IN RE: PETITION FOR ADMIN. VARIANCE NW/S of Timber Trail Road, approx. 800 ft. E of Midmeadow Road 9th Election District 3rd Councilmanic District **(1010 Timber Trail Road)** Charles William Johnson *Petitioner*	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-197-A

* * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Charles William Johnson. The variance request is for property located at 1010 Timber Trail Road, which property is located in the Towson area of Baltimore County. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard and to be 20 ft. in height in lieu of the permitted 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING
Date 11/20/03
By

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 Zoning Commissioner for Baltimore County, this 20th day of November, 2003, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard and to be 20 ft. in height in lieu of the permitted 15 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.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 11/20/03
By R. Jameson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

November 20, 2003

Mr. Charles William Johnson
1010 Timber Trail Road
Towson, Maryland 21286

Re: Petition for Administrative Variance
Case No. 04-197-A
Property: 1010 Timber Trail Road

Dear Mr. Johnson:

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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1010 TIMBER TRAIL RD
which is presently zoned DR 2

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) 400.1, 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND TO BE 20-FEET IN HEIGHT IN LIEU OF THE PERMITTED 15-FEET.

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
CHARLES WILLIAM JOHNSON
Signature
Charles William Johnson
Name - Type or Print

Signature

1010 TIMBER TRAIL RD — 410-8236066
Address — Telephone No.
TOWSON — MD — 21286
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No

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. 04-197-A

Reviewed By D.THOMPSON **Date** 10/20/03

Estimated Posting Date 11/2/03

REV 10/25/01

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 1010, 1012, 1014, 1016 TIMBER TRAIL RD
Address

TOWSON MD 21286
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):

MY EXISTING HOUSE IS ON LOTS #8 & #9 AND CLOSE TO THE REAR OF MY PROPERTY LINE. THE REASON MY SETBACK IS SO FAR, IS THAT THE GRADE SLOPES DRAMATICALLY FROM MIDMEADOW RD, ACROSS MY PROPERTY TO TIMBER TRAIL RD. (APPROX. 100 FT DROP) THE HOUSE HAD TO BE LOCATED HIGH ON THE PROPERTY TO SATISFY THE SEPTIC REQUIREMENTS. THIS IS THE REASON I CANNOT LOCATE THE GARAGE BEHIND MY HOUSE.

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.

Charles William Johnson
Signature

Signature

CHARLES WILLIAM JOHNSON
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of Oct 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 3/1/07

REV 10/25/01

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 1010, 1012, 1014, 1016 TIMBER TRAIL RD
Address
TOWSON MD 21286
City State Zip Code

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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.

Charles Williams Johnson
Signature

Signature

CHARLES WILLIAM JOHNSON
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of Oct, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 3/1/07

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1010 TIMBER TRAIL RD.
which is presently zoned D.R. 2

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) 400.1, 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND TO BE 20-FEET IN HEIGHT IN LIEU OF THE PERMITTED 15-FEET.

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):

CHARLES WILLIAM JOHNSON
Name - Type or Print

Charles William Johnson
Signature

Name - Type or Print

Signature

1010 TIMBER TRAIL RD 410 823-6066
Address Telephone No

TOWSON MD 21286
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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. 04-197-A

Reviewed By D.THOMPSON **Date** 10/20/03

Estimated Posting Date 11/2/03

REV 10/25/01

ZONING DESCRIPTION FOR: 1010,1012,1014,1016 TIMBER TRAIL RD.

BEGINNING AT A POINT ON THE NORTH/WEST SIDE OF TIMBER TRAIL RD. WHICH IS 50FT. WIDE AT THE DISTANCE OF 125FT. SOUTH/EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET MIDCREST COURT HAMPTON GARDENS WHICH IS 50FT. WIDE.

BEING LOT # 8,9,10,&11 IN THE SUBDIVISION OF HAMPTON GARDENS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # WJR 28 FOLIO # 100 CONTAINING FOUR 1/2 ACRE LOTS ALSO KNOWN AS 1010,1012,1014,1016 TIMBER TRAIL RD. AND LOCATED IN THE #9th ELECTION DISTRICT, 3rd COUCILMANIC DISTRICT.

04-179-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29975

DATE 10/20/03 ACCOUNT 001006 6150

AMOUNT $ 65.00

RECEIVED FROM: CHARLES W. JOHNSON

FOR: ITEM # 197 04-197-A

1010 TIMBER TRAIL RD BY DONNA THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRAWER
10/20/2003	10/20/2003	09:39:53	5

REG 0005 WALKIN CASH OUT
>>RECEIPT # 33692 10/20/2003 OFLJF
DEPT 5 520 ZONING VERIFICATION
GR AMT 029975
Recpt Tot 65.00
0.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE NO. 04-197-A
PETITIONER/DEVELOPER:
C. William Johnson
DATE OF HEARING:
N/A

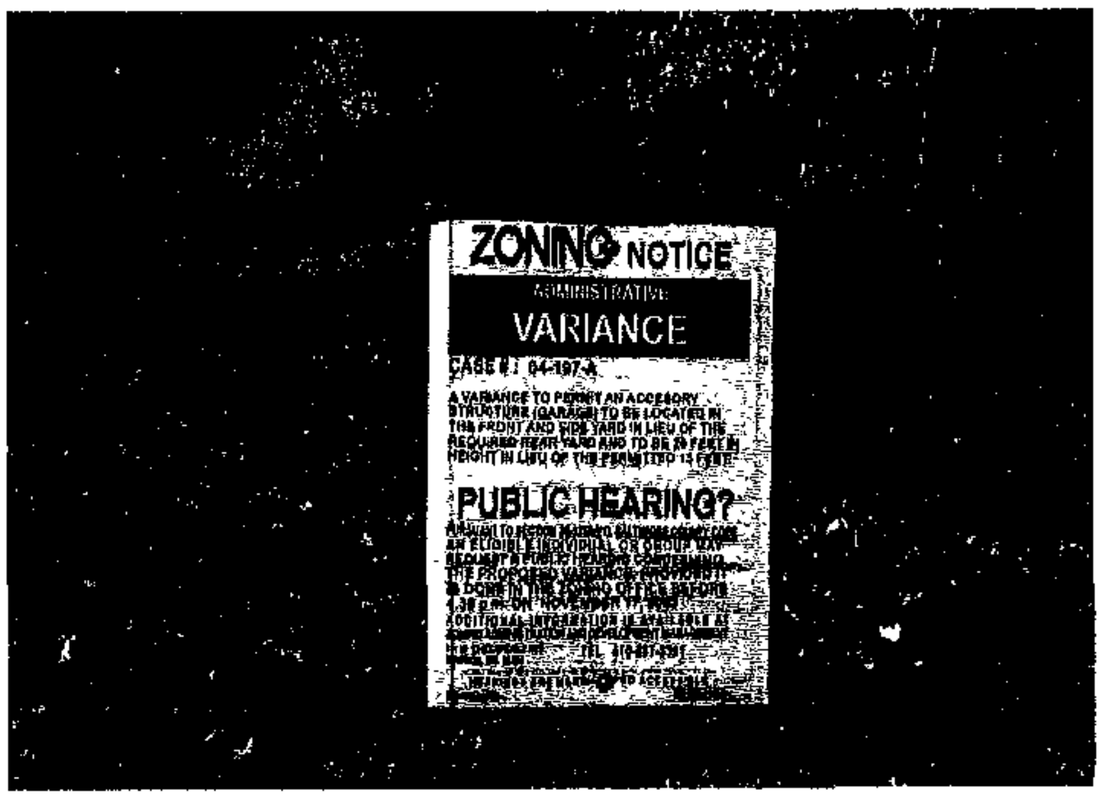
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

LOCATION:
1010 Timber Trail Road



POSTED ON: November 2, 2003

DATE:
November 4, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 197 -A Address 1010 TIMBER TRAIL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/20/03 **Posting Date:** 11/2/03 **Closing Date:** 11/17/03

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 04- 197 -A Address 1010 TIMBER TRAIL RD.

Petitioner's Name JOHNSON Telephone 410-823-6066

Posting Date 11/2/03 **Closing Date:** 11/17/03

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND TO BE 20-FEET IN HEIGHT IN LIEU OF THE PERMITTED 15-FEET.

WCR - Revised 6/28/00

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 04-179-A

Petitioner JOHNSON

Address or Location 1010 TIMBER TRAIL RD.

PLEASE FORWARD ADVERTISING BILL TO

Name CHARLES W. JOHNSON

Address 1010 TIMBER TRAIL RD.
TOWSON, MD 21286

Telephone Number 410-823-6066

Baltimore County
Department of Permits and
Development Management

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

November 17, 2003

Charles William Johnson
1010 Timber Trail Road
Towson, MD 21286

Dear Mr. Johnson:

RE: Case Number: 04-197-A, 1010 Timber Trail Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 20, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 5, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 3, 2003

Item No.: 195, 197-211

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 14, 2003

RECEIVED

NOV 17 2003

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-197 and 209**
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 13, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 10, 2003
Item Nos. 195, 196, 197, 198, 199,
200, 202, 203, 204, 205, 206, and 211

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: October 24, 2003

TO: Zoning Commissioner and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Administrative Variance, Item 197,
Case No. 04-197-A
1010 Timber Trail Road

After already accepting this petition for filing, the petitioner Mr. Charles W. Johnson called and requested that the petition form note the reason for the request of a 20-foot height for an accessory structure. Mr. Johnson did not realize that he would need an accessory structure taller than normal due to the height of the recreational vehicle that he wishes to house in the proposed accessory structure.

DT

Tax ID#: 04091600011677 ** PUBLIC RECORD **

Tax ID#: 04091600011677 **County:** BC
PROPERTY ADDRESS: *1010 TIMBER TRAIL RD, , TOWSON, MD 21286-1609* *Legal Subdiv/Neighborhood: HAMPTON GARDENS*
OWNER: CHARLES WILLIAM JOHNSON, Phone #: (410) 823-6066 Abs Owner: N
MAIL ADDRESS: 1010 TIMBER TRAIL RD, , BALTIMORE, MD 21286-1609
LEGAL DESCRIPTION: IMPSLT 8-9-10-11 801 SE MIDMEADOW RD HAMPTON GARDENS

Mag/Dist #: 9	Lot: 8	Block/Square: B	Tax Map:	
Elec Dist: 9	*Legal Unit #:*	*Grid: 24*	*Map: 61*	
Section: 1	Blk Suffix:	Subdiv Ph:	Addl Parcel Flag/#: /	
Map Suffix:	Suffix:	Parcel: 114	Sub-Parcel:	

TOTAL TAX BILL: $3,228	State/County Tax: $3,101	City Tax:	Tax Levy Yr: 2003
Front Foot Fee:	Spec Tax Assmt: $127	Refuse:	Tax Rate: 1.25
Tax Class:	Homestd/Exempt Status:	Exempt Class: 000	Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use	Taxable Assessment
2001	$248,696	$68,710	$184,820	$	State: $
Previous	$243,863	$68,710	$170,320	$	Municipal: $
Early	$239,030	$68,710	$165,030	$	City: $

DEED

Transfer Date	Price	Grantor	Grantee
	Deed Liber: 8212	Deed Folio: 765	Deed Type:
28-JUN-1989	$0	JOHNSON CHARLES WILLIAM	JOHNSON CHARLES WILLIAM

PROPERTY DESCRIPTION

Year Built: 1976	Zoning:	Census Trct/Blck: 490100/9	Irregular Lot:
Square Feet: 96,268	Acreage: 2.21	Land Use: Residential	
Property Class: R	Plat Liber/Folio: 28/100	Property Card:	Quality/Grade: GOOD
Prop Use: RESIDENTIAL			

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction	Frame				
Story	1B				
Area	2,250				

Ext Wall:		Roofing: Shingle - Composite	Foundation:	
Stories: 1B	Units: 1	Style:		Year Remodeled: 1976
Total Building Area:		Living Area: 2,250	Base Sq Ft: 2,250	Model/Unit Type: SINGLE FAMILY UNIT
Patio/Deck Type: DECK		Sq Ft: 272		

Rooms:	Bsmt Type. Not Specified	Fireplaces: 2	Garage Type: Undergnd/Bs
Bedrooms:	Bsmt Tot Sq Ft: 2250	Fireplace Type: BRCK	Garage Sq Ft: 616
Full Baths: 2	Bsmt Fin Sq Ft:	Attic Type:	Gar Constr:
Half Baths. 1	Bsmt Unfin Sq Ft:	Attic Sq Ft:	Garage Spaces:
Baths: 2.5	Air Cond:	Other Rooms: 1000 SQ FT CLUB ROOM	

Gas:	Heat: Forced Air	Sewer:	Fuel:
Electric:	Water: PUBLIC	Underground	Walls:

© 2003 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

1010 + 1012 TIMBER TRAIL RD.

04-179-A

1010 TIMBER TRAIL RD.

04-179-A

1008 TIMBER TRAIL RD.

04-179-A

1012 TIMBER TRAIL RD.

04-179-A

1012
1011

04-179-A

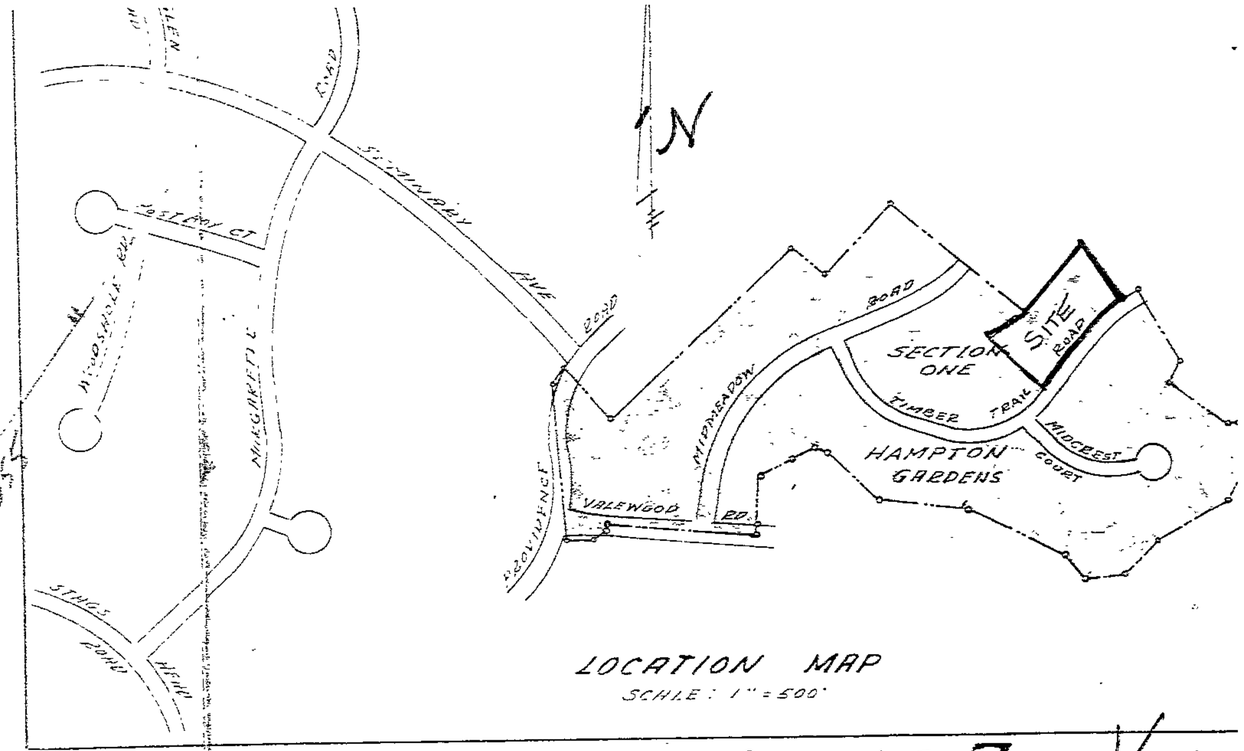
1012-
1014 TIMBER TRAIL RD.

04-179-A

1010 TIMBER TRAIL RD.

OH-179-A

A	370 00	28 03-44	245 80	127 63	241 30	N 9-54-12 E
B	555 46	17-33-08	170 16	85 75	169 50	N 0-21-06 W
C	976 01	7-51-10	133 77	66 99	133 66	N 81-32-15 W
D	625.00	62-13 50	678 83	377 25	645 95	N 35-38-05 E
E	575 00	62-13-50	624 52	347 07	594 28	N 35-38-05 E
F	525 00	22-32-01	206 47	104 59	205 14	N 55-29-10 E
G	575 00	22-51-38	229 42	116 26	227.90	N 55-19-11 E
H	320 00	41-30-00	231 78	121.24	226 75	S 44-00-00 E
I	370 00	41-30-00	268.00	140 18	262 18	S 44-00-00 E
J	289 08	80-00-00	403 63	242 57	371 63	N 75-15-00 E
K	322 71	52-27-27	295 46	159.00	285 25	N 89-01-16 E
L	410 38	26-18-25	188 42	96 90	186 77	N 48-24-13 E
M	360 38	26-18-25	165.47	84 22	164 02	N 48-24-13 E
N	264 12	67-20-31	308 89	174 85	291 69	S 67-49-06 E
O	300 00	72-31-14	379 72	220.09	354 87	S 70-34-27 E
P	50 00	49-20-48	43 06	22 97	41 74	S 54-00-16 W
Q	50.00	35-39-33	31.12	16 08	30 62	N 89-00-16 W
R	50.00	259 29-37	226 45	—	—	—
S	372 71	13-19-47	75 08	37.71	74 91	N 41-54-54 E
T	[illegible]	7-21-12	125 26	62 72	25 18	S 89-38-[illegible] W
U	130 00	16-35-[illegible]	125 79	63 35	125.3[illegible]	N 23-12-[illegible]



LOCATION MAP
SCALE: 1" = 500'

PLAT TO ACCOMPANY PETITION FOR ZONING VARIAN

PROPERTY ADDRESS 1010, 1012, 1014, 1016 TIMBER TRAIL

SUBDIVISION NAME HAMPTON GARDENS

PLAT BOOK # WJR 28 FOLIO # 100 LOT # 8, 9, 10, 11 SECT # ONE

OWNER

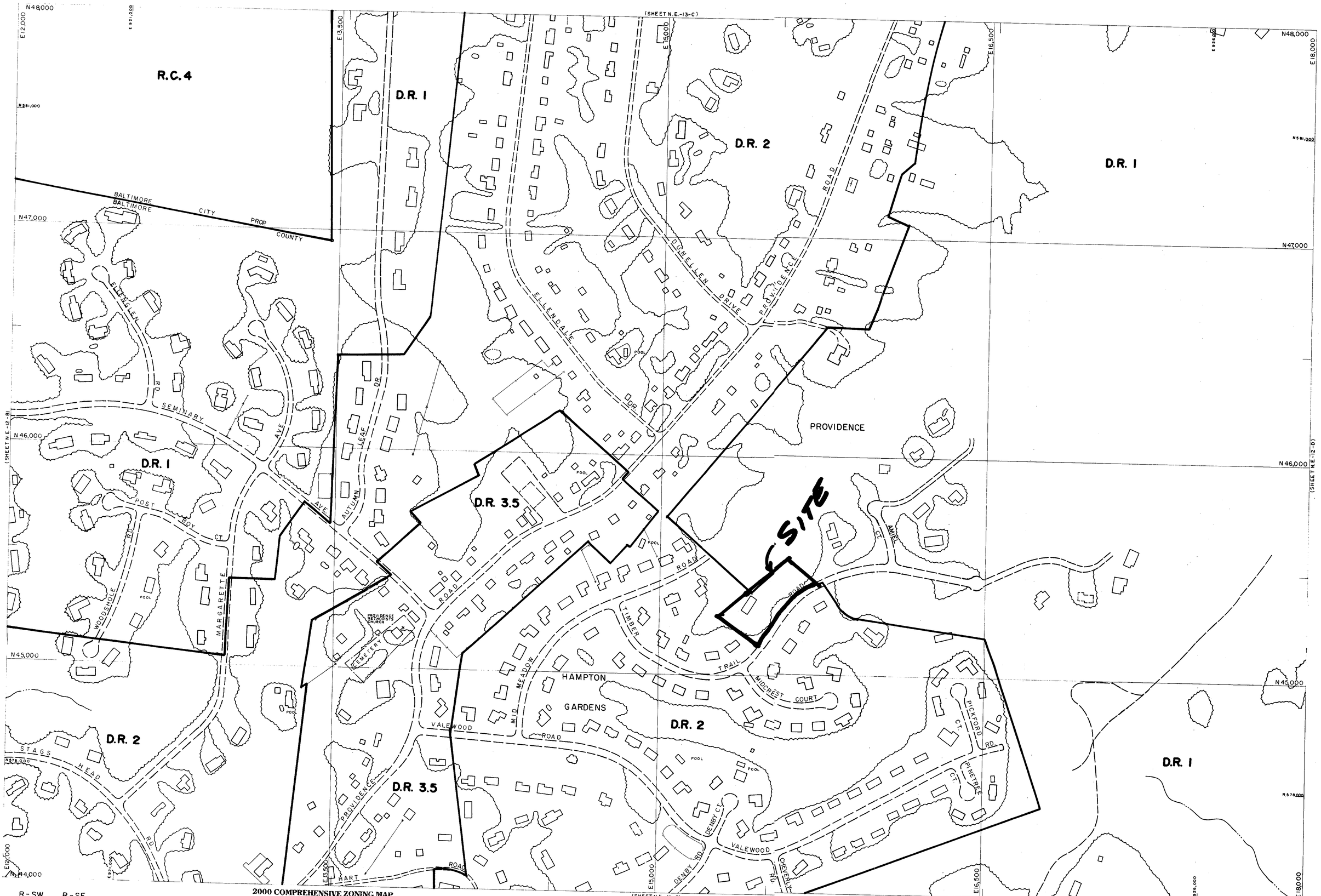
C. WILLIAM JOHNSON
1010 TIMBER TRAIL ROAD
TOWSON, MARYLAND 21286
410-823-6066

Petition No 1

LOCATION INFO:
ELECT. DIST. #9 COUNCILMANIC DIST. 3RD
SCALE 1" = 100
ZONING DR 2
LOT SIZE (4) 1/2 ACRE LOTS (2.21 ACRES)
SEWER - PRIVATE WATER - PUBLIC
CHESP. BAY CRIT AREA - NO
100 YR FLOOD PLAN - NO
HISTORIC PROPERTY - NO
PRIOR ZONING HEARING
NONE

ZONING USE ONLY		
D THOMPSON	#179	04-179-A

SCALE: 1" = 100'



2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	PROVIDENCE	N.E. 12 - C
DATE OF PHOTOGRAPHY JANUARY 1986		

NE 12 C