

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Garrison Forest Road at		
intersection of Chittenden Lane	*	DEPUTY ZONING COMMISSIONER
3rd Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(301 Garrison Forest Road)		
	*	CASE NO. 00-152-A
Jeffrey A. Schlesinger		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Jeffrey A. Schlesinger. The variance request is for property located at 301 Garrison Forest Road in the Owings Mills area of Baltimore County. The Petitioner herein seeks a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an attached garage (replacement) with a sideyard setback of 20 ft. 8 in. in lieu of the minimum required 50 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

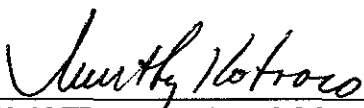
11/15/99
By J.R. Garrison

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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of November, 1999 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an attached garage (replacement) with a sideyard setback of 20 ft. 8 in. in lieu of the minimum required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

OFFICE RECEIVED FOR FILING
Date 11/15/99
By R. J. [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 15, 1999

Mr. Jeffrey A. Schlesinger
301 Garrison Forest Road
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 00-152-A
Property: 301 Garrison Forest Road

Dear Mr. Schlesinger:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 301 GARRISON FOREST ROAD
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and 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) 1A04.3-B.3 To allow an attached garage (replacement) with a side yard setback of 20 ft 8 in. in lieu of the minimum required 50 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Jeffrey A. Schlesinger

Name - Type or Print

Signature

Name - Type or Print

Signature

301 Garrison Forest Road 410-902-0123

Address

Telephone No.

Genie Mills Mrs 21117

City

State

Zip Code

Representative to be Contacted:

LAURA THUL PENZA, AIA.
PENZA ASSOC. ARCHITECTS, INC.

Name

401 WOODBOURNE AVE (410) 435-6677

Address

Telephone No.

BALTIMORE MD 21212

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. DD-152-A

Reviewed By JPL Date 10-14-99

Estimated Posting Date 10-24-99

REV 9/15/98

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 301 GARRISON FOREST ROAD
Address
DWINEY 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):

Due to previous additions, the existing garage cannot be utilized for car storage. The proposed addition will include rebuilding the existing garage, however the garage doors will face the driveway. In addition, we propose to connect the structure to the existing house and include a guest bedroom above the garage. (Three of the existing garage walls will remain in the same location.)

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

[Signature]
Signature
Jeffrey A. Schlesinger
Name - Type or Print

[Signature]
Signature
[Blank]
Name - Type or Print

NEW YORK Queens

STATE OF ~~MARYLAND~~, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 8th day of October 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

NEW YORK

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

October 8, 1999
Date

[Signature]
Notary Public

My Commission Expires

SARA J. FEUERSTEIN
Notary Public, State of New York
No. 01FE5019860
Qualified in Queens County
Commission Expires Oct. 25, 1999



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 301 GARRISON FOREST ROAD
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and 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) 1A04.3.B.3 TO allow a side-yard setback of 20 ft. 8 in (for an attached garage) in lieu of the minimum required 50 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

LAURA THYL PENZA, A.I.A.

PENZA ASSOC. ARCHITECTS, INC.

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. DD-152-A

REV 9/15/98

Reviewed By [Signature]

Date 10-14-99

Estimated Posting Date

10-24-99

Zoning Description for:
301 Garrison Forest Road Owings Mills, MD 21117

Beginning at a point at the centerline of Garrison Forest Road at the intersection of the 30'-0" right-of-way known as Chittenden Lane, S 05°26'W 45.10'; S 00°49'E 100.00'; S 02°23'E 110.90'; S 76°39' E 332.39'; N 18°00'40" E, 321.54'; N 87°56' W 84.70'; N 86°02' W 340.70' to the place of beginning.

Saving and excepting, however, the area beginning at the end of the fourth line (S 76°39' E) N 76°39' E 156.40'; dividing the property along the line N 07°53'22" E 284.29'; intersecting the seventh line (N 86°02' W) at a distance of 128.20' from the west end of the line; N 87°56' W 84.70'; ; N 18°00'40" E, 321.54' to the place of beginning, containing +/-1.263 acres of land

Being recorded among land records of Baltimore County in Liber T.B.S.#1786, Folio #63, containing +/-1.212 acres of land, located on the northwest corner of the nearest intersection of Chittenden and Garrison Forest Road.

The improvements thereon being known as 301 Garrison Forest Road in the District 3C3.

152

CERTIFICATE OF POSTING

RE: CASE # 00-152-A
PETITIONER/DEVELOPER:
[Jeffrey A. Schlesinger]
DATE OF Closing
[Nov. 8, 1999]

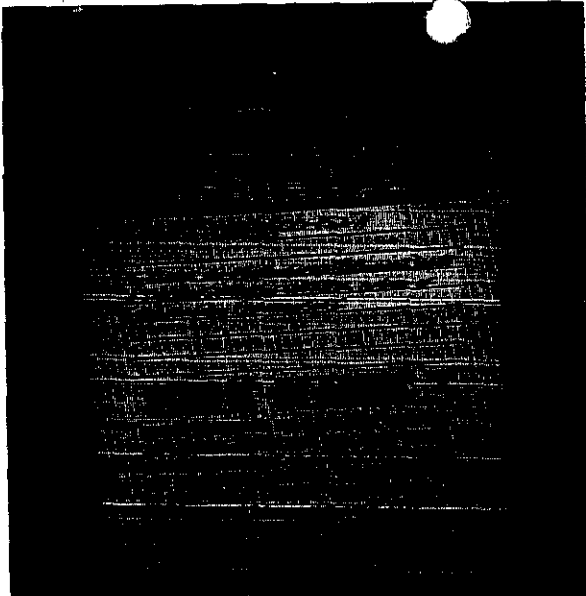
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
301 Garrison Forest Road Baltimore, Maryland 21117__

The sign(s) were posted on _____ 10-22-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410)-687-8405 ____
[Telephone Number]

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANC.
MISCELLANEOUS RECEIPT

00-152A

Case No. 07321

DATE 10-14-99 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: Penzo Associates, Architects, Inc.

FOR: Residential Variance Filing Fee
301 Garrison Forest Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TEN.
10/14/1999	10/14/1999	11:30:00
REG #302	CASHIER DOOL DALI WARRER	
DEPT 5	528 ZONING VERIFICATION	
RECEIPT #	112416	
OR NO.	073218	

Paid To: 50.00
BALTIMORE COUNTY - MARYLAND

CASHIER'S VALIDATION

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: DD-15P-A

Petitioner: Jeffrey Schlesinger

Address or Location: 301 Garrison Forest Rd., Balto., Md., 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Penza Associates Architects, Inc.

Address: 401 Woodbourne Ave.

Balto., Md., 21212

Telephone Number: (410) 435-6677

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 152 -A

Address 301 Garrison Forest Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10-14-99

Posting Date: 10-24-99

Closing Date: 11-8-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 152 -A

Address 301 Garrison Forest Rd.

Petitioner's Name Jeffrey A. Schlesinger

Telephone (410) 902-0223

Posting Date: 10-24-99

Closing Date: 11-8-99

Wording for Sign: To Permit an attached garage (replacement) with a
sideyard setback of 20 ft. 8 in. in lieu of the minimum
required 50 ft.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 9, 1999

Ms. Laura Penza
Penza Assoc. Architects, Inc.
401 Woodbourne Avenue
Baltimore, MD 21212

Dear Ms. Penza:

RE: 00-152-A , 301 Garrison Forest Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *WBS*

DATE: November 5, 1999

SUBJECT: Zoning Item #152
301 Garrison Forest Road

Zoning Advisory Committee Meeting of October 25, 1999

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

(?)
AV
Granted
11/12/99
Jm

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

Date: November 2, 1999

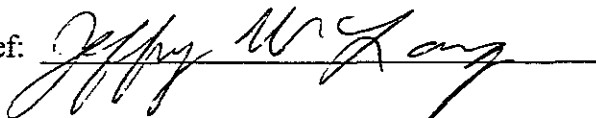
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 130, 135, 141, and 152

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8-25-99

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

RE: Baltimore County
Item No. 152 JJS

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

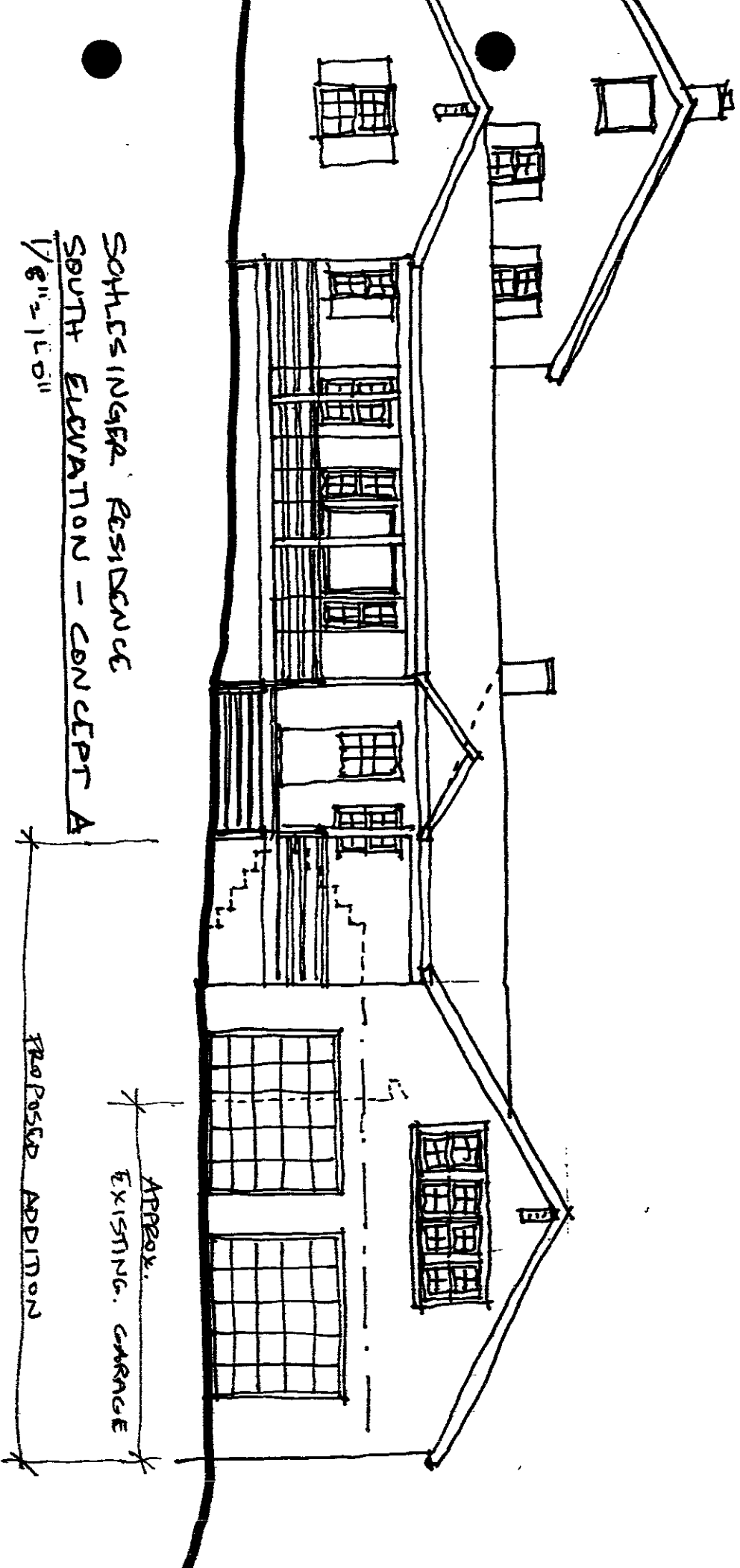
1 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

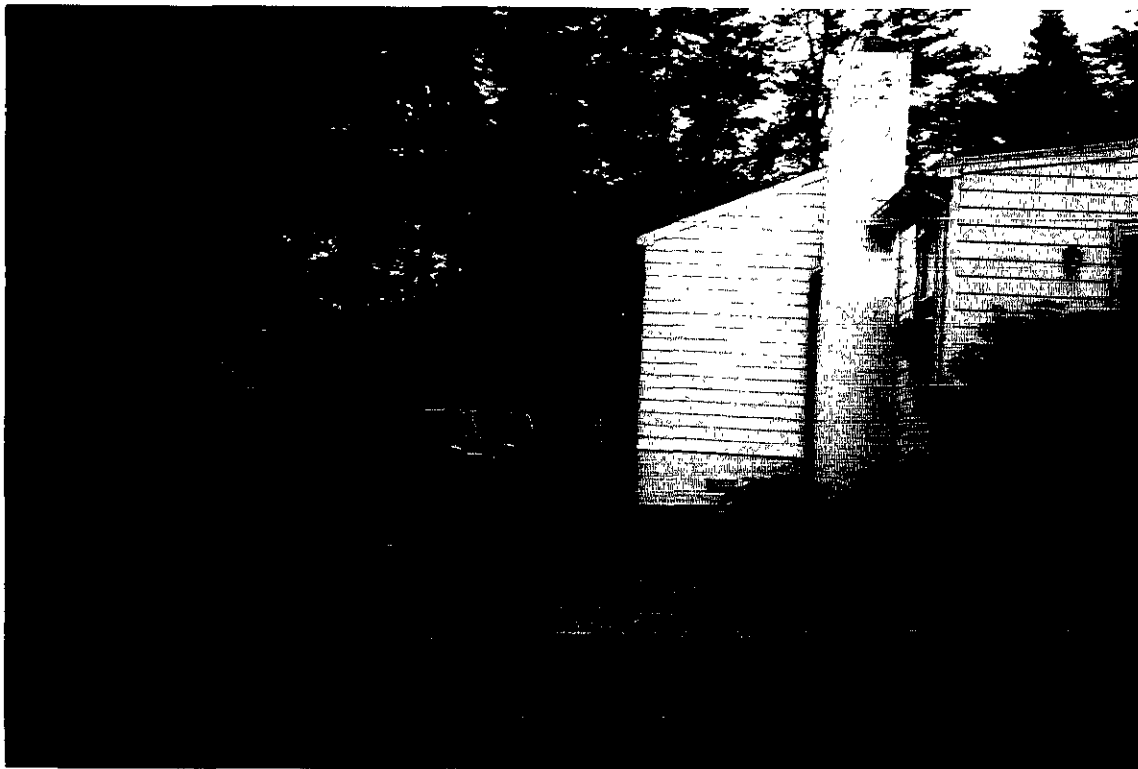
for
20's file.



SCHLESINGER RESIDENCE
SOUTH ELEVATION - CONCEPT A
1/8" = 1'0"

PENZA ASSOC. ARCHITECTS, INC.

152



152

ADDITION AND ALTERATIONS FOR THE

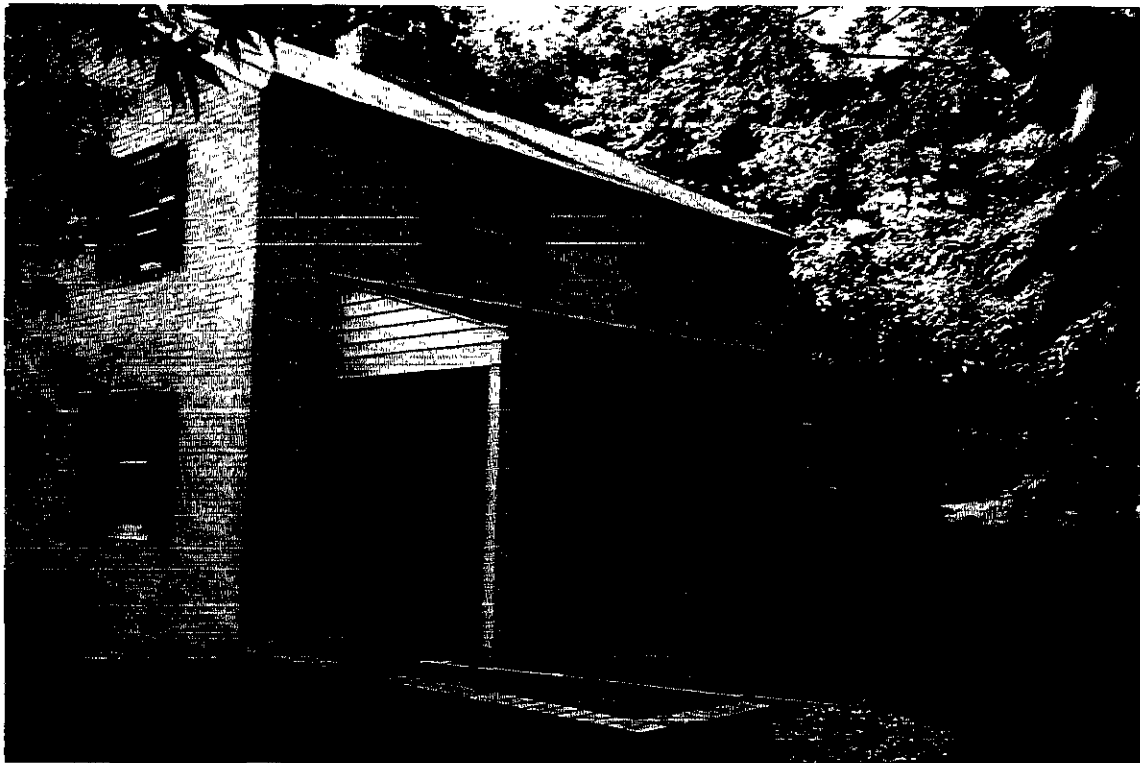
SCHLESINGER RESIDENCE

301 GARISON FOREST ROAD
OWINGS MILLS, MARYLAND 21117



PENZA ASSOCIATES
ARCHITECTS, INC.

401 WOODBOURNE AVENUE
BALTIMORE, MARYLAND 21212
(410) 435-6677 FAX (410) 435-6868
URL: www.penza.com E-Mail: penza@erols.com



152

ADDITION AND ALTERATIONS FOR THE

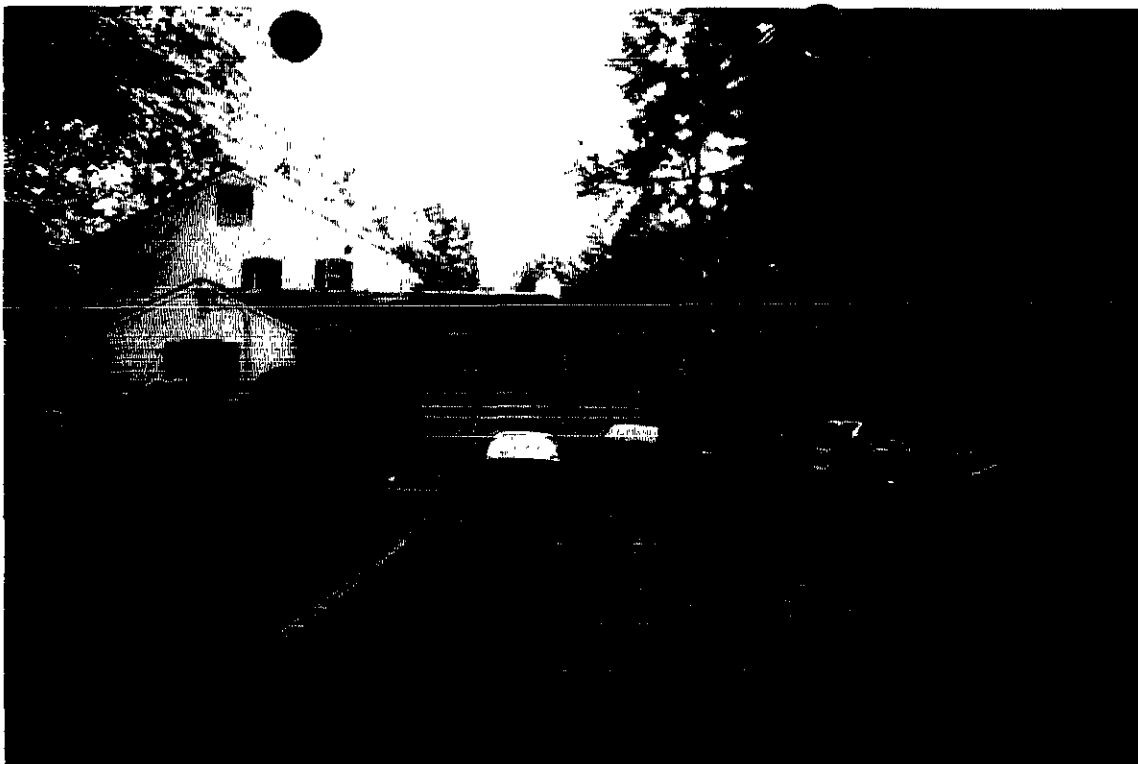
SCHLESINGER RESIDENCE

301 GARISON FOREST ROAD
OWINGS MILLS, MARYLAND 21117



PENZA ASSOCIATES
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152

ADDITION AND ALTERATIONS FOR THE

SCHLESINGER RESIDENCE

301 GARISON FOREST ROAD
OWINGS MILLS, MARYLAND 21117



PENZA ASSOCIATES
ARCHITECTS, INC.

401 WOODBOURNE AVENUE
BALTIMORE, MARYLAND 21212
(410) 435-6677 FAX (410) 435-6868
URL: www.penza.com E-Mail: penza@erols.com



152-
A
00

SCALE
1" = 200' ±

LOCATION
CHATTOLANEE

SHEET
N.W.
II-G

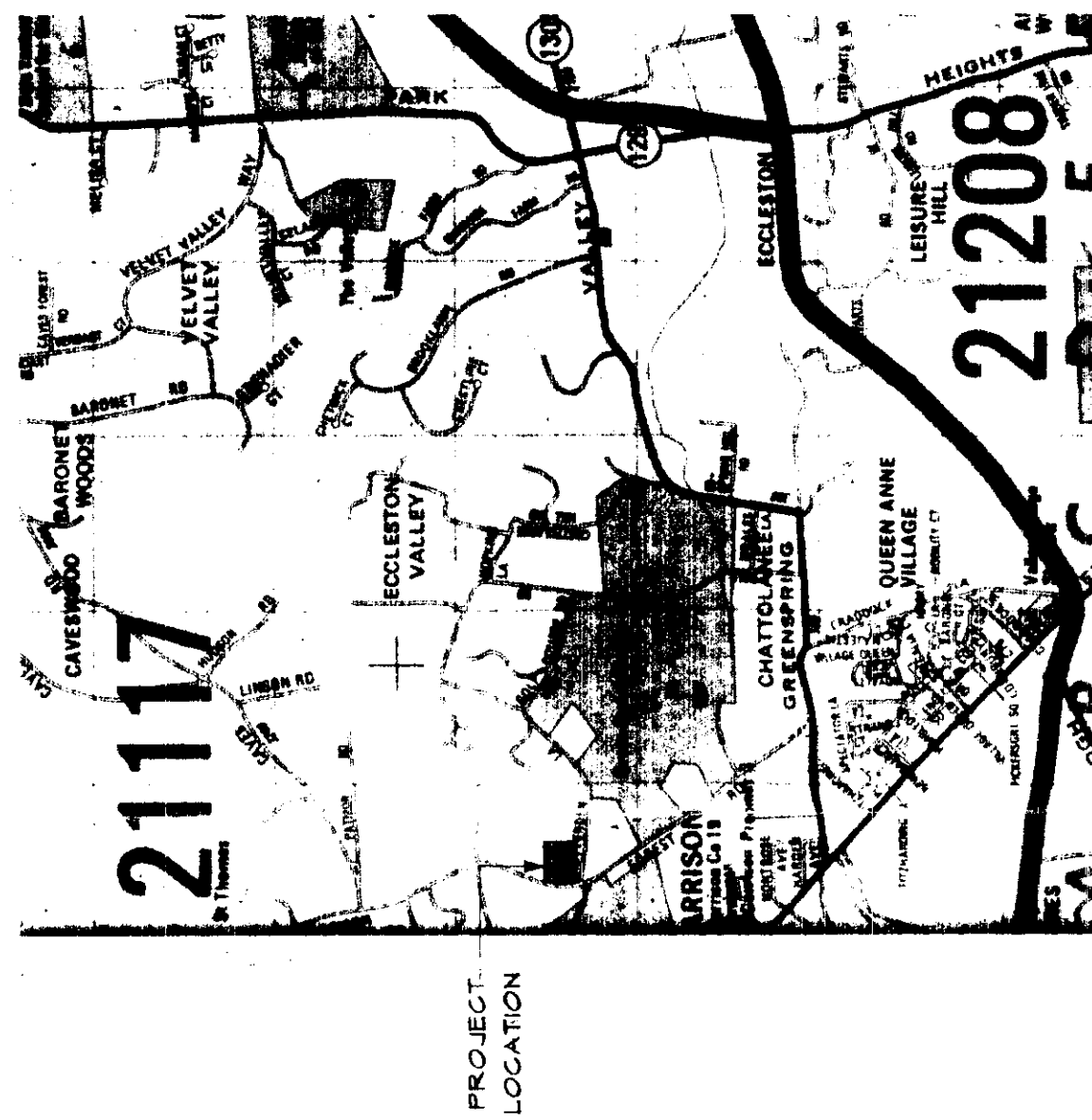
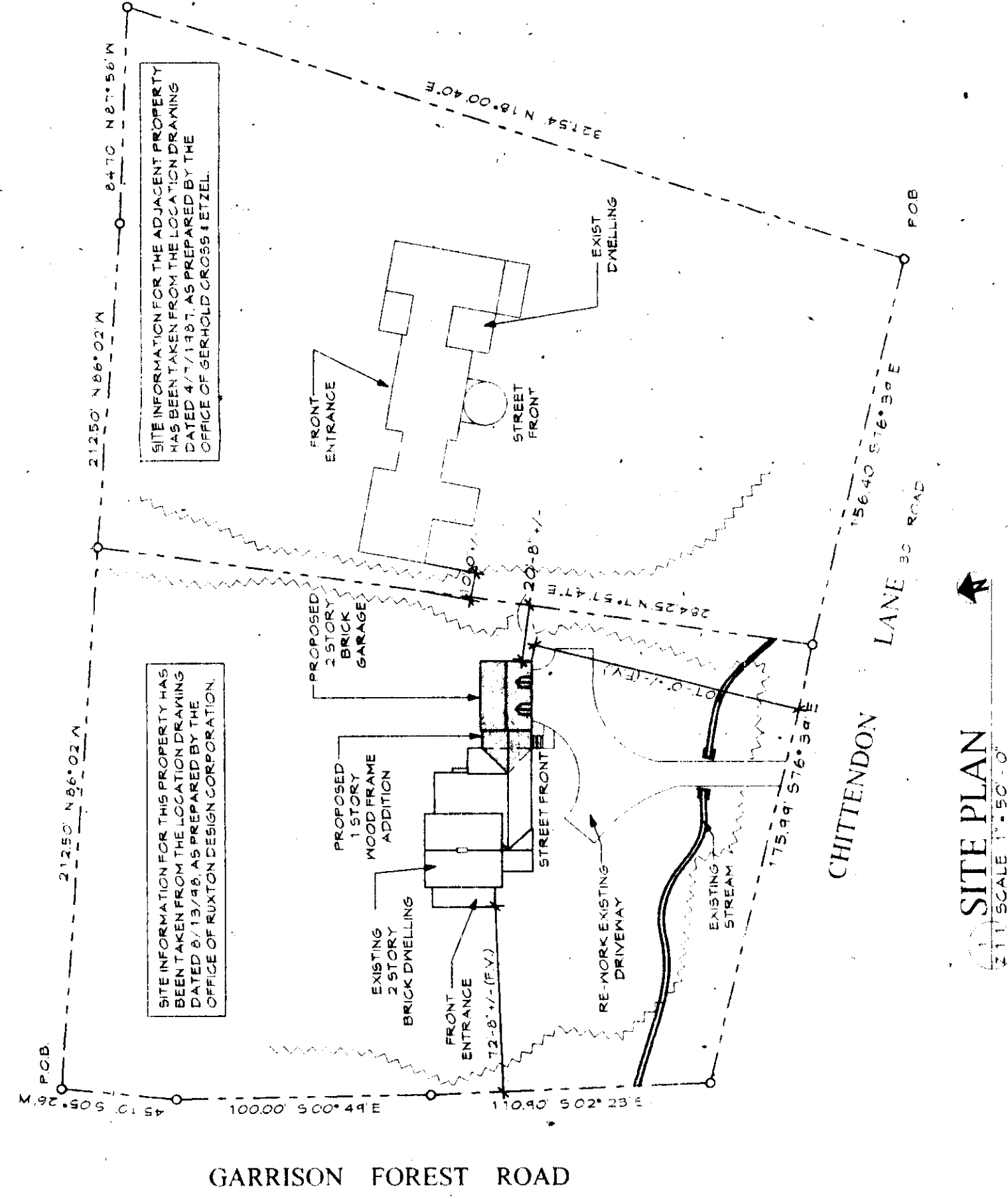
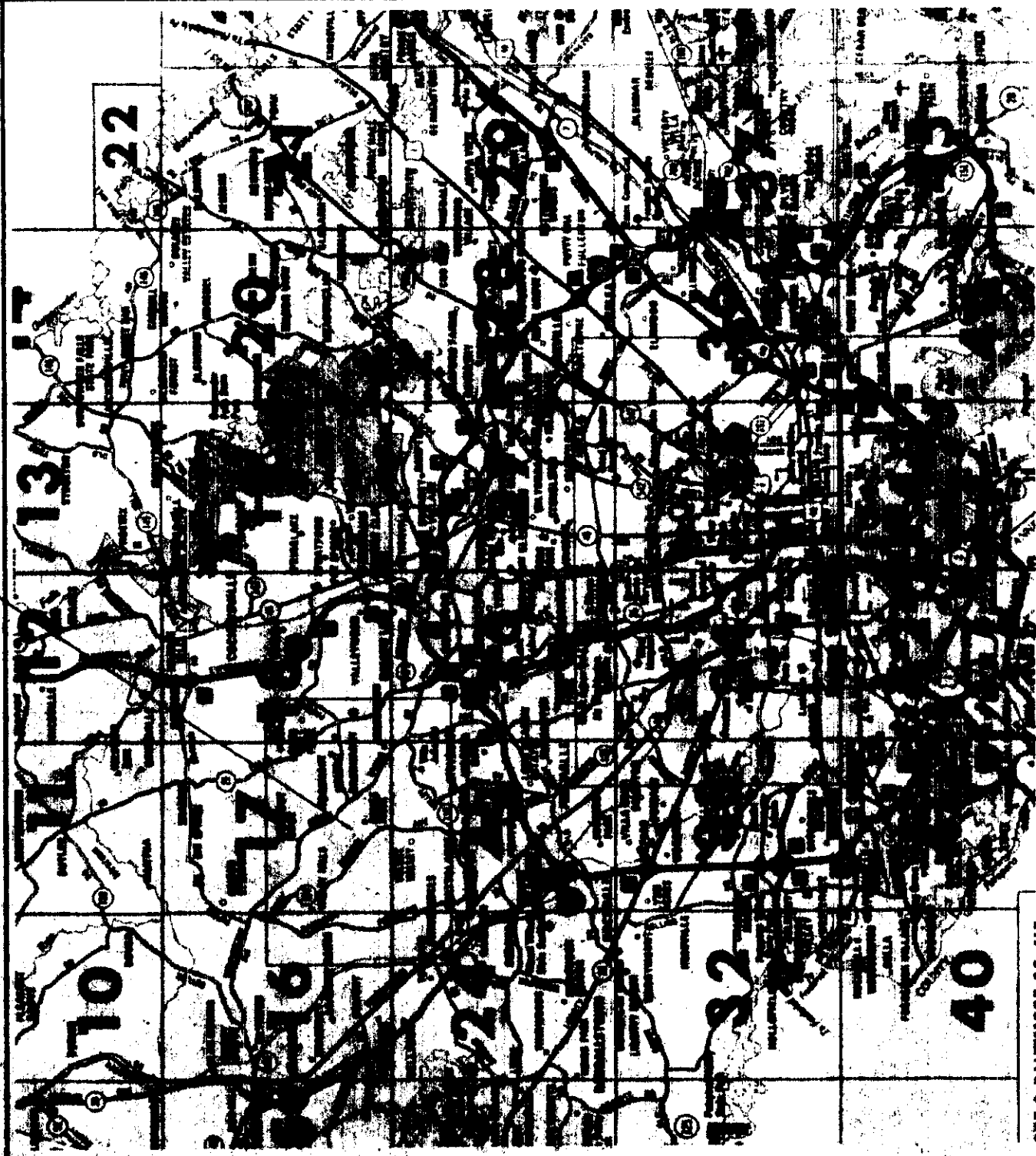
DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

LOCATION MAP

SITE MAP

VICINITY MAP



LOCATION INFORMATION

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS
301 GARRISON FOREST ROAD
OWINGS MILLS, MARYLAND
21117

OWNER(S) JEFFREY AND MELISSA SCHLESINGER

ZONING MAP (1"=200' SCALE)

ZONING

FLOOD INSURANCE DATA

LAND RECORDS

PROPERTY SIZE

COUNCILMAN DISTRICT

ELECTION DISTRICT

WATER & SEWER

CHESAPEAKE BAY

CRITICAL AREA

PRIOR ZONING HEARINGS

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS
301 GARRISON FOREST ROAD
OWINGS MILLS, MARYLAND
21117

OWNER(S) JEFFREY AND MELISSA SCHLESINGER

ZONING MAP (1"=200' SCALE)

ZONING

FLOOD INSURANCE DATA

LAND RECORDS
RECORDED AMONG LAND RECORDS
OF BALTIMORE COUNTY, MARYLAND
IN LIBER NO. 5431, FOLIO 020

PROPERTY SIZE
52,719.12 +/- SQ. FT. - (TBD)

COUNCILMAN DISTRICT

ELECTION DISTRICT DISTRICT #3

WATER & SEWER PUBLIC

CHESAPEAKE BAY NOT APPLICABLE

PRIOR ZONING HEARINGS

PENZA ASSOCIATES
ARCHITECTS, INC.
401 WOODBURN AVENUE
BALTIMORE, MARYLAND 21212
(410) 435-6677 FAX (410) 435-6868
URL: www.penza.com E-Mail: penza@erols.com

SCHLESINGER RESIDENCE

ADDITION AND ALTERATIONS FOR THE

301 GARRISON FOREST ROAD
OWINGS MILLS, MARYLAND 21117

OWINGS MILLS, MARYLAND 21117

ZONING VARIANCE PLAT

00.152.A

PET. EX. #1

© 1999

GARRISON FOREST ROAD

RESERVE TANK

CLEANING 2.0

DEAD
HARD
ENTRY

BREAKFAST
AREA WINDOW

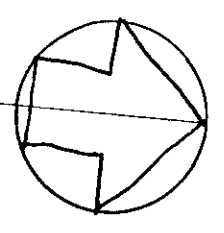
MUD ROOM
ENTRY

FRONT
DOOR

FAMILY
ROOM
ENTRY
WINDOW

CHIMNEY

DRIVEWAY



PROPOSED SITE PLAN FOR THE FLYNN RESIDENCE

214 GARRISON FOREST ROAD
SCALE: 1/4" = 1'-0"
GENE GILLESPIE

DWINDS MILLS, MD 21117
DATE: 26 JAN 1995
ARCHITECT

95-347-A