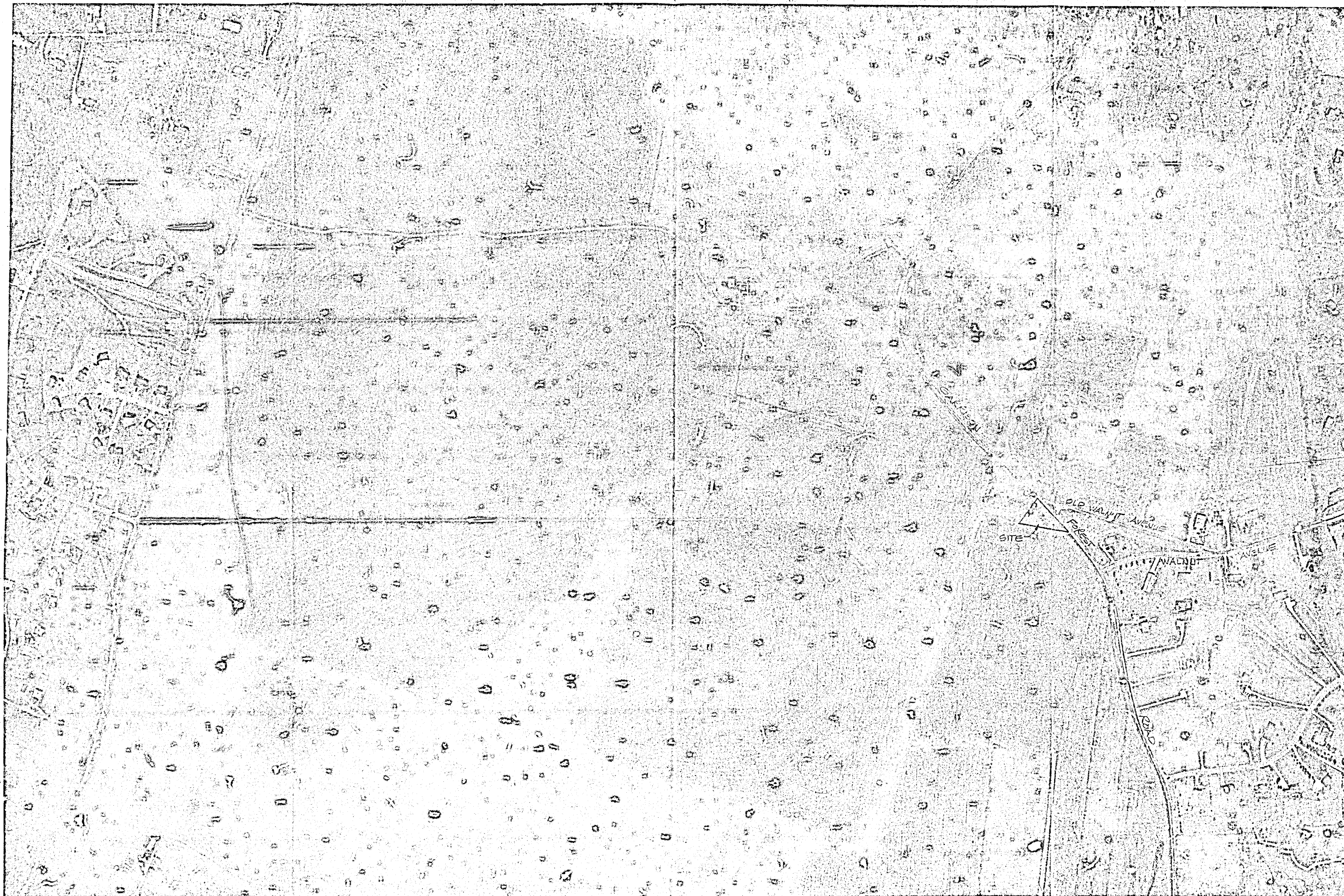
Please Make Checks Payable To: Baltimore County

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

94-517-A

#509



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

TIMBER GROVE
AERIAL PHOTO TO ACCOMPANY
AN ADMINISTRATIVE VARIANCE PETITION FOR
12106 GARRISON FOREST ROAD
"BEVAN PROPERTY"

N.W.

15-H



T-NW T-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Ord. Nos. 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TIMBER GROVE

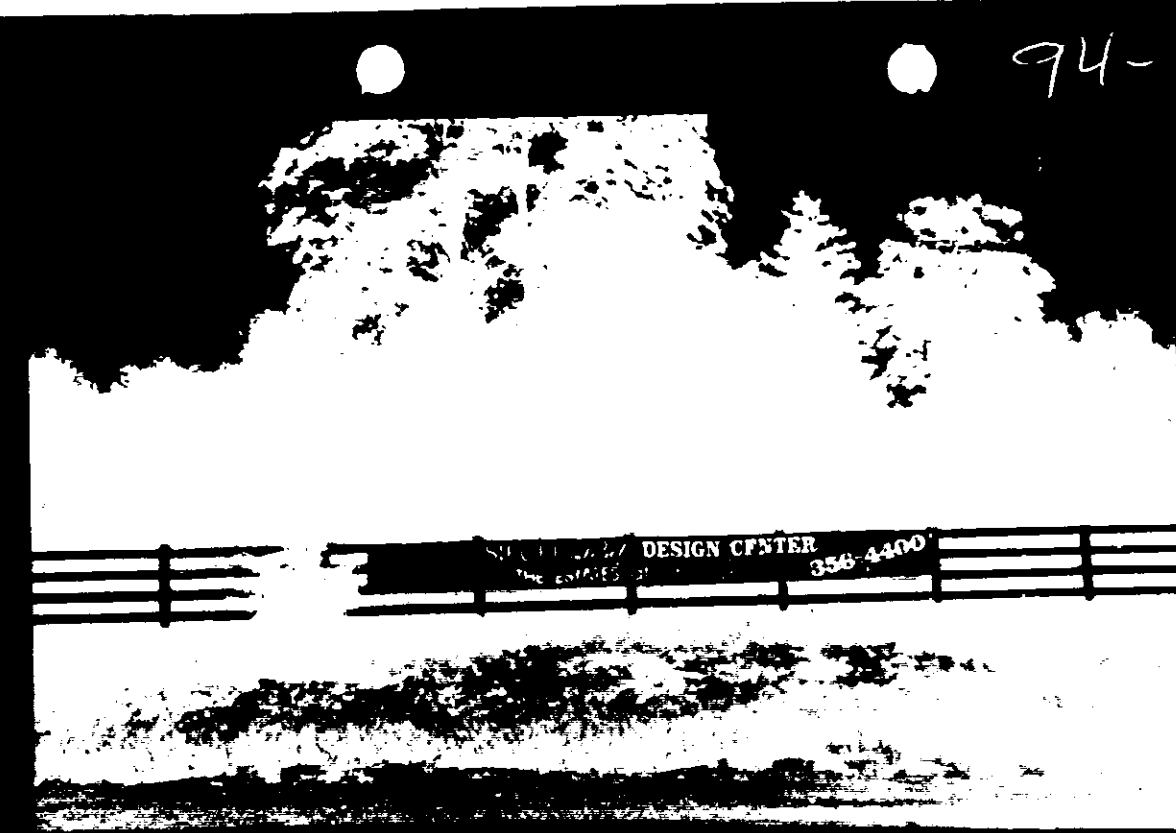
SHEET
NW
15-H

0-1

ZONING MAP TO ACCOMPANY PETITION
FOR AN ADMINISTRATIVE VARIANCE
FOR 12106 GARRISON FOREST ROAD
"BEVAN PROPERTY"

94-517-A

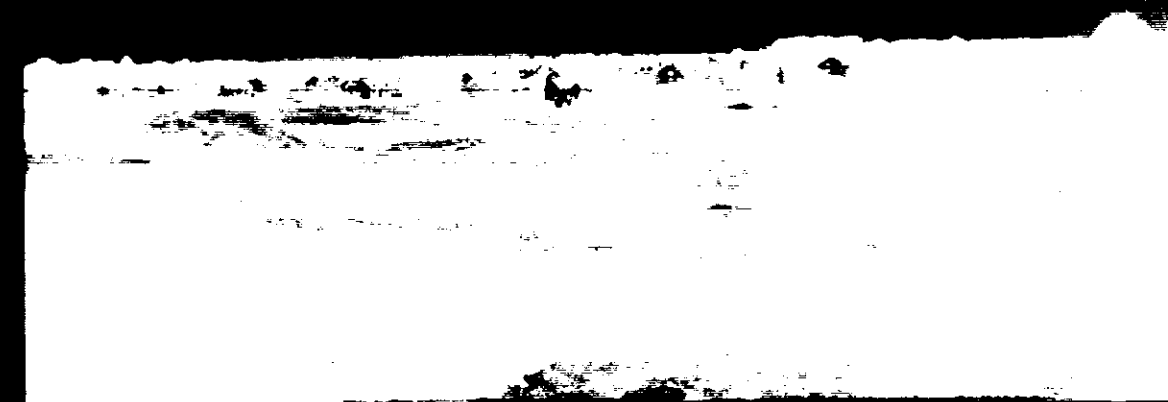
#509



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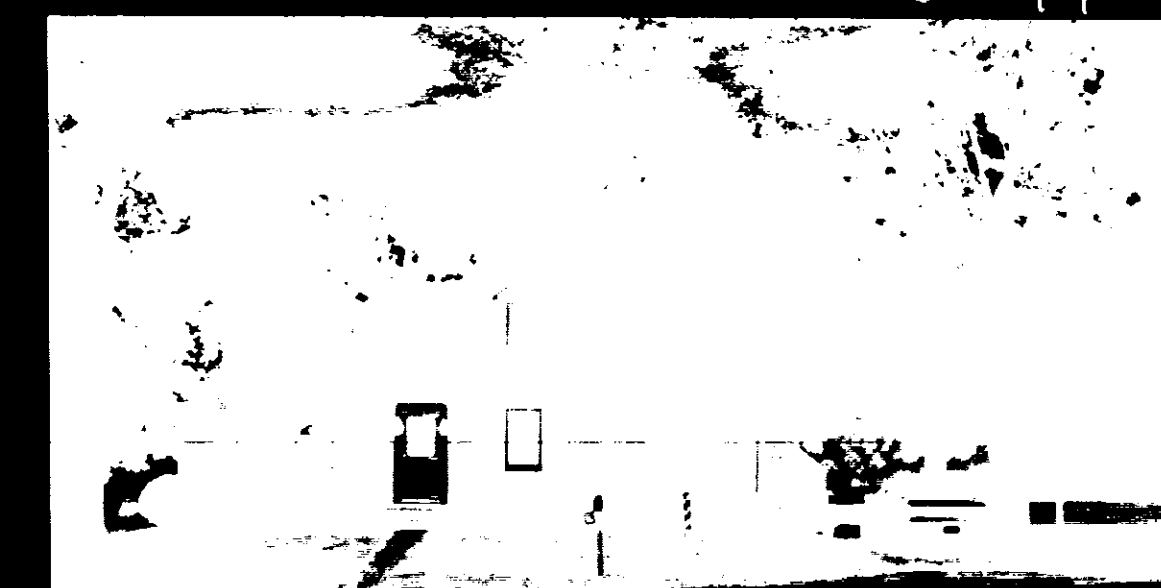
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Photo of existing garage on Beran Property taken from back yard.

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/01/94

Arnold Jablon, Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATIONS: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentle ent:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 504, 506, 507, 508, 509, AND 511.

REVIEWER: LT. ROBERT P. SAUERWALD,
Fire Marshal Office, PHONE: 307-4831, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 5, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 487, 492, 496, 497, 500, 501, 506, 507 and 509.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 807-3480.

Prepared by: *Jeffrey Long*
Division Chief: *Carol Kerns*

PK/JL:lw

ZAC.497/PZCME/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 29, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. and Mrs. Kenneth Bevan
12106 Garrison Forest Road
Owings Mills, Maryland 21117

Re: CASE NUMBER: 94-517-A (Item 509)
12106 Garrison Forest Road
250 feet W of c/l Walnut Avenue
4th Election District - 3rd Councilmanic
Petitioners(s): Kenneth Bevan and Cheryl Bevan

Variance to allow a side yard setback of 15 feet and a rear yard setback of 20 feet (for a proposed addition) in lieu of the required 20 feet and 50 feet, respectively.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 807-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 2, 1994. The closing date (July 18, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12106 GARRISON FOREST ROAD see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY RECORDED IN DEED: LIBER 2434 FOLIO 76

OWNER: KENNETH BEVAN AND CHERYL BEVAN 94-517-A

GARRISON FOREST ROAD

Exist. Paving

MINIMUM SETBACK LINE BEING REQUESTED

PROPOSED 2 STORY ADDITION (SEE PL. 0-4213-0000 PL. LIVING AREA)

NOBLE FELSIE JOURNAL 9/14/204

ASSOCIATED NEWSPAPER CHARITIES 5/23/92

PROPOSED 2 STORY ADDITION (SEE PL. 0-4213-0000 PL. LIVING AREA)

* INDIVIDUAL SIDE YARD SETBACK REQUESTED IN LIEU OF THE REQUIRED 20'.

* * REAR YARD DEPTH REQUESTED IN LIEU OF THE REQUIRED 50'.

North
date: 5/23/94
prepared by: HICKE ENGINEERING (410) 243-0000

Scale of Drawing: 1" = 40'

LOCATION INFORMATION

Election District: 4
Councilmanic District: B
1"=200' scale map: NW 15 H
Zoning: DR-1
Lot size: 0.4213 acreage 17,825 square feet

EEWERS: ☐ PRIVATE ☐
WATERS: ☐ ☐
Chesapeake Bay Critical Area: ☐ ☐
Prior Zoning Hearings: NONE KNOWN

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE:
509



PANORAMIC VIEW OF PROPERTY TO THE REAR (SOUTHWEST) OF THE BEVAN PROP. PHOTOS TAKE FROM THE SOUTHWESTERMOST PROPERTY CORNER OF THE BEVAN PROPERTY.

By _____
Date _____
Office _____

ORDER RECEIVED BY MAIL
Date 7-70
By 7-70

REVIEWED BY: [Signature] DATE: 6-24-94  Printed with Soybean Ink on Recycled Paper ITEM #: 509
ESTIMATED POSTING DATE: 7-5-94

My Commission Expires: Aug 28 1997

District: 4th Date of Posting: 7/1/84
 Posted for: Veronica
 Positioner: Roxann & Cheryl Berry
 Location of property: 12106 Garrison Forest Rd, SW
 Location of Sign: Facing road way, on property being sold
 Remarks: _____
 Posted by: M. H. Berry Date of return: 7/8/84
 Number of Signs: 1

02A02ED147MJCRC
B# C010:03AND6-24-96

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

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