

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
E/S Garrison Forest Road, 150'S \*  
of the c/l of Park Heights Ave. \* DEPUTY ZONING COMMISSIONER  
(12509 Garrison Forest Road) \*  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Henry H. Jenkins, II, et ux \* Case No. 97-383-A  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 12509 Garrison Forest Road, located in the vicinity of Park Heights Avenue in Owings Mills. The Petition was filed by the owners of the property, Henry H. Jenkins, II and his wife, Anne Jenkins. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 37' x 22' garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide

ORDER RECEIVED FOR FILING

Date

By

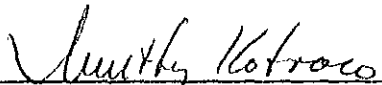
sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9<sup>th</sup> day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 37' x 22' garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 9, 1997

Mr. & Mrs. Henry H. Jenkins, II  
12509 Garrison Forest Road  
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Garrison Forest Road, 150'S of the c/l of Park Heights Avenue  
(12509 Garrison Forest Road)  
4th Election District - 3rd Councilmanic District  
Henry H. Jenkins, II, et ux - Petitioners  
Case No. 97-383-A

Dear Mr. & Mrs. Jenkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File





# Petition for Administrative Variance

17-383-A

## to the Zoning Commissioner of Baltimore County

for the property located at

12509 GARRISON FOREST ROAD

which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal 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(s)

400.1 to permit an accessory structure (garage) in the side yard in lieu of the rear.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Longer driveway, would create more impervious surface increasing runoff. 2. Entrance of existing house is on side so it makes sense to place garage on side. House has no rear entrance. 3. Garage on side would provide relief from traffic (auto and truck headlights at night). If garage is in rear it would leave house totally exposed to Garrison Forest Road and Park Heights Ave. 4. Placement of structure in side lot fits in better with existing topography.

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 are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee.

Legal Owner(s):

(Type or Print Name)

HENRY H. & ANNE JENKINS  
(Type or Print Name)

Signature

Henry H. Jenkins, II  
Signature

Address

HENRY H. & ANNE JENKINS  
(Type or Print Name)

City

State

Zipcode

Anne Butler Jenkins  
Signature

Attorney for Petitioner

(Type or Print Name)

12509 GARRISON FOREST RD, 654 6657  
Address Phone No

Signature

OWINGS MILLS MD 21117  
City State Zipcode  
Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY 206

DATE: 3/12/97

ESTIMATED POSTING DATE.

3/23/97



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 383

ORDER RECEIVED FOR FILING

4/9/97

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12509 Garrison Forest Road.

address

Owings Mills  
City

MD  
State

21117  
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. Wider driveway would create more impervious surface increasing run-off.
2. Existing house entrance is on side so it make sense to locate garage on side  
House has no rear entrance.
3. Garage in side lot would provide a measure of relief from traffic (specifically  
auto and truck headlights and noise) If garage is in rear of lot it  
would leave house totally exposed to Garrison Forest Road and Park Heights Avenue.
4. Placement of proposed garage fits in better with existing topography of  
side of lot.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Anne Bartsier Jenkins  
(signature)

ANNE BARTSIER JENKINS  
(type or print name)



Henry H. Jenkins II  
(signature)

HENRY H. JENKINS, II  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of MARCH, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ANNE JENKINS AND HENRY JENKINS.

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

3/11/97

NOTARY PUBLIC

My Commission Expires:

DAVID E. PRUDEN  
Notary Public  
Baltimore City County  
Maryland  
My Commission Expires Feb 8, 2000

91-383-A

# 383

Beginning on the east side of Garrison Forest Road, variable right-of-way width, at the distance of 150 feet south of the centerline of Park Heights Ave. Containing 4.69 acres and recorded by deed. Also known as 12509 Garrison Forest Road within the 4th Election District, 3rd congressional district.

91-383-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 00-07  
17-383-A

DATE 11/1/77 ACCOUNT 01-505

PAY FOR

1000.00

AMOUNT \$ 500.00

RECEIVED FROM: 1000.00 - 1000.00

FOR 1000.00 - 1000.00

PAID TO BALANCE - 1000.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave  
Towson, Maryland 21204

AT-383  
AC

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 383

Petitioner: HENRY AND ANNE JENKINS

Location: 12509 CARRISON FOREST RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HENRY AND ANNE JENKINS

ADDRESS: 12509 CARRISON FOREST RD.

OWINGS MILLS, MD 21117

PHONE NUMBER: 654-6657

AJ:ggs

MICROFILM (Revised 09/24/96)

# CERTIFICATE OF POSTING

ADMINISTRATIVE

RE. Case No.: 97-383-A

Petitioner/Developer: JENKINS, ETAL

Date of Hearing/Closing: 4/7/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #12509 GARRISON FOREST RD.

The sign(s) were posted on 3/22/97  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/23/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

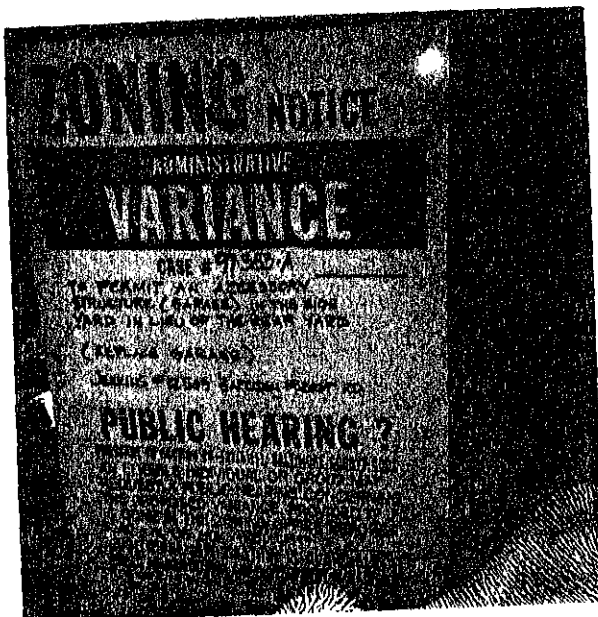
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



97-383-A  
#12509 GARRISON FOREST  
ROAD  
3/22/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/23/97

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-383 7A

to permit an accessory structure (garage) in  
the side yard in lieu of the rear.

## PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

11-383-A

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

COPY

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-383-A  
12509 Garrison Forest Road  
E/S Garrison Forest Road, 150' S of c/l Park Heights Avenue  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Henry H. Jenkins, II and Anne Jenkins  
Post by Date: 3/23/97  
Closing Date: 4/07/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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.

Arnold Jablon  
Director

cc: Henry and Anne Jenkins





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 1, 1997

Mr. and Mrs. Henry Jenkins  
12509 Garrison Forest Road  
Owings Mills, MD 21117

RE: Item No.: 383  
Case No.: 97-383-A  
Petitioner: Henry Jenkins, et ux

Dear Mr. and Mrs. Jenkins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 12, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3.21.97  
Item No. 383 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
10 Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

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

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Permits and Development  
            Management

DATE:    March 21, 1997

FROM:     Pat Keller, Director  
            Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 378, 380, 381, 382, 383, 385, 386, 391, and 392

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 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Keller*

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 31, 1997

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 31, 1997  
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE331.NOC

11 31 1997

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/25/97

FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 24, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

379

388

381

389

382

390

383

393

385

394

387

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government  
Fire Department



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

(410) 887-4500

March 31, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 24, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

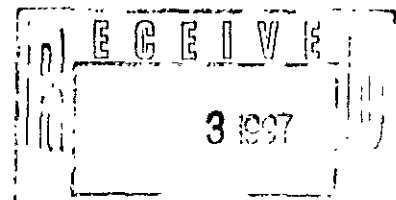
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

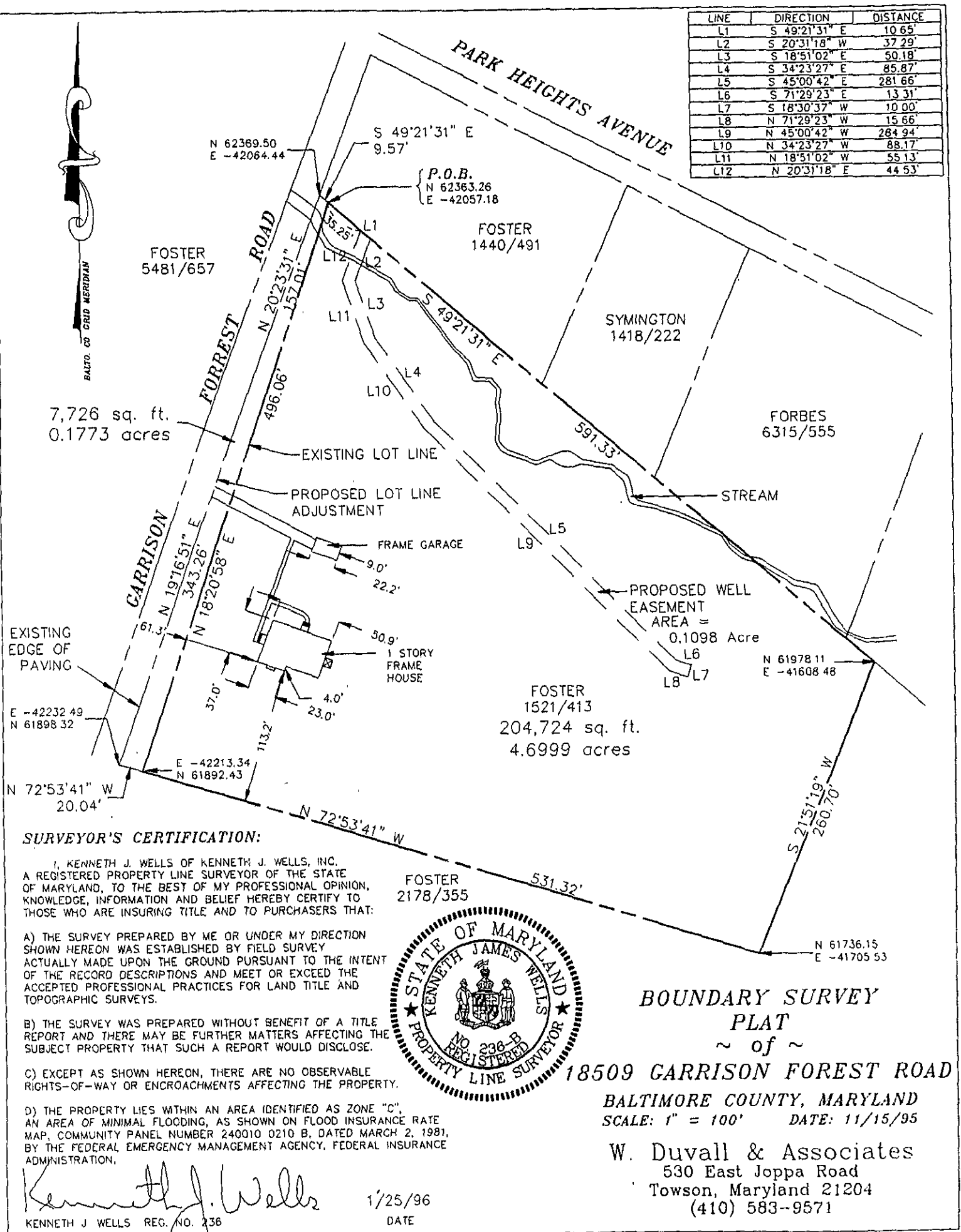
380, 381, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392

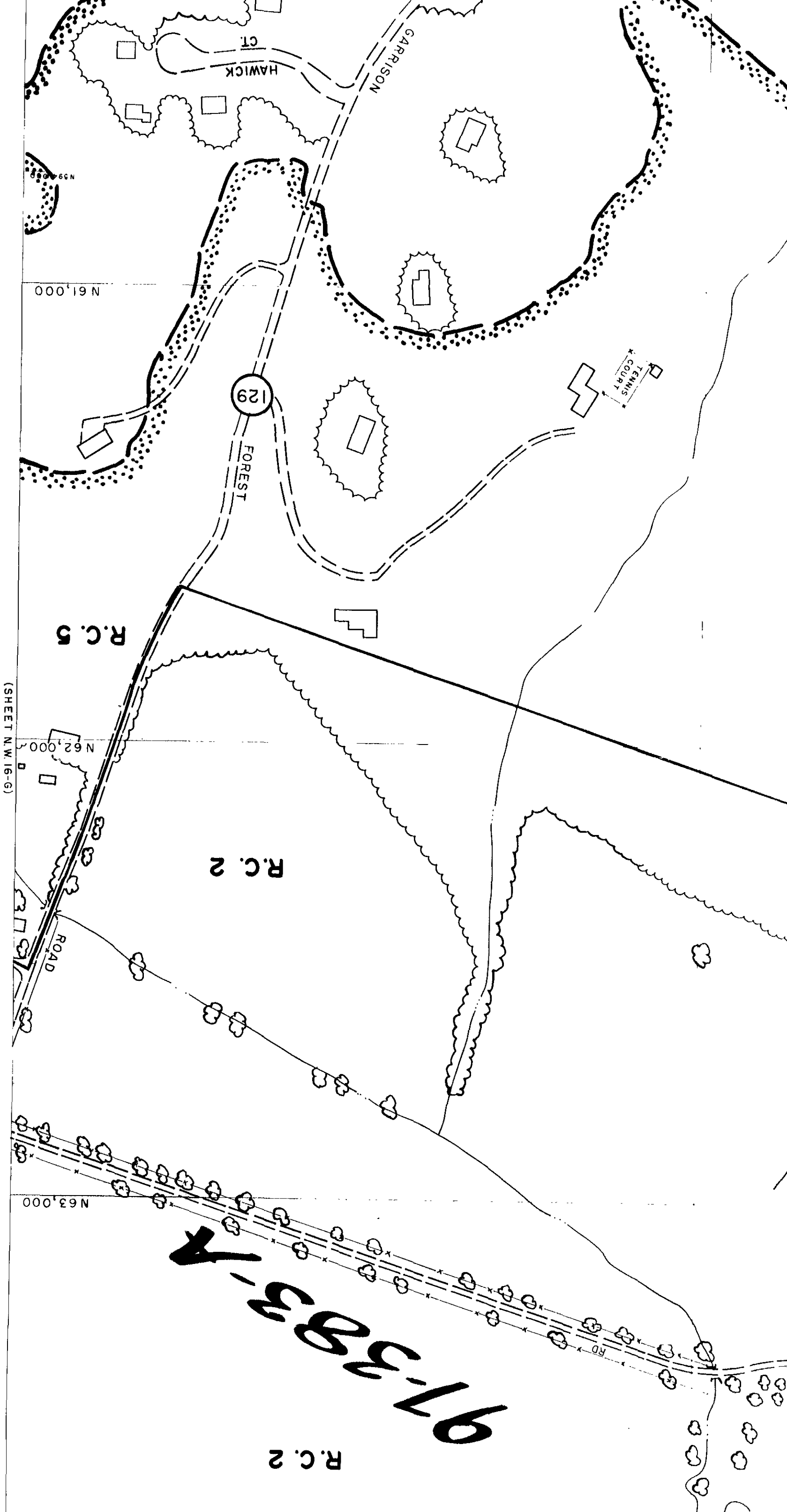
REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



# EXHIBIT B-2





R.C. 2

P.V. 3-17-69

(SHEET N.W. 16-6)

R.C. 5

R.C. 2

129

FOREST

GARRISON

HAWICK CT

TENNIS COURT

N 61,000

N 62,000

N 63,000

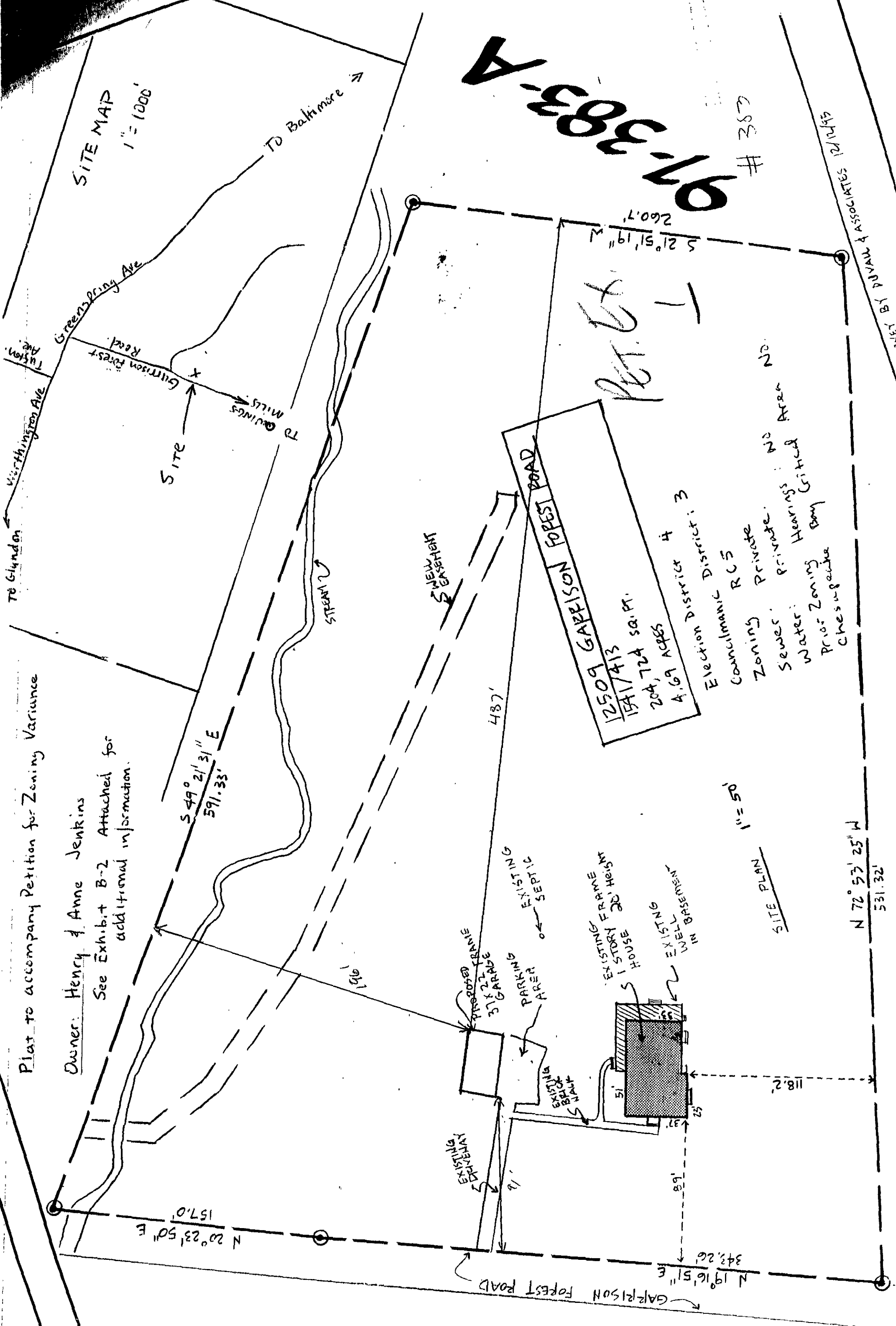
ROAD

Plat to accompany Petition for Zoning Variance

Owner: Henry & Anne Jenkins

See Exhibit B-2 Attached for additional information.

SITE MAP  
1" = 1000'



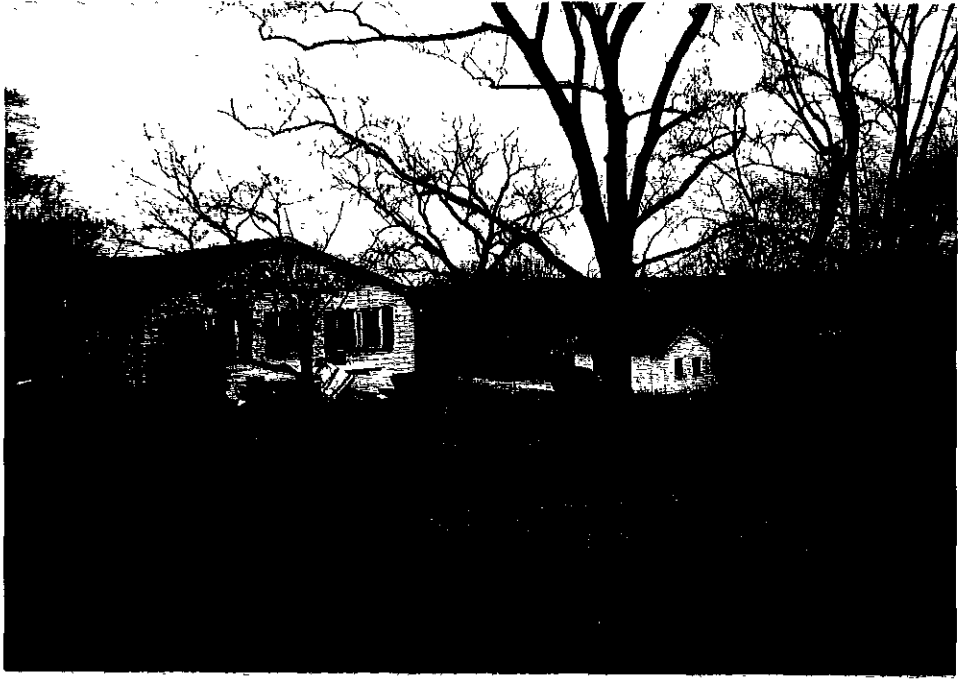
97383-4

# 383

Election District: 3  
Communications: RC 5  
Zoning: Private  
Sewer: Private  
Water: Private  
Prior Zoning: Any Critical Area  
Chesapeake Bay  
Hearings: No  
Area: No

SITE PLAN  
1" = 50'







91-383-A

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MANTINSBURG, W. V. 25901

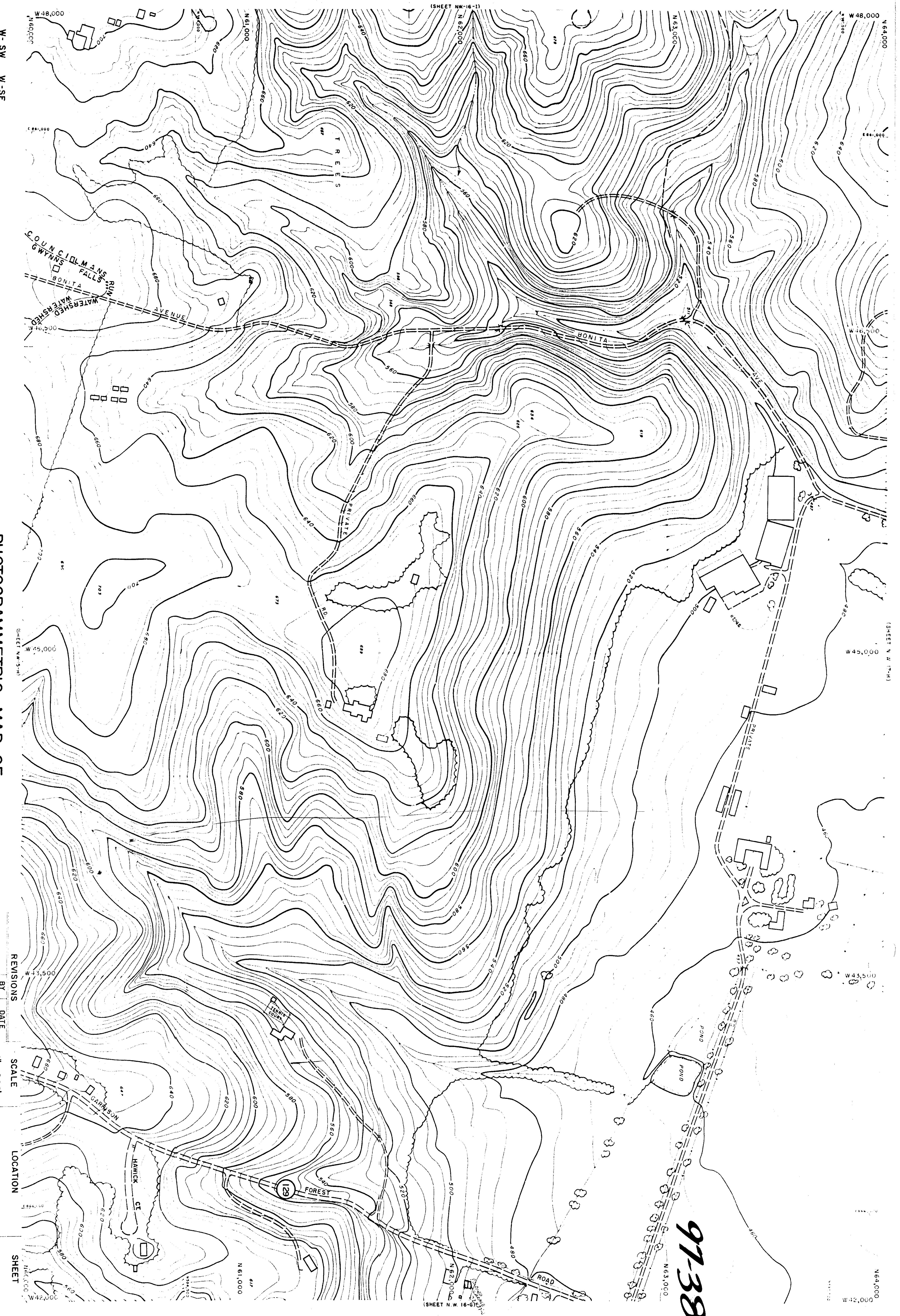
# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

| SCALE                                        | LOCATION    | SHEET         |
|----------------------------------------------|-------------|---------------|
| 1" = 200' ±                                  | Middlefield | N.W.          |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 | WORTHINGTON | 16-H<br># 383 |

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS                                                                                   |         |  | SCALE     | LOCATION    | SHEET |
|---------------------------------------------------------------------------------------------|---------|--|-----------|-------------|-------|
| BY                                                                                          | DATE    |  |           |             |       |
| 1                                                                                           | 12-1-79 |  | 1" = 200' | WORTHINGTON | N.W.  |
| DATE OF PHOTOGRAPHY                                                                         |         |  |           |             | 16-H  |
| APRIL 1953                                                                                  |         |  |           |             |       |
| Topography Compiled by Photogrammetric Methods<br>AERO SERVICE CORPORATION-PHILADELPHIA, PA |         |  |           |             |       |

# 383



97-383-A

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Garrison Forest Road, 150'S  
of the c/l of Park Heights Ave.  
(12509 Garrison Forest Road)  
4th Election District  
3rd Councilmanic District  
Henry H. Jenkins, II, et ux  
Petitioners

\* BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 97-383-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 12509 Garrison Forest Road, located in the vicinity of Park Heights Avenue in Owings Mills. The Petition was filed by the owners of the property, Henry H. Jenkins, II and his wife, Anne Jenkins. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 37' x 22' garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

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sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 37' x 22' garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
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- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Rothman*  
Deputy Zoning Commissioner  
for Baltimore County

THK:bja



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 9, 1997

Mr. & Mrs. Henry H. Jenkins, II  
12509 Garrison Forest Road  
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Garrison Forest Road, 150'S of the c/l of Park Heights Avenue  
(12509 Garrison Forest Road)  
4th Election District - 3rd Councilmanic District  
Henry H. Jenkins, II, et ux - Petitioners  
Case No. 97-383-A

Dear Mr. & Mrs. Jenkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-1391.

Very truly yours,

*Timothy M. Rothman*

TIMOTHY M. ROTHMAN  
Deputy Zoning Commissioner  
for Baltimore County

THK:bja

cc: People's Counsel

*John*



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12509 GARRISON FOREST ROAD  
which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated 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(s)  
400.1 to permit an accessory structure (garage) in the side yard in lieu of the rear

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
1. Longer driveway would create more improved surface increasing frontage.
  2. Entrance of building house is on side so it makes sense to place garage on side. House has no rear entrance.
  3. Garage on side would provide relief from traffic (auto and truck headlights at night).
  4. Garage is in rear so would leave house totally exposed to Garrison Forest Road and Park Heights Ave.
  5. Placement of structure in side lot fits in better with existing topography.

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.

|                     |                                                                     |
|---------------------|---------------------------------------------------------------------|
| Contact Person/Case | Legal Owner(s)                                                      |
| Type of Petition    | HENRY H. & ANNE JENKINS                                             |
| Signature           | <i>Henry H. Jenkins, II</i>                                         |
| Address             | HENRY H. & ANNE JENKINS                                             |
| City                | <i>Anne Butler Jenkins</i>                                          |
| State               | 12509 GARRISON FOREST RD 6546657                                    |
| Zip                 | OWINGS MILLS MD 21117                                               |
| Phone               | Address and phone number of applicant, to be completed by applicant |
| Phone               |                                                                     |

ORDER RECEIVED FOR FILING  
4/11/97  
4/11/97

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard hereto.

That the Affiant(s) does/do presently reside at 12509 Garrison Forest Road

Owings Mills MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty.)

1. Longer driveway would create more improved surface increasing frontage.
2. Existing house entrance is on side so it makes sense to locate garage on side. House has no rear entrance.
3. Garage in side lot would provide a measure of relief from traffic (specifically auto and truck headlights and noise) if garage is in rear of lot it would leave house totally exposed to Garrison Forest Road and Park Heights Avenue.
4. Placement of proposed garage fits in better with existing topography of side of lot.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposing and advertising fee and may be required to provide additional information.

*Anne Butler Jenkins*  
ANNE BUTLER JENKINS  
*Henry H. Jenkins, II*  
HENRY H. JENKINS, II

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ANNE JENKINS AND HENRY JENKINS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/1/97

*David E. Pugh*  
DAVID E. PUGH  
Notary Public  
Baltimore City County  
My Commission Expires Feb 8, 2003

Beginning on the east side of Garrison Forest Road, corner right at way width, at the distance of 150 feet south at the centerline of Park Heights Ave. Containing 4.69 acres and recorded by deed. Also known as 12509 Garrison Forest Road within the 4th Election District, 3rd Councilmanic District.

97-383-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 028707  
17-383-A

DATE 3/12/97 ACCOUNT 01-615  
By: THK  
Jen: 383 AMOUNT \$50.00

RECEIVED FROM: Henry Jenkins - 12509 Garrison Forest Rd.  
C/O - R. H. (Jen) - \$50.00



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 383

Petitioner: HENRY AND ANNE JENKINS

Location: 12509 GARRISON FOREST RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HENRY AND ANNE JENKINS

ADDRESS: 12509 GARRISON FOREST RD.

OWINGS MILLS MD 21117

PHONE NUMBER: 654-6657

AJ:ggg

(Revised 09/24/96)

#### CERTIFICATE OF POSTING

#### ADMINISTRATIVE

RE Case No.: 97-383-A

Petitioner/Developer: JENKINS, ETAL

Date of Hearing/Closing: 4/1/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #12509 GARRISON FOREST RD.

The sign(s) were posted on 3/22/97  
(Month, Day, Year)

Sincerely,

*Patrick M. O'Keefe* 3/23/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 646-5366

Page (410) 646-5364  
(Telephone Number)

97-383-A  
#12509 GARRISON FOREST  
ROAD  
3/22/97

97-383-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

|                                              |             |              |
|----------------------------------------------|-------------|--------------|
| SCALE                                        | LOCATION    | SHEET        |
| 1" = 200' ±                                  | WORTHINGTON | N.W.<br>16-H |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |             | # 383        |

PREPARED BY AIR PHOTOGRAPHICS, INC.  
BETHESDA, M.D. 20814

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/23/97

Format for Sign Printing, Black Letters on a White Background:

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No. 97-383-7A

to permit an accessory structure (garage) in  
the side yard in lieu of the rear

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

975  
post due



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-383-A  
12509 Garrison Forest Road  
6/5 Garrison Forest Road, 150' S of c/1 Park Heights Avenue  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Henry H. Jenkins, II and Anne Jenkins  
Post by Date: 3/23/97  
Closing Date: 4/07/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be furnished to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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.

Arnold Jablon  
Director

cc: Henry and Anne Jenkins

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 1, 1997

Mr. and Mrs. Henry Jenkins  
12509 Garrison Forest Road  
Owings Mills, MD 21117

RE: Item No.: 383  
Case No.: 97-383-A  
Petitioner: Henry Jenkins, et ux

Dear Mr. and Mrs. Jenkins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 12, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCB/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-21-97  
Item No. 383 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5806 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

1. f. Bill  
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

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

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 21, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 378, 380, 381, 382, 383, 385, 386, 391, and 392

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 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Carol L. Keener

PK/JL

ITEM378/PZONE/ZAC1

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 31, 1997

FROM: Robert M. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 31, 1997  
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE331.NOC

## BALTIMORE COUNTY, MARYLAND

### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

DATE: 3/25/97

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 24, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

|           |     |     |
|-----------|-----|-----|
| Item #'s: | 379 | 388 |
|           | 381 | 389 |
|           | 382 | 390 |
|           | 383 | 393 |
|           | 385 | 394 |
|           | 387 |     |

RBS:sp

BRUCE2/DEPRM/TXTS8P

Baltimore County Government  
Fire Department



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

(410) 887-4500

March 31, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 24, 1997

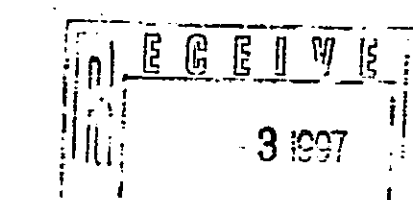
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

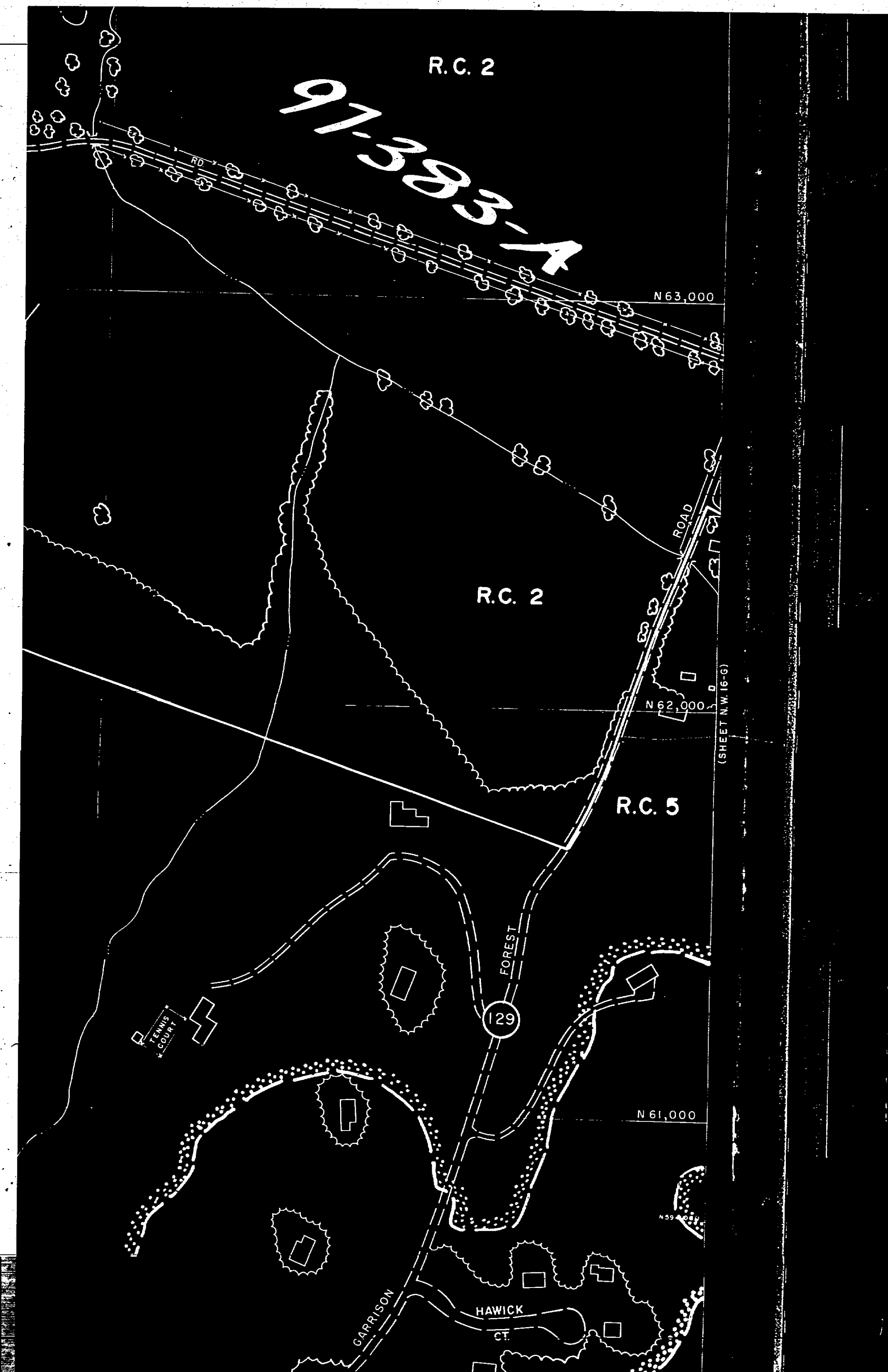
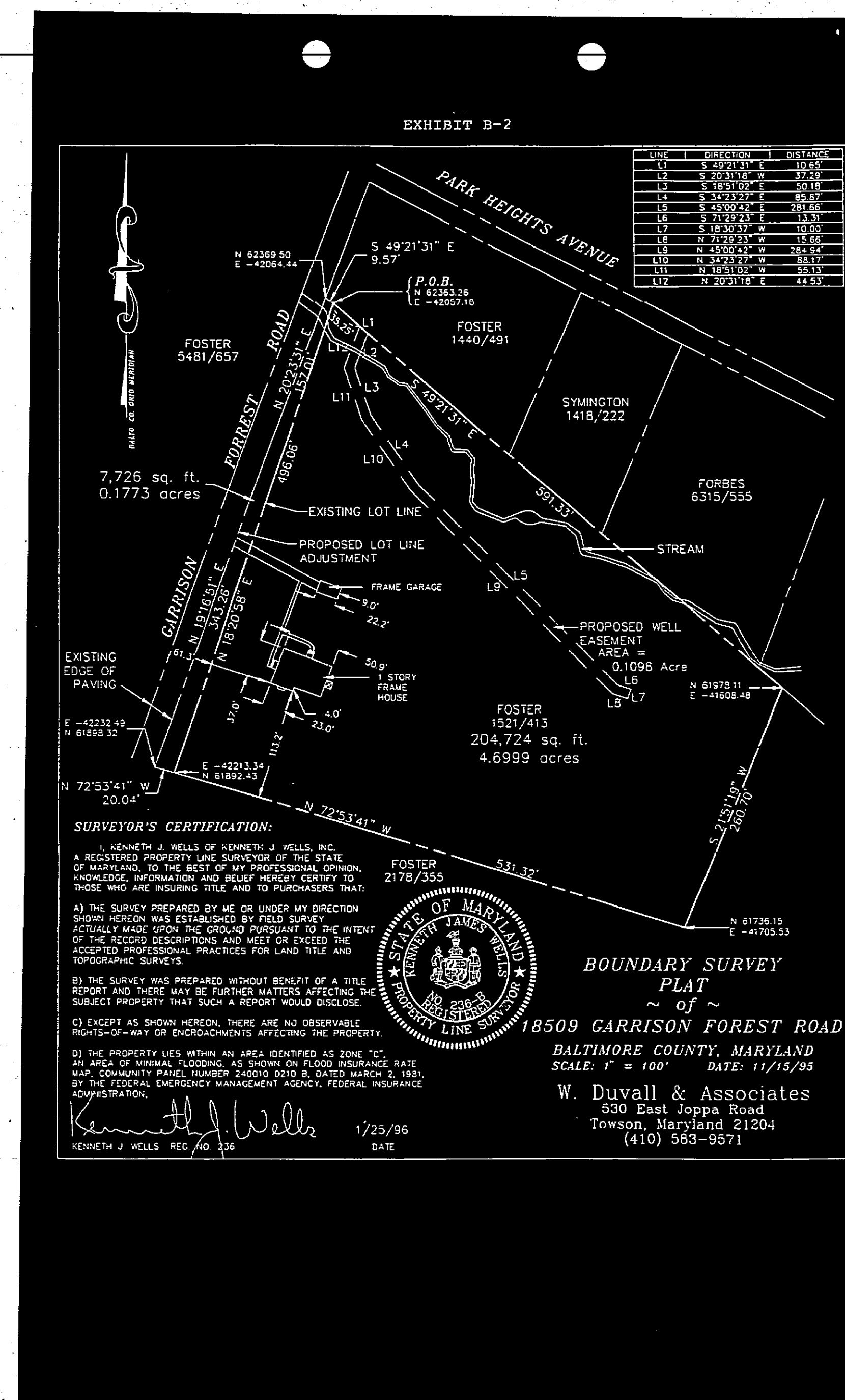
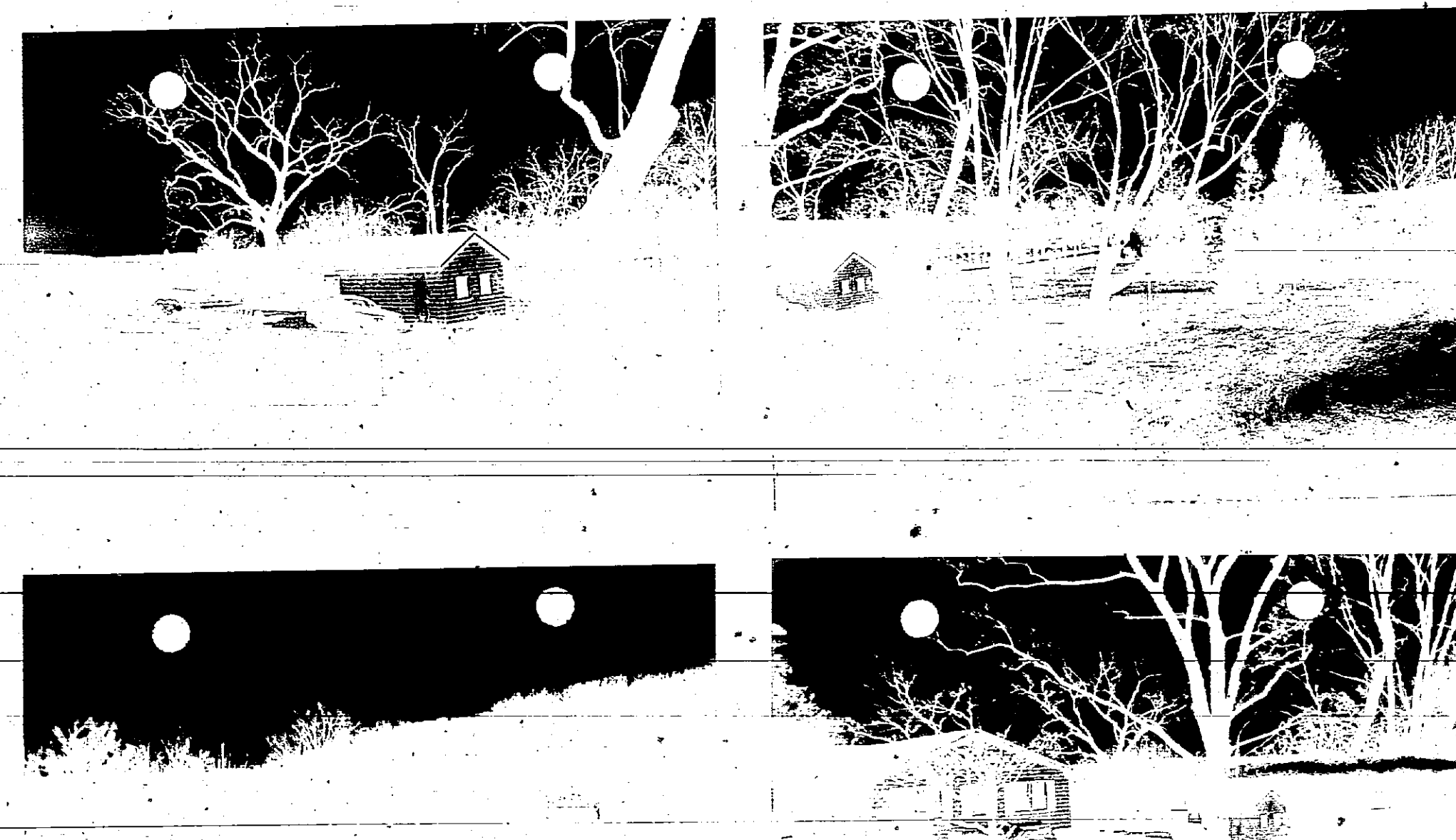
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

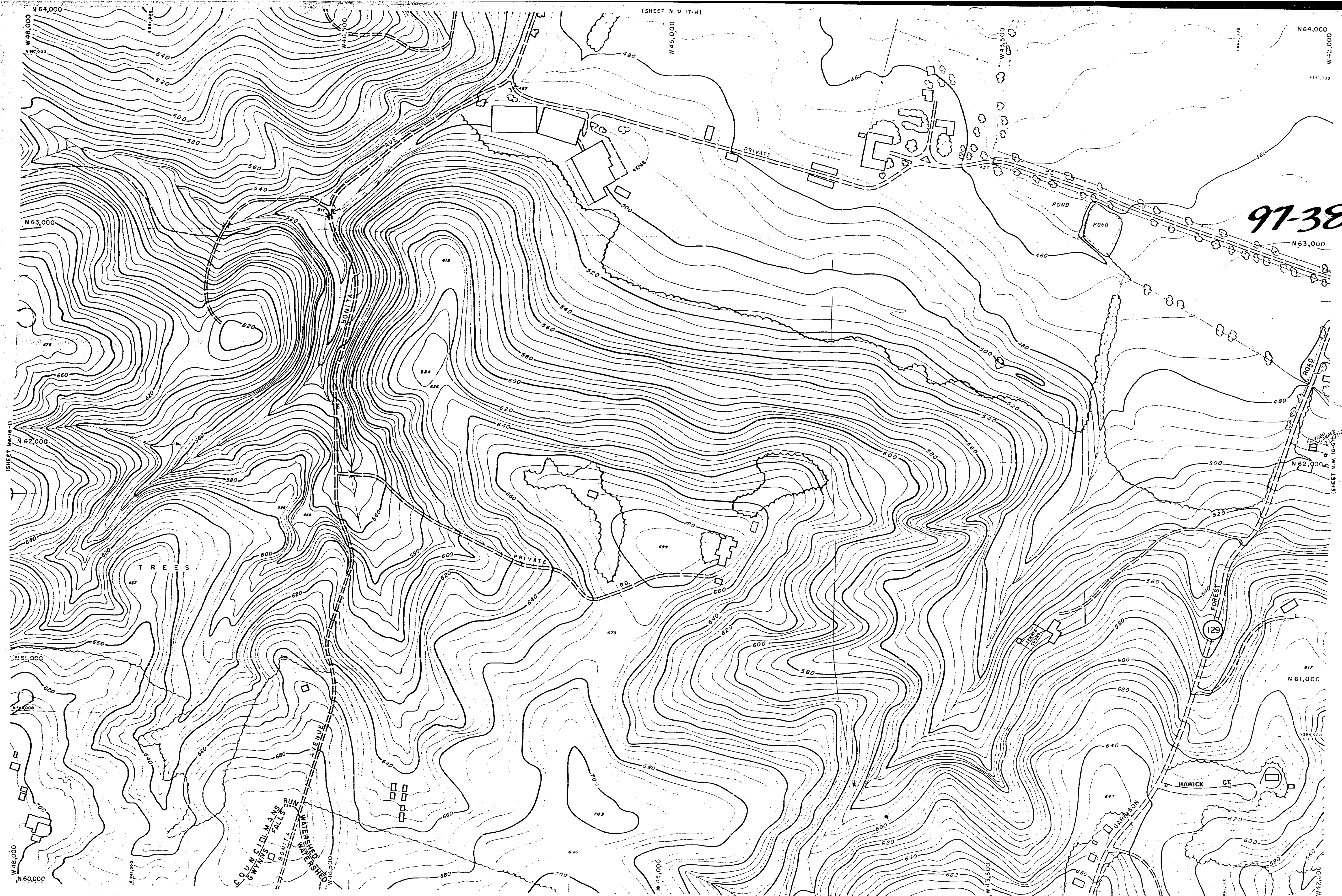
B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:  
380, 381, 382, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F  
cc: File



Printed on Recycled Paper





PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS                         |          | SCALE     | LOCATION    | SHEET        |
|-----------------------------------|----------|-----------|-------------|--------------|
| BY                                | DATE     |           |             |              |
| 1-11                              | 12-23-79 | 1" = 200' | WORTHINGTON | N.W.<br>16-H |
| DATE OF PHOTOGRAPHY<br>APRIL 1953 |          |           |             |              |

Topography Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION-PHILADELPHIA, PA

# 383

97-383-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

|                                              |             |              |
|----------------------------------------------|-------------|--------------|
| SCALE                                        | LOCATION    | SHEET        |
| 1" = 200' ±                                  | WORTHINGTON | N.W.<br>16-H |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |             | # 383        |

PREPARED BY AIR PHOTOGRAPHICS, INC.  
BETHESDA, M.D. 20814

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Garrison Forest Road, 150'S  
of the c/l of Park Heights Ave.  
(12509 Garrison Forest Road)  
4th Election District  
3rd Councilmanic District  
Henry H. Jenkins, II, et ux  
Petitioners

\* BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 97-383-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 12509 Garrison Forest Road, located in the vicinity of Park Heights Avenue in Owings Mills. The Petition was filed by the owners of the property, Henry H. Jenkins, II and his wife, Anne Jenkins. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 37' x 22' garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide

sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 37' x 22' garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Rothman*  
Deputy Zoning Commissioner  
for Baltimore County

THK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 9, 1997

Mr. & Mrs. Henry H. Jenkins, II  
12509 Garrison Forest Road  
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Garrison Forest Road, 150'S of the c/l of Park Heights Avenue  
(12509 Garrison Forest Road)  
4th Election District - 3rd Councilmanic District  
Henry H. Jenkins, II, et ux - Petitioners  
Case No. 97-383-A

Dear Mr. & Mrs. Jenkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-1391.

Very truly yours,

*Timothy M. Rothman*

TIMOTHY M. ROTHMAN  
Deputy Zoning Commissioner  
for Baltimore County

THK:bjs

cc: People's Counsel

*File*



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12509 GARRISON FOREST ROAD  
which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated 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(s)  
400.1 to permit an accessory structure (garage) in the side yard in lieu of the rear

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
1. Longer driveway would create more improved surface increasing frontage.
  2. Entrance of building house is on side so it makes sense to place garage on side. House has no rear entrance.
  3. Garage on side would provide relief from traffic (auto and truck headlights at night).
  4. Garage is in rear so would leave house totally exposed to Garrison Forest Road and Park Heights Ave.
  5. Placement of structure in side lot fits in better with existing topography.

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.

|                     |                                  |
|---------------------|----------------------------------|
| Contact Person/Case | Legal Owner(s)                   |
| Type of Petition    | HENRY H. & ANNE JENKINS          |
| Signature           | <i>Henry H. Jenkins, II</i>      |
| Address             | HENRY H. & ANNE JENKINS          |
| City                | <i>Anne Butler Jenkins</i>       |
| State               | 12509 GARRISON FOREST RD 6546657 |
| Zip                 | OWINGS MILLS MD 21117            |
| Phone No.           |                                  |
| Name                |                                  |
| Address             |                                  |
| Phone No.           |                                  |

ORDER RECEIVED FOR FILING  
4/11/97  
4/11/97

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard hereto.

That the Affiant(s) does/do presently reside at 12509 Garrison Forest Road

Owings Mills MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty.)

1. Longer driveway would create more improved surface increasing frontage.
2. Existing house entrance is on side so it makes sense to locate garage on side. House has no rear entrance.
3. Garage in side lot would provide a measure of relief from traffic (specifically auto and truck headlights and noise) if garage is in rear of lot it would leave house totally exposed to Garrison Forest Road and Park Heights Avenue.
4. Placement of proposed garage fits in better with existing topography of side of lot.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposing and advertising fee and may be required to provide additional information.

*Anne Butler Jenkins*  
ANNE BUTLER JENKINS  
*Henry H. Jenkins, II*  
HENRY H. JENKINS, II

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

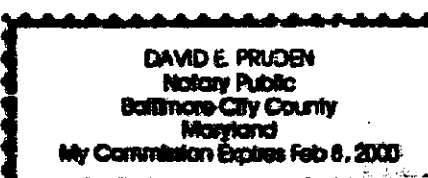
ANNE JENKINS AND HENRY JENKINS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/1/97

My Commission Expires:



Beginning on the east side of Garrison Forest Road, corner right at way width, at the distance of 150 feet south at the centerline of Park Heights Ave. Containing 4.69 acres and recorded by deed. Also known as 12509 Garrison Forest Road within the 4th Election District, 3rd Councilmanic District.

97-383-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 028707  
17-383-A

DATE 3/12/97 ACCOUNT 01-615  
By: THK  
Jen: 383 AMOUNT \$50.00

RECEIVED FROM: Henry Jenkins - 12509 Garrison Forest Rd.  
C/O - R. M. (Jen) - \$50.00



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 383

Petitioner: HENRY AND ANNE JENKINS

Location: 12509 GARRISON FOREST RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HENRY AND ANNE JENKINS

ADDRESS: 12509 GARRISON FOREST RD.

OWINGS MILLS MD 21117

PHONE NUMBER: 654-6657

AJ:ggg

(Revised 09/24/96)

#### CERTIFICATE OF POSTING

#### ADMINISTRATIVE

RE Case No.: 97-383-A

Petitioner/Developer: JENKINS, ETAL

Date of Hearing/Closing: 4/1/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #12509 GARRISON FOREST RD.

The sign(s) were posted on 3/22/97  
(Month, Day, Year)

Sincerely,

*Patrick M. O'Keefe* 3/23/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 646-5366 Page (410) 646-8354  
(Telephone Number)

97-383-A  
#12509 GARRISON FOREST  
ROAD  
3/22/97

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/23/97

Format for Sign Printing, Black Letters on a White Background:

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No. 97-383-7A

to permit an accessory structure (garage) in  
the side yard in lieu of the rear

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

975  
post due



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-383-A  
12509 Garrison Forest Road  
6/5 Garrison Forest Road, 150' S of c/1 Park Heights Avenue  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Henry H. Jenkins, II and Anne Jenkins  
Post by Date: 3/23/97  
Closing Date: 4/07/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be furnished to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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.

Arnold Jablon  
Director

cc: Henry and Anne Jenkins

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on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 1, 1997

Mr. and Mrs. Henry Jenkins  
12509 Garrison Forest Road  
Owings Mills, MD 21117

RE: Item No.: 383  
Case No.: 97-383-A  
Petitioner: Henry Jenkins, et ux

Dear Mr. and Mrs. Jenkins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 12, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCB/re  
Attachment(s)

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on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-21-97  
Item No. 383 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5806 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

1. f. Bill  
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

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

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 21, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 378, 380, 381, 382, 383, 385, 386, 391, and 392

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 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Carol L. Keener

PK/JL

ITEM378/PZONE/ZAC1

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 31, 1997

FROM: Robert M. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 31, 1997  
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE331.NOC

## BALTIMORE COUNTY, MARYLAND

### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

DATE: 3/25/97

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 24, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

|           |     |     |
|-----------|-----|-----|
| Item #'s: | 379 | 388 |
|           | 381 | 389 |
|           | 382 | 390 |
|           | 383 | 393 |
|           | 385 | 394 |
|           | 387 |     |

RBS:sp

BRUCE2/DEPRM/TXTS8P

Baltimore County Government  
Fire Department



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

(410) 887-4500

March 31, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 24, 1997

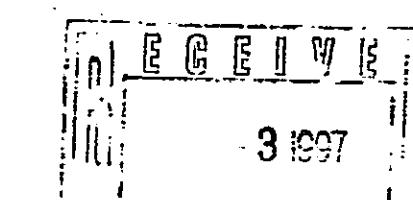
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

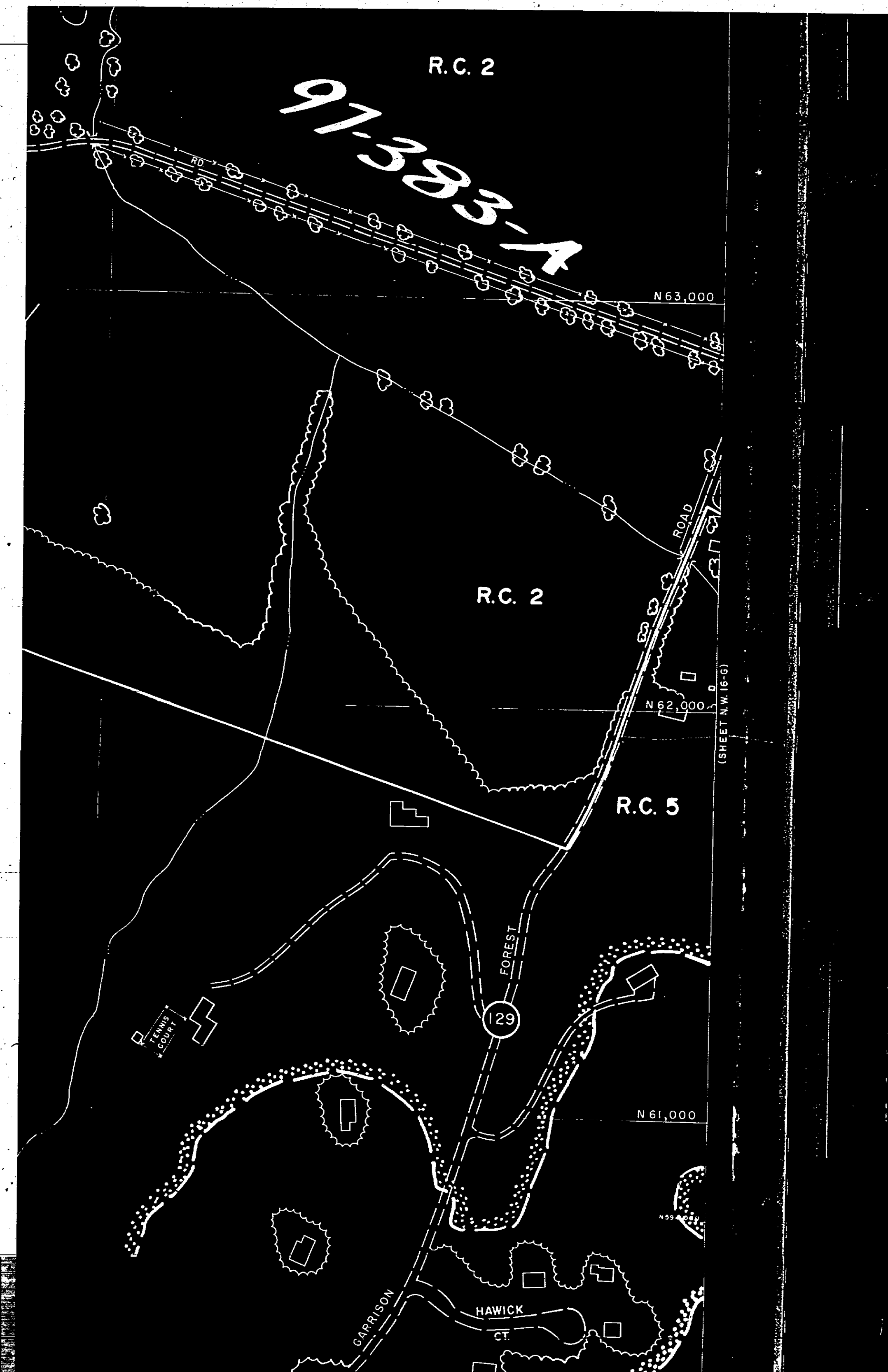
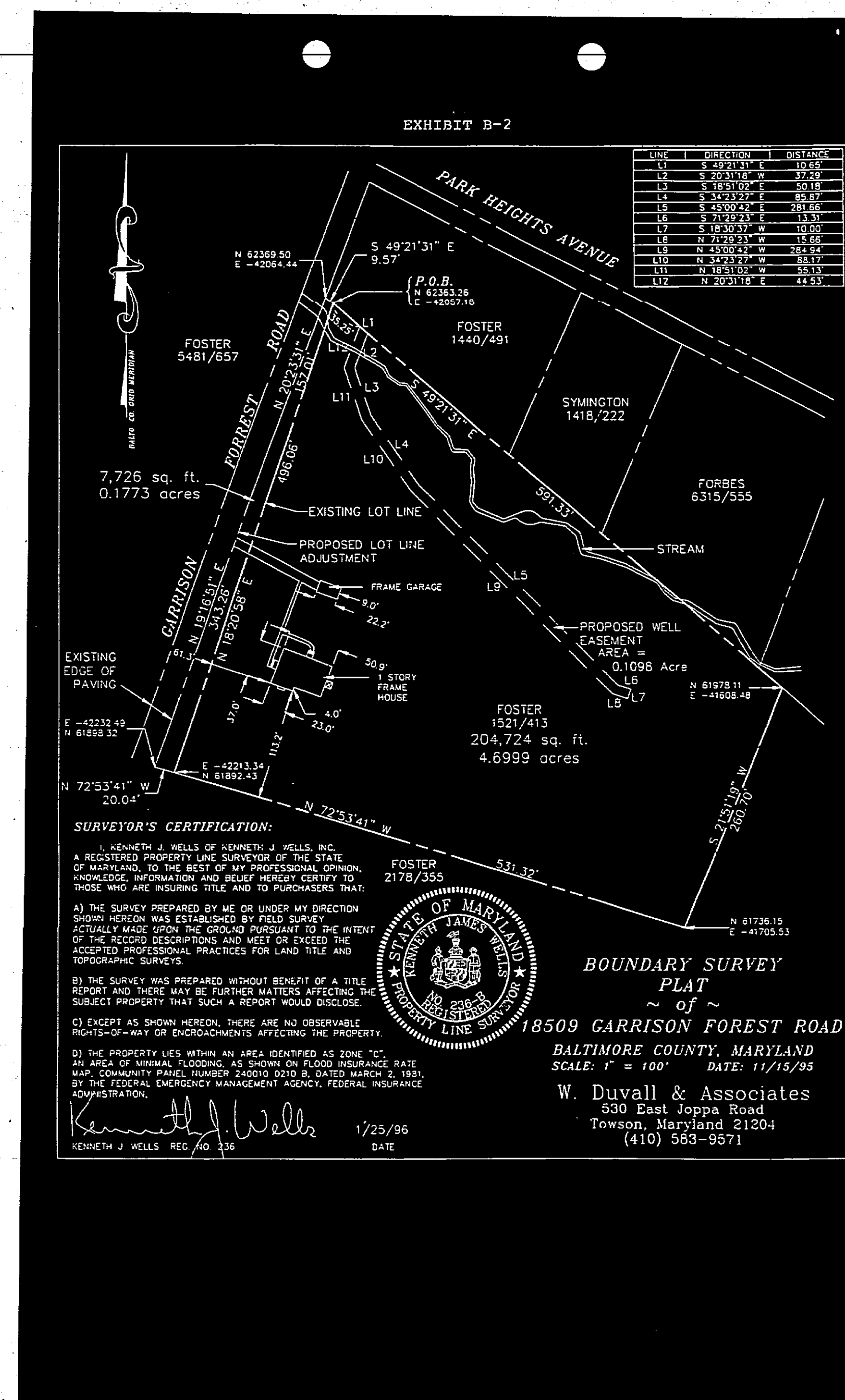
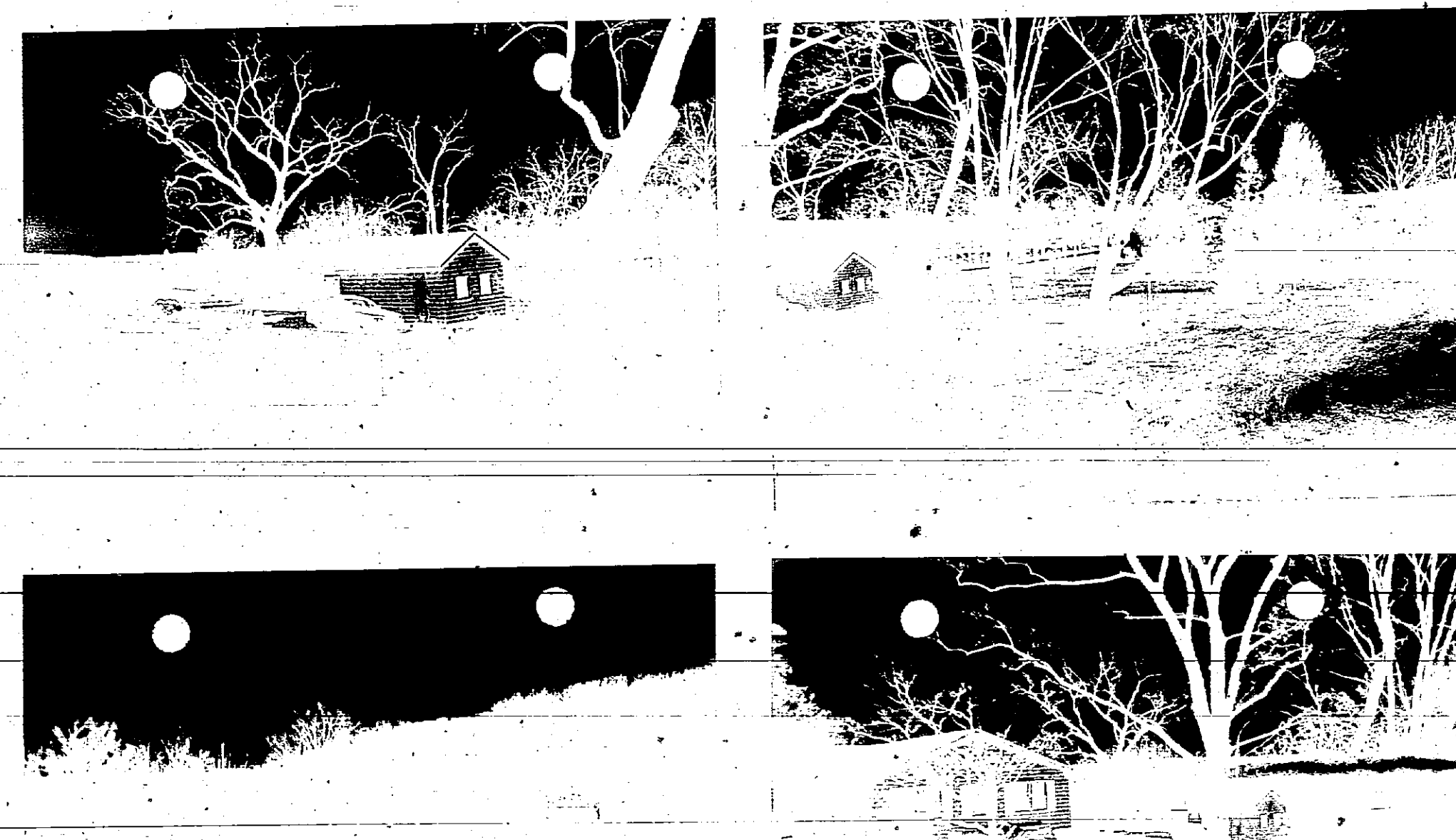
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

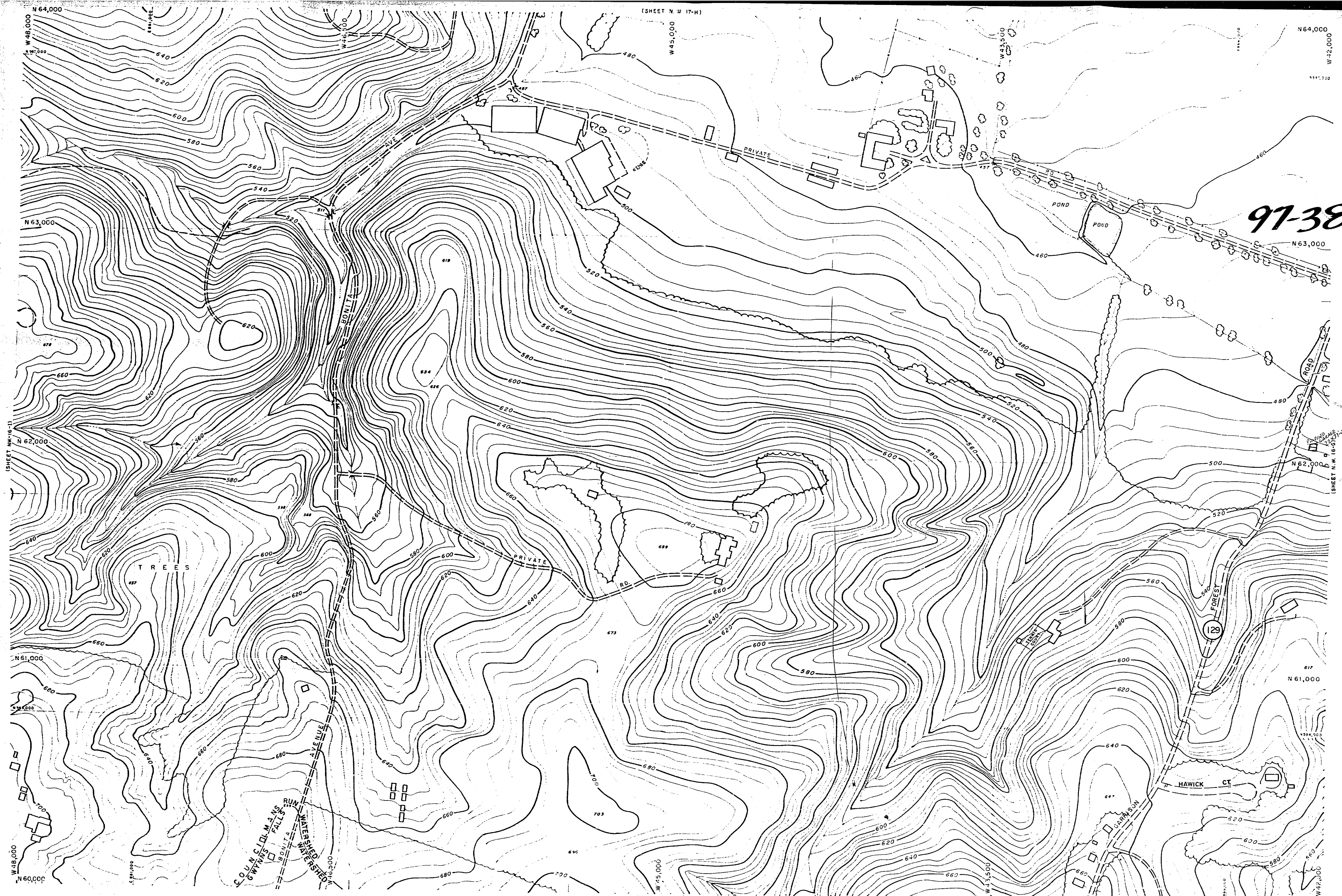
B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:  
380, 381, 382, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F  
cc: File



Printed on Recycled Paper





97-383-A

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS                         |          | SCALE     | LOCATION    | SHEET        |
|-----------------------------------|----------|-----------|-------------|--------------|
| BY                                | DATE     |           |             |              |
| 1                                 | 12-23-79 | 1" = 200' | WORTHINGTON | N.W.<br>16-H |
| DATE OF PHOTOGRAPHY<br>APRIL 1953 |          |           |             |              |

Topography Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION-PHILADELPHIA, PA

# 383