

8/17/10

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
W side of Garrison Forest Road; 1180 feet * **DEPUTY ZONING**
S of the c/l of Caves Road
3rd Election District * **COMMISSIONER**
2nd Councilmanic District
(328 Garrison Forest Road) * **FOR BALTIMORE COUNTY**

Greenspring Valley Home Company, LLC *
Petitioner * **Case No. 2010-0256-SPHA**

* * * * *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Frank A. Bonsal III, Managing Member, on behalf of the legal property owner, Greenspring Valley Home Company, LLC. Petitioner is requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b of the B.C.Z.R. for a building face setback to a lot line of 26 feet in lieu of the required 50 feet. Alternatively, Petitioner is also requesting Variance relief from Section 1A04.3.B.2.b of the B.C.Z.R. to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested relief was Frank A. Bonsal III on behalf of Petitioner Greenspring Valley Home Company, LLC, and his attorney, Devorah M. Lewin, Esquire with DLA Piper. Also appearing in support of the requested relief was Bruce E. Doak with Gerhold, Cross & Etzel, Ltd., the professional land surveyor who prepared the site plan. There were no Protestants or other interested persons in attendance.

ORDER RECEIVED FOR FILING

Date 8.19.10

By BZ

Testimony and evidence offered revealed that the subject property is rectangular-shaped and consists of approximately 2.150 acres, more or less, zoned R.C.5. The property is located on the west side of Garrison Forest Road, just south of Spring Forest Court and north of the Greenspring Valley Hunt Club golf course, in the Owings Mills area of Baltimore County. The property is currently improved with an existing two-story brick dwelling and attached two car garage. There is also a large flagstone patio to the rear of the dwelling. As shown on the site plan, the dwelling and garage combination present an L-shaped configuration. In addition, access to the property is by way of a shared private road easement extending west off Garrison Forest Road along the southern end of the property to a driveway leading to the interior of the property.

The property is owned by a limited liability company, but Mr. Bonsall and his family have resided there since approximately 2004 and are the fourth owners of the property. Mr. Bonsall indicated his family is from the Baltimore area, but moved to Nashville, TN for a time before moving back to Baltimore. Mr. Doak, Petitioner's land use consultant, indicated that the home was built in 1979 and consists of approximately 4,200 square feet. As referenced on the site plan, the home was built to the far western side of the property. In addition, although the property itself fronts on Garrison Forest Road, the dwelling actually faces west, with the rear yard to the east -- on the side that faces the public road. Mr. Doak also submitted photographs of the subject property that were marked and accepted into evidence as Petitioner's Exhibits 2A through 2M. The photographs depict the long access road from Garrison Forest Road with a treeline along the southern end of the property, as well as a number of other mature trees that dot the landscape. The photographs also depict the exterior of the dwelling and the surrounding landscape, which appears to be very well kept and maintained.

ORDER RECEIVED FOR FILING

Date 8.19.10 2

By BJS

At this juncture, Mr. Bonsall desires to construct a two car garage addition located adjacent and perpendicular to the existing garage, as depicted on the site plan. The proposed garage would be connected to the dwelling via a covered breezeway. Moreover, as shown on the architectural drawings that were marked and accepted into evidence as Petitioner's Exhibit 3, the garage addition would be two stories with the garage on the first level and stairs to a loft for storage on the second floor. A doorway would lead from the covered breezeway to a doorway at the existing garage attached to the home. Because of the topography of the proposed garage location, which raises about five feet in grade from the driveway level, it is also planned that the garage would be built into the hill as also shown on the architectural drawings. As explained by Mr. Doak, this will lessen the full impact of the garage height on the adjacent neighbor's home to the west, which he also pointed out is about 400 feet west of the subject property -- at the end of the shared private road.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 20, 2010 which indicates they do not oppose the Petitioner's request provided the architecture of the addition is in keeping with the elevation drawings submitted by Sarah Crosby Schweizer, Ltd.

Following the hearing and subsequent to an Order being issued in the case, the undersigned received correspondence dated June 15, 2010 from Thomas J. Ryan, Esquire, attorney for Edgar Allen Poe, 3rd and Christina Zuray Poe, the adjacent neighbors to the north and west of the subject property. Mr. Ryan expressed his clients' concerns about the proposed garage addition, particularly as to visual impact of the structure and the adequacy of screening along the property line running north-south between their property and the subject property, in order to shield the new proposed structure from their view. The undersigned then responded

ORDER RECEIVED FOR FILING

Date 8.19.10 3

By PJS

with a letter to the attorneys dated June 16, 2010 informing them that I would hold the matter as a pending Motion for Reconsideration and would consider revising the Order if the parties came to any additional agreement regarding conditions not specifically covered in the original Order.

Thereafter, the undersigned received a letter dated July 12, 2010 from Devorah M. Lewin, Esquire, attorney for Petitioner, indicating the parties had entered into a written agreement as to landscape screening, including the particular type of trees and shrubs to be planted. Ms. Lewin attached the executed Agreement dated July 6, 2010 as well as a Landscape Plan as part of that Agreement. Hence, this Agreement shall be included and incorporated into the conditions set forth in the original Order dated June 14, 2010.

Turning now to the instant matter, Petitioner has sought a special hearing and, alternatively, a variance for basically the same relief. The proposed construction of the garage addition attached to the principal structure via a covered breezeway triggers the building setback requirements of Section 1A04.3.B.2.b of the B.C.Z.R.; namely, to allow a principal building in the R.C.5 Zone to be situated 26 feet from any lot line other than a street line in lieu of the minimum required 50 feet. The case was presumably filed as a special hearing under Section 1A04.3.B.1.b(1) of the B.C.Z.R., which states that:

The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement, or does not meet the setback requirement of Paragraph 2, may apply for a special hearing under Article 5 to alter the minimum lot size requirement.

Petitioner's property appears to be a single lot of record in existence prior to September 2, 2003, but it does meet the minimum acreage requirement. Although the introduction of the proposed new garage means the property would not meet the setback requirement of Paragraph 2, this case does not involve altering the minimum lot size requirement. Rather, it involves altering the

ORDER RECEIVED FOR FILING

Date 8.19.10 4

By PS

required 50 foot setback for this proposed new structure to be added to the principal building. Hence, in my view, the appropriate review for this case is under the Variance standard.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Although not irregularly shaped, the property is certainly unusual. It fronts Garrison Forest Road, but access to the property is via a shared private road easement to the south of the subject property. It is also unusual that the improvements to the property are at the far west side of the property, which contributes to the limited space available for the garage addition, and the "front" of the subject dwelling faces away from the public road. In addition, the proposed new garage at the location shown on the site plan makes the most practical sense, given the driveway location and configuration of the existing improvements. There also appears to be some natural screening in the form of mature trees along the southern end of the subject property and in the area of the proposed garage, again, to lessen the impact of the garage, if any, on adjacent properties.

These different features of the property drive the need for variance relief, and the constraints imposed by these features would create a practical difficulty for Petitioner if strict compliance with the B.C.Z.R. were required. I also find that the variance relief can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety, and general welfare. As the photograph depicted Petitioner's Exhibit 2K indicates, the nearest affected neighbor is approximately 400 feet away and the area between the properties is elevated, reducing visibility. With the construction of the new garage built into the hill on Petitioner's property, the potential visual impact to the adjacent property should be further reduced

ORDER RECEIVED FOR FILING

Date _____ 5

By _____

However, because I do have some trepidation about the potential impact on the adjacent property to the west and after considering the concerns put forth by the adjacent property owner, I will require that Petitioner install additional evergreen screening along the western property line as detailed on the Landscape Plan that is part of the Agreement dated July 6, 2010 between Petitioner and Mr. and Mrs. Edgar Allen Poe, 3rd.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be granted and the special hearing request dismissed as moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of August, 2010 that Petitioner's Special Hearing request in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), and pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b of the B.C.Z.R., for a building face setback to a lot line of 26 feet in lieu of the required 50 feet be and is hereby **DISMISSED** as **MOOT**; and

IT IS FURTHER ORDERED that Petitioner's Variance request from Section 1A04.3.B.2.b of the B.C.Z.R. to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet be and is hereby **GRANTED**.

The relief granted herein is subject to the following conditions:

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

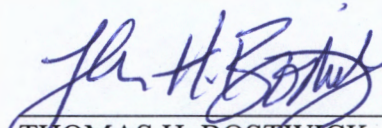
ORDER RECEIVED FOR FILING

Date 8.19.10 6

By P28

2. The architecture of the garage addition shall be in keeping with the elevation drawings submitted by Sarah Crosby Schweizer, Ltd. and the drawings accepted into evidence as Petitioner's Exhibit 3, and shall be approved by the Office of Planning prior to the issuance of a building permit.
3. Petitioner shall plant landscape screening along the western line of the subject property in accordance with the "Agreement" between Petitioner and the adjacent property owners, Mr. and Mrs. Edgar Allen Poe, 3rd dated July 6, 2010 and the "Landscape Plan," which is referenced and incorporated herein as Exhibit "A" to this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 8.19.10

By Ky



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 19, 2010

DEVORAH M. LEWIN, ESQUIRE
DLA PIPER
6225 SMITH AVENUE
BALTIMORE MD 21209

Re: Petition for Special Hearing
Amended Findings of Fact and Conclusions of Law
Case No. 2010-0256-SPH
Property: 328 Garrison Forest Road

Dear Ms. Lewin:

Enclosed please find the decision rendered in the above-captioned case.

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,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

- c: Frank A. Bonsal III, Greenspring Valley Home Company LLC, 328 Garrison Forest Road, Owings Mills MD 21117
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 East Towsontown Blvd., Suite 100, Towson MD 21286
Thomas J. Ryan, Esquire, Coady & Farley, 400 Allegheny Avenue, Towson MD 21204



DLA Piper LLP (US)
The Marbury Building
6225 Smith Avenue
Baltimore, Maryland 21209-3600
www.dlapiper.com

Devorah M. Lewin
devorah.lewin@dlapiper.com
T 410.580.4397
F 410.580.3397

July 12, 2010

VIA FEDERAL EXPRESS

RECEIVED

JUL 13 2010

Thomas H. Bostwick
Deputy Zoning Commissioner
Jefferson Building, Room 104
105 West Chesapeake Avenue
Towson, Maryland 21204

ZONING COMMISSIONER

Re: 328 Garrison Forest Road Variance (Case No. 2010-0256-SPHA)

Dear Mr. Bostwick:

As follow-up to your letter dated June 16, 2010 regarding the written Order issued on June 14, 2010 for Case No. 2010-0256-SPHA (the "Order"), enclosed herewith is one (1) original of the Agreement dated July 6, 2010 (the "Agreement") between Frank A. Bonsal III, Managing Member of Greenspring Valley Home Company LLC (the "Owner") and Edgar Allen Poe, 3rd and Christina Zuray Poe (collectively, the "Adjacent Owner") regarding landscaping to be installed by Owner along the western line of Owner's real property located at 328 Garrison Forest Road, Owings Mills, Baltimore County, Maryland (the "Property") which is referenced in Section 3 of the June 14, 2010 Order.

As stated in the Agreement, Owner and Adjacent Owner have agreed to the following:

(a) Owner shall plant a total of ten (10) trees, all 8-12 feet in height at inception along the western property line of the Property in the line of sight of the rear of the proposed garage addition in order to serve as a more substantial buffer to the Adjacent Owner's property to the west. The ten (10) trees which shall be planted include one white pine tree (12 feet), three (3) cedar trees (two 10 feet, one 8 feet), six (6) arborvitae (three 10 feet, three 8 feet), as such trees are more specifically referenced in the landscaping plan which is attached to the Agreement (the "Landscaping Plan").

(b) In addition to the aforementioned ten (10) trees, Owner shall plant eight (8) viburnum bushes as shown on the Landscaping Plan.

Please note that as a result of the Agreement, there are no issues that remain unresolved between Owner and Adjacent Owner regarding the Order. Per your letter dated June 16, 2010, we understand that you will consider adding the substance of the enclosed Agreement to the conditions in the Order. If the Order is modified, please send each of the parties a copy of the modified Order as soon as possible.



Mr. Thomas H. Bostwick
July 12, 2010
Page Two

Thank you again for your consideration in this matter. Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads 'Devorah M. Lewin'.

Devorah M. Lewin

Enclosure

cc: Mr. Frank A. Bonsal III (w/ enclosures)
Mr. Thomas J. Ryan, Esq. (w/ enclosures)

EAST43086288.1
009381-000006



Thomas J. Ryan, Esq.
July 6, 2010
Page Three

The foregoing terms and conditions are agreeable and acceptable to Greenspring Valley Home Company LLC.

Dated: July ____, 2010

GREENSPRING VALLEY HOME COMPANY LLC, a
Maryland limited liability company

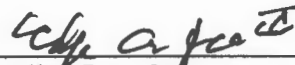
By: _____ (SEAL)

Name: Frank A. Bonsal III

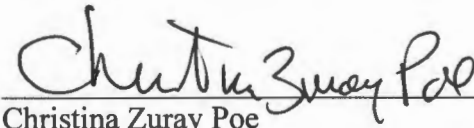
Title: Managing Member

The foregoing terms and conditions are agreeable and acceptable to Edgar Allen Poe, 3rd and Christina Zuray Poe.

Dated: July 7, 2010



Edgar Allen Poe, 3rd (SEAL)



Christina Zuray Poe (SEAL)

EAST43079453.1
009381-000006



18 1/2 CROWHOOD DR.
SUITE H
OWINGS MILLS, MD
21117
410-356-1620
FAX: 410-356-1535

Bonsai Residence
328 Garrison Forest Rd.
Owings Mills, MD

West Screen Planting
SHEET TITLE
Landscape Plan



DATE
June 2010

SCALE
1/16" = 1'-0"

SHEET NO.
OF

PROJECT NO.
65237-50

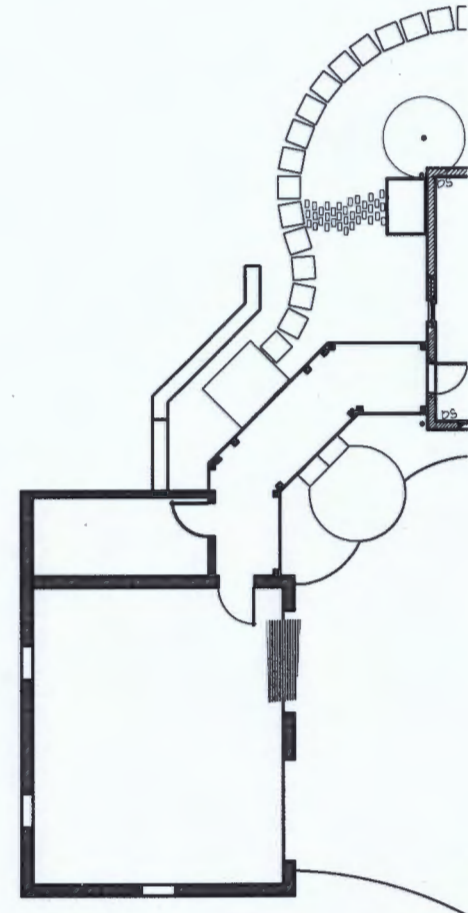
VIBURNUM KYTIDOPHYLLUM (LEATHERLEAF VIBURNUM)
THUJA 'GREEN GIANT' (ARBORVITAE GREEN GIANT)
PINUS STROBUS (WHITE PINE)

THUJA 'GREEN GIANT' (ARBORVITAE GREEN GIANT)

CRYPTOMERIA JAPONICA (JAPANESE CEDAR)

THUJA 'GREEN GIANT' (ARBORVITAE GREEN GIANT)

CRYPTOMERIA JAPONICA (JAPANESE CEDAR)





DLA Piper LLP (US)
The Marbury Building
6225 Smith Avenue
Baltimore, Maryland 21209-3600
www.dlapiper.com

Devorah M. Lewin
devorah.lewin@dlapiper.com
T 410.580.4397
F 410.580.3397

July 6, 2010

VIA FEDERAL EXPRESS, FACSIMILE & EMAIL

Thomas J. Ryan, Esq.
Coady & Farley
400 Allegheny Avenue
Towson, Maryland 21204
Facsimile: (410) 337-0164
Email: general@coadyandfarley.com

RECEIVED

JUL 13 2010

ZONING COMMISSIONER

Re: 328 Garrison Forest Road Variance (Case No. 2010-0256-SPHA)

Dear Tom:

The purpose of this letter (the "Agreement") is to memorialize certain agreements and understandings between Frank A. Bonsal III, Managing Member of Greenspring Valley Home Company LLC (the "Owner") and Edgar Allen Poe, 3rd and Christina Zuray Poe (collectively, the "Adjacent Owner") with respect to landscaping to be installed by Owner along the western line of Owner's real property located at 328 Garrison Forest Road, Owings Mills, Baltimore County, Maryland (the "Property") which is referenced in Section 3 of the June 14, 2010 grant of a variance by Deputy Zoning Commissioner Thomas H. Bostwick for Case No. 2010-0256-SPHA (the "Variance").

Per your letter dated June 15, 2010 to Mr. Bostwick as well as our subsequent conversations, we understand that your client, the Adjacent Owner, has requested that more specific details regarding the planting of trees be added to Section 3 of the conditions of the Variance. In furtherance of our conversations and Mr. Bostwick's June 16, 2010 letter to our office, this will confirm that Owner and Adjacent Owner have agreed to the following:

(a) Owner shall plant a total of ten (10) trees, all 8-12 feet in height at inception along the western property line of the Property in the line of sight of the rear of the proposed garage addition in order to serve as a more substantial buffer to the Adjacent Owner's property to the west. The ten (10) trees which shall be planted include one white pine tree (12 feet), three (3) cedar trees (two 10 feet, one 8 feet), six (6) arborvitae (three 10 feet, three 8 feet), as such trees are more specifically referenced in the attached landscaping plan which is hereby incorporated and made a part of this Agreement (the "Landscaping Plan").

(b) In addition to the aforementioned ten (10) trees, Owner shall plant eight (8) viburnum bushes as shown on the Landscaping Plan.

ORDER RECEIVED FOR FILING

Exhibit "A"

Date 8.19.10



Thomas J. Ryan, Esq.
July 6, 2010
Page Two

Per Mr. Bostwick's June 16, 2010 letter, we understand that he will consider adding the substance of this Agreement to the conditions in the Variance.

Please arrange to have your client execute this Agreement where indicated below. As soon as it is executed, please fax it back to me and mail the original. I will then forward a copy of the Agreement to Mr. Bostwick.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Devorah M. Lewin'.

Devorah M. Lewin

Enclosure

cc: Mr. Frank A. Bonsal III

[SIGNATURE PAGE FOLLOWS]

ORDER RECEIVED FOR FILING

Date

8.19.10

2

By

Handwritten initials, possibly 'P' or 'B', in blue ink.



Thomas J. Ryan, Esq.
July 6, 2010
Page Three

The foregoing terms and conditions are agreeable and acceptable to Greenspring Valley Home Company LLC.

Dated: July 8, 2010

GREENSPRING VALLEY HOME COMPANY LLC, a
Maryland limited liability company

By: Frank A. Bonsal III (SEAL)
Name: Frank A. Bonsal III
Title: Managing Member

The foregoing terms and conditions are agreeable and acceptable to Edgar Allen Poe, 3rd and Christina Zuray Poe.

Dated: July ____, 2010

Edgar Allen Poe, 3rd (SEAL)

Christina Zuray Poe (SEAL)

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009381-000006

ORDER RECEIVED FOR FILING

3

Date 8.19.10

By PS



Thomas J. Ryan, Esq.
July 6, 2010
Page Three

The foregoing terms and conditions are agreeable and acceptable to Greenspring Valley Home Company LLC.

Dated: July ____, 2010

GREENSPRING VALLEY HOME COMPANY LLC, a
Maryland limited liability company

By: _____ (SEAL)
Name: Frank A. Bonsal III
Title: Managing Member

The foregoing terms and conditions are agreeable and acceptable to Edgar Allen Poe, 3rd and Christina Zuray Poe.

Dated: July 7, 2010

Edgar Allen Poe III (SEAL)
Edgar Allen Poe, 3rd

Christina Zuray Poe (SEAL)
Christina Zuray Poe

EAST43079453.1
009381-000006

ORDER RECEIVED FOR FILING

Date 8.19.10

3

By PB



1076 CROMWELL DR.
SUITE H
OWINGS MILLS, MD
21117
410-356-1620
FAX: 410-356-1535

Bonsai Residence
328 Garrison Forest Rd.
Owings Mills, MD

West Screen Planting
SHEET TITLE
Landscape Plan

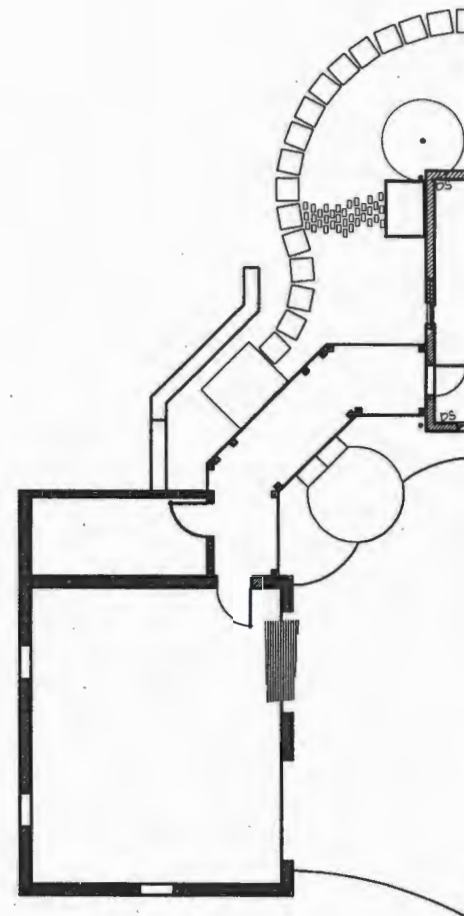


DATE
June 2010

SCALE
1/16" = 1'-0"

SHEET NO.
OF

PROJECT NO.
65237-50



VIBURNUM RYTIDOPHYLLUM (LEATHERLEAF VIBURNUM)
THUJA 'GREEN GIANT' (ARBORVITAE GREEN GIANT)
PINUS STROBUS (WHITE PINE)

THUJA 'GREEN GIANT' (ARBORVITAE GREEN GIANT)

CRYPTOMERIA JAPONICA (JAPANESE CEDAR)
THUJA 'GREEN GIANT' (ARBORVITAE GREEN GIANT)
CRYPTOMERIA JAPONICA (JAPANESE CEDAR)

ORDER RECEIVED FOR FILING



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 16, 2010

DEVORAH M. LEWIN, ESQUIRE
DLA PIPER
6225 SMITH AVENUE
BALTIMORE MD 21209

THOMAS J. RYAN, ESQUIRE
COADY & FARLEY
400 ALLEGHENY AVENUE
TOWSON MD 21204

Re: Petition for Special Hearing
Case No. 2010-0256-SPH
Property: 328 Garrison Forest Road

Dear Counsel:

I am in receipt of the letter dated June 15, 2010 from Mr. Ryan concerning the above-referenced matter on behalf of his clients, adjacent property owners Edgar Allen Poe, 3rd and Christina Zuray Poe. In his letter, Mr. Ryan references problems related to the sign posting notice for the hearing that took place last month, and particularly the inability of anyone, other than persons that would travel on the private road running along the southern end of the property, to view the posting. He believes this alleged invalid posting prevented his clients from protecting their own property interests.

Regardless of the merits of this argument, as you may be aware, the case was heard over a month ago and the written Order was issued on June 14, 2010. I contacted and spoke briefly by telephone with Mr. Ryan acknowledging his letter and informing him that the Order was issued. I also indicated that based on the contents of his letter, at this stage, I would treat the letter as a Motion for Reconsideration, which can be submitted under Rule 4(k) of the Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer of Baltimore County, in Appendix G of the Baltimore County Zoning Regulations.

I also informed him that I would hold the letter and the file for the time being. If the parties come to any additional agreement in the next 30 days regarding conditions not specifically covered in the Order, I would consider adding the substance of that agreement to the conditions in the Order. If not, or in the alternative, I will also afford Ms. Lewin and her client every opportunity to respond to the letter and will thereafter render a written decision on the Motion for

DEVORAH M. LEWIN, ESQUIRE

June 16, 2010

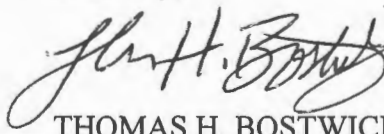
Page 2

THOMAS J. RYAN, ESQUIRE

Reconsideration, or possibly set the matter in for an additional hearing. Please be advised that the submission of the Motion for Reconsideration stays the time period for the filing of any appeal in this matter.

In summary, I will retain jurisdiction and hold this matter pending further communications from you as to the status of the matter going forward. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

- c: Frank A. Bonsal III, Greenspring Valley Home Company LLC, 328 Garrison Forest Road, Owings Mills MD 21117
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 East Towsontown Blvd., Suite 100, Towson MD 21286

COADY & FARLEY

ATTORNEYS AND COUNSELLORS AT LAW

400 ALLEGHENY AVENUE

TOWSON, MARYLAND 21204

(410) 337-0200

FACSIMILE (410) 337-0164

EMAIL: general@coadyandfarley.com

MICHAEL L. SNYDER
PATRICIA O'C.B. FARLEY
THOMAS J. RYAN
KELLIE M. GOMBESKI

JOHN T. COADY, EMERITUS

CHARLES P. COADY (1868-1934)
JOHN A. FARLEY (1893-1958)
CHARLES P. COADY, JR. (1901-1983)
JOHN A. FARLEY, JR. (1921-2005)

THOMAS J. CARACUZZO (1914-1994)

June 15, 2010

RECEIVED

JUN 15 2010

ZONING COMMISSIONER

Thomas Bostwick
Deputy Commissioner
105 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 2010-256-A
Property: 328 Garrison Forest Road

Dear Mr. Bostwick:

This office represents Edgar Allen Poe 3rd and Christina Zuray Poe, the owners of properties adjacent to 328 Garrison Forest Road, which is the subject of the captioned case.

Our clients contend that the posting by Gerhold, Cross & Etzel, Ltd. failed to provide proper notice as required by Section 500.7 of the Zoning Regulations for Baltimore County. The sign was not "conspicuously posted" as it was placed several hundred feet off Garrison Forest Road along a private driveway servicing 328 Garrison Forest Road and several other properties, but not used by our clients, or the public.

While Mr. and Mrs. Poe's property borders the subject property on two sides, it would be impossible for them, or anyone traveling on Garrison Forest Road, to view the posting which was placed at the driveway of the subject property under trees, and approximately one hundred yards off the public road.

It is not our client's intention to interfere with their neighbor's project at this time. However, the invalid posting prevented them from protecting their own property interests.

Therefore, our clients respectfully request that your decision/order be delayed pending an agreement between the parties concerning the planting of trees by the owners of the subject property, which would satisfy our clients. Both parties have verbally agreed to a potential solution, but said delay would provide time to execute an acceptable agreement.



Representing Our Clients In The Practice of Law For More Than 100 Years
Est. 1894

Thomas Bostwick
Deputy Commissioner
June 15, 2010
Page 2

Thank you for your prompt consideration of this request. If you require further information, please contact me at 410-337-0200.

Very truly yours,

A handwritten signature in purple ink, appearing to read 'TJR', is written over the closing 'yours'.

Thomas J. Ryan

TJR/lm

cc: Greenspring Valley Home Company, LLC
Mr. and Mrs. Edgar Allan Poe, 3rd

COADY & FARLEY

ATTORNEYS AND COUNSELLORS AT LAW

MICHAEL L. SNYDER
PATRICIA O'C.B. FARLEY
THOMAS J. RYAN
KELLIE M. GOMBESKI

JOHN T. COADY, EMERITUS

400 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

(410) 337-0200

FACSIMILE (410) 337 0164

EMAIL: general@coadyandfarley.com

CHARLES D. COADY (1898-1994)
JOHN A. FARLEY (1894-1956)
CHARLES P. COADY JR. (1901-1983)
JOHN A. FARLEY, JR. (1921-2005)
THOMAS J. FARACIOZZO (1914-1994)

Telefax No. (410) 337-0164

TELEFAX COVER SHEET

If you have any problems with transmission, please call us at (410) 337-0200.

Date: 6/15/10

TO: PATTI

OFFICE OF COMMISSIONER ZONING

Fax # 410-887-3468

FROM: Tom Ryan

Number of pages (including cover sheet) 4

Original being ~~sent by mail~~ ^{hand delivered today} Yes ☒ No ☐

Message: Thanks for your help with this matter.

Please add to Mr. Bestwick's file for case # 2010-256A
referencing the property at 328 GARRISON FOREST ROAD.
Enclosing a copy of the notice for his reference.

Tom Ryan

410-337-0200

CONFIDENTIALITY NOTICE

This information in this transmission is intended only for the individual or entity named above. It may be legally privileged and confidential. If you have received this information in error, notify us immediately by calling our operator at (410) 337-0200. Send the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

Representing Our Clients In The Practice of Law For More Than 100 Years
Est. 1894

6/11/17

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
W side of Garrison Forest Road; 1180 feet * **DEPUTY ZONING**
S of the c/l of Caves Road
3rd Election District * **COMMISSIONER**
2nd Councilmanic District
(328 Garrison Forest Road) * **FOR BALTIMORE COUNTY**

Greenspring Valley Home Company, LLC *
Petitioner * **Case No. 2010-0256-SPHA**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Frank A. Bonsal III, Managing Member, on behalf of the legal property owner, Greenspring Valley Home Company, LLC. Petitioner is requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b of the B.C.Z.R. for a building face setback to a lot line of 26 feet in lieu of the required 50 feet. Alternatively, Petitioner is also requesting Variance relief from Section 1A04.3.B.2.b of the B.C.Z.R. to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested relief was Frank A. Bonsal III on behalf of Petitioner Greenspring Valley Home Company, LLC, and his attorney, Devorah M. Lewin, Esquire with DLA Piper. Also appearing in support of the requested relief was Bruce E. Doak with Gerhold, Cross & Etzel, Ltd., the professional land surveyor who prepared the site plan. There were no Protestants or other interested persons in attendance.

ORDER RECEIVED FOR FILING

Date 6-14-10

By ps

Testimony and evidence offered revealed that the subject property is rectangular-shaped and consists of approximately 2.150 acres, more or less, zoned R.C.5. The property is located on the west side of Garrison Forest Road, just south of Spring Forest Court and north of the Greenspring Valley Hunt Club golf course, in the Owings Mills area of Baltimore County. The property is currently improved with an existing two-story brick dwelling and attached two car garage. There is also a large flagstone patio to the rear of the dwelling. As shown on the site plan, the dwelling and garage combination present an L-shaped configuration. In addition, access to the property is by way of a shared private road easement extending west off Garrison Forest Road along the southern end of the property to a driveway leading to the interior of the property.

The property is owned by a limited liability company, but Mr. Bonsall and his family have resided there since approximately 2004 and are the fourth owners of the property. Mr. Bonsall indicated his family is from the Baltimore area, but moved to Nashville, TN for a time before moving back to Baltimore. Mr. Doak, Petitioner's land use consultant, indicated that the home was built in 1979 and consists of approximately 4,200 square feet. As referenced on the site plan, the home was built to the far western side of the property. In addition, although the property itself fronts on Garrison Forest Road, the dwelling actually faces west, with the rear yard to the east -- on the side that faces the public road. Mr. Doak also submitted photographs of the subject property that were marked and accepted into evidence as Petitioner's Exhibits 2A through 2M. The photographs depict the long access road from Garrison Forest Road with a treeline along the southern end of the property, as well as a number of other mature trees that dot the landscape. The photographs also depict the exterior of the dwelling and the surrounding landscape, which appears to be very well kept and maintained.

ORDER RECEIVED FOR FILING

Date 6-14-10

2

By pm

At this juncture, Mr. Bonsall desires to construct a two car garage addition located adjacent and perpendicular to the existing garage, as depicted on the site plan. The proposed garage would be connected to the dwelling via a covered breezeway. Moreover, as shown on the architectural drawings that were marked and accepted into evidence as Petitioner's Exhibit 3, the garage addition would be two stories with the garage on the first level and stairs to a loft for storage on the second floor. A doorway would lead from the covered breezeway to a doorway at the existing garage attached to the home. Because of the topography of the proposed garage location, which raises about five feet in grade from the driveway level, it is also planned that the garage would be built into the hill as also shown on the architectural drawings. As explained by Mr. Doak, this will lessen the full impact of the garage height on the adjacent neighbor's home to the west, which he also pointed out is about 400 feet west of the subject property -- at the end of the shared private road.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 20, 2010 which indicates they do not oppose the Petitioner's request provided the architecture of the addition is in keeping with the elevation drawings submitted by Sarah Crosby Schweizer, Ltd.

In the instant matter, Petitioner has sought a special hearing and, alternatively, a variance for basically the same relief. The proposed construction of the garage addition attached to the principal structure via a covered breezeway triggers the building setback requirements of Section 1A04.3.B.2.b of the B.C.Z.R.; namely, to allow a principal building in the R.C.5 Zone to be situated 26 feet from any lot line other than a street line in lieu of the minimum required 50 feet. The case was presumably filed as a special hearing under Section 1A04.3.B.1.b(1) of the B.C.Z.R., which states that:

ORDER RECEIVED FOR FILING

Date 6.14.10

By msb

The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement, or does not meet the setback requirement of Paragraph 2, may apply for a special hearing under Article 5 to alter the minimum lot size requirement.

Petitioner's property appears to be a single lot of record in existence prior to September 2, 2003, but it does meet the minimum acreage requirement. Although the introduction of the proposed new garage means the property would not meet the setback requirement of Paragraph 2, this case does not involve altering the minimum lot size requirement. Rather, it involves altering the required 50 foot setback for this proposed new structure to be added to the principal building. Hence, in my view, the appropriate review for this case is under the Variance standard.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Although not irregularly shaped, the property is certainly unusual. It fronts Garrison Forest Road, but access to the property is via a shared private road easement to the south of the subject property. It is also unusual that the improvements to the property are at the far west side of the property, which contributes to the limited space available for the garage addition, and the "front" of the subject dwelling faces away from the public road. In addition, the proposed new garage at the location shown on the site plan makes the most practical sense, given the driveway location and configuration of the existing improvements. There also appears to be some natural screening in the form of mature trees along the southern end of the subject property and in the area of the proposed garage, again, to lessen the impact of the garage, if any, on adjacent properties.

These different features of the property drive the need for variance relief, and the constraints imposed by these features would create a practical difficulty for Petitioner if strict compliance with the B.C.Z.R. were required. I also find that the variance relief can be granted in

ORDER RECEIVED FOR FILING

Date 6-14-10

4

By psb

strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety, and general welfare. As the photograph depicted Petitioner's Exhibit 2K indicates, the nearest affected neighbor is approximately 400 feet away and the area between the properties is elevated, reducing visibility. With the construction of the new garage built into the hill on Petitioner's property, the potential visual impact to the adjacent property should be further reduced; however, out of an abundance of caution and because I do have some concerns about the potential impact on the adjacent property to the west, I will require that Petitioner install additional evergreen screening along the western property line.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be granted and the special hearing request dismissed as moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of June, 2010 that Petitioner's Special Hearing request in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), and pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b of the B.C.Z.R., for a building face setback to a lot line of 26 feet in lieu of the required 50 feet be and is hereby **DISMISSED** as **MOOT**; and

IT IS FURTHER ORDERED that Petitioner's Variance request from Section 1A04.3.B.2.b of the B.C.Z.R. to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet be and is hereby **GRANTED**.

The relief granted herein is subject to the following conditions:

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

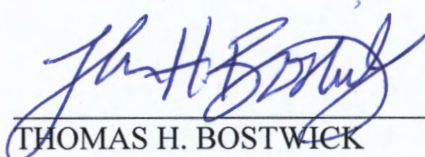
Date 6-14-10

5

By [Signature]

2. The architecture of the garage addition shall be in keeping with the elevation drawings submitted by Sarah Crosby Schweizer, Ltd. and the drawings accepted into evidence as Petitioner's Exhibit 3, and shall be approved by the Office of Planning prior to the issuance of a building permit.
3. Petitioner shall install a row of evergreen screening (such as Leyland Cyprus trees or similar) along the western property line in the line of sight of the rear of the proposed garage addition in order to serve as a more substantial buffer to the adjacent property to the west. The proposal for such screening shall also be reviewed and approved by the Office of Planning prior to the issuance of a building permit.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 6.14.10

By ps



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 14, 2010

DEVORAH M. LEWIN, ESQUIRE
DLA PIPER
6225 SMITH AVENUE
BALTIMORE MD 21209

Re: Petition for Special Hearing
Case No. 2010-0256-SPH
Property: 328 Garrison Forest Road

Dear Ms. Lewin:

Enclosed please find the decision rendered in the above-captioned case.

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

- c: Frank A. Bonsal III, Greenspring Valley Home Company LLC, 328 Garrison Forest Road, Owings Mills MD 21117
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 East Towsontown Blvd., Suite 100, Towson MD 21286
Thomas J. Ryan, Esquire, Coady & Farley, 400 Allegheny Avenue, Towson MD 21204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 328 GARRISON FOREST ROAD
which is presently zoned RCS

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
(This box to be completed by planner)

1A04.3B.1.b.(1), 1A04.3B.2.b.(B03R)
A BUILDING FACE SETBACK TO A LOT LINE OF 26' IN LIEU OF THE
REQUIRED 50'

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

I, or we, agree to pay expenses of above Special Hearing, 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:

ORDER RECEIVED FOR FILING
6-14-10
pr
Name - Type or Print
Signature
Date
Address
City
State
Zip Code
Telephone No.
BY

Attorney For Petitioner:

MARIANNE HELLAUER
DLA PAPER
Name - Type or Print
Signature
DLA PAPER
Company
6225 SMITH AVE.
Address
BALTIMORE
City
410-580-3000
Telephone No.
MO
State
21209
Zip Code

Legal Owner(s):

GREENSPRING VALLEY HOME COMPANY, LLC
Name - Type or Print
Signature
FRANK A. BENSAL, III, MANAGING MEMBER
Name - Type or Print
Signature
328 GARRISON FOREST ROAD
Address
OWINGS MILLS
City
10-363-9235
Telephone No.
MO
State
21117
Zip Code

Representative to be Contacted:

BRUCE E. DOAK
GERHOLD CROSS & ETZEL
Name
320 E. TOWSONTOWN BLVD.
Address
TOWSON
City
910-823-4470
Telephone No.
MO
State
21286
Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2010-0256-SPHA
REI 9/15/08

UNAVAILABLE FOR HEARING
Reviewed By D.T. Date 3/31/10



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 328 GARRISON FOREST ROAD
which is presently zoned RLS

Deed Reference: 201851720 Tax Account # 1700003632

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)

1A04.382.b. (B02R)

TO ALLOW A BUILDING FACE SETBACK TO A LOT LINE
OF 26 FEET IN LIEU OF THE REQUIRED 50 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

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:

ORDER RECEIVED FOR FILING
6-14-10
PS
Name - Type or Print _____
Signature _____
Date _____
Address _____ Telephone No. _____
City BY _____ State _____ Zip Code _____

Attorney For Petitioner:

MARIANNE HELLAUER
DLA PIPER
Name - Type or Print _____
Signature [Signature]
Company DLA PIPER
6225 SMITH AVENUE 410-580-3000
Address _____ Telephone No. _____
BALTIMORE MO 21209
City _____ State _____ Zip Code _____

Legal Owner(s):

GARRISON VALLEY HOME COMPANY, LLC
Name - Type or Print _____
Signature Frank A. Bonsal III
Signature FRANK A. BONSAI III, Managing Member
Name - Type or Print _____

Signature _____
328 GARRISON FOREST ROAD 410-363-9235
Address _____ Telephone No. _____
OWING MILLS MO 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

BRUCE E. DOAK
GERHOLD CRASS & ETZEL, LTD
Name _____
320 E. TOWSONTOWN BLVD. 410-823-4170
Address _____ Telephone No. _____
TOWSON MO 21286
City _____ State _____ Zip Code _____

Case No. 2010-0256-SPHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by D.T. Date 3/30/10



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

March 26, 2010

ZONING DESCRIPTION

328 Garrison Forest Road
3rd Election District, Baltimore County
Maryland

Beginning for the same in the center of Garrison Forest Road at a point 1180 feet, more or less, southerly from the center line of Caves Road, thence running in the center of Garrison Forest Road and running and binding on the outlines of the subject property, referring the courses of this description to the deed recorded in SM 20485, folio 720, the two following courses and distances, viz. 1) South 11 degrees 00 minutes 00 seconds East 138.65 feet and 2) South 07 degrees 00 minutes 00 seconds East 64.06 feet, thence leaving said road and running and binding on the outlines of the subject property, the three following courses and distances, viz. 3) South 89 degrees 27 minutes 00 seconds West 475.00 feet, 4) North 05 degrees 03 minutes 00 seconds West 200.64 feet and 5) North 89 degrees 27 minutes 00 seconds East 458.29 feet to the point of beginning.

Containing 93,642 square feet or 2.150 acre of land, more or less.



**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: 2010-0256-SPHA

Petitioner: GREENSPRING VALLEY HOME COMPANY LLC 40 FRANK BONJAL, III

Address or Location: 328 GARRISON FOREST ROAD OWINGS MILLS, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK BONJAL, III

Address: 328 GARRISON FOREST ROAD OWINGS MILLS, MD 21111

Telephone Number: 410-363-9235

CASHIER'S
VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

For: 2010-0256-SPHA
328 GARRISON FOREST RD.
D. THOMPSON

Rec From: DELBERT ADAMS CONSTRUCTION GROUP LLC

Total: 65.00

Fund	Dept	Unit	Sub Unit	Obj	Sub Source/Rev	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150					65.00
Total:									65.00

Date: 3/18/10
No. 52022

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 53270

Date: 3/31/10

Fund	Dept	Unit	Sub Unit	Obj	Sub Source/Rev	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150					65.00

Total: 65.00

Rec From: GERHOLD CROSS & ETZEL

For: 2010-0256-SPHA
328 GARRISON FOREST RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 2010-0256-SPHA

328 Garrison Forest Road
W/side of Garrison Forest Road, 1180 feet south of the centerline of Caves Road

3rd Election District — 2nd Councilmanic District

Legal Owner(s): Greenspring Valley Home Company, Inc.

Special Hearing to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet.

Variance to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet.

Hearing: Monday, May 10, 2010 at 9 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

04/556 April 22 2010

CERTIFICATE OF PUBLICATION

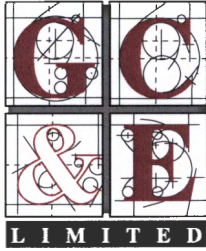
4/22/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING



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#2010-0256-SPHA

PETITIONER:
Greenspring Valley Home Company,
LLC

DATE OF HEARING: May 10, 2010

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

ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size photo)

LOCATION:

328 Garrison Forest Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

320 EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON: April 19, 2010

ZONING NOTICE

CASE # : 2010-256-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.**

PLACE: Room 104 Jefferson Building
TIME & 105 West Chesapeake Avenue, Towson, MD
DATE : 9:00 am Monday May 10, 2010

Special Hearing: to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet

Variance: to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet

ZONING NOTICE

CASE # 2010-256-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: 10000 Greenbelt Road, Suite 100
10000 Greenbelt Road, Suite 100

DATE: 9:00 am Monday May 10, 2010

Special Hearing: 9:00 am - 10:00 am

Ordinary Hearing: 10:00 am - 11:00 am

Ordinary Hearing: 11:00 am - 12:00 pm

Ordinary Hearing: 12:00 pm - 1:00 pm

Ordinary Hearing: 1:00 pm - 2:00 pm

Ordinary Hearing: 2:00 pm - 3:00 pm

Ordinary Hearing: 3:00 pm - 4:00 pm

Ordinary Hearing: 4:00 pm - 5:00 pm

Ordinary Hearing: 5:00 pm - 6:00 pm

Ordinary Hearing: 6:00 pm - 7:00 pm

Ordinary Hearing: 7:00 pm - 8:00 pm

Ordinary Hearing: 8:00 pm - 9:00 pm

Ordinary Hearing: 9:00 pm - 10:00 pm

Ordinary Hearing: 10:00 pm - 11:00 pm

Ordinary Hearing: 11:00 pm - 12:00 am

Ordinary Hearing: 12:00 am - 1:00 am

Ordinary Hearing: 1:00 am - 2:00 am

Ordinary Hearing: 2:00 am - 3:00 am

Ordinary Hearing: 3:00 am - 4:00 am

Ordinary Hearing: 4:00 am - 5:00 am

Ordinary Hearing: 5:00 am - 6:00 am

Ordinary Hearing: 6:00 am - 7:00 am

Ordinary Hearing: 7:00 am - 8:00 am



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 13, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0256-SPHA

328 Garrison Forest Road

W/side of Garrison Forest Road, 1180 feet south of the centerline of Caves Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Greenspring Valley Home Company, LLC

Special Hearing to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet. Variance to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet.

Hearing: Monday, May 10, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Marianne Hellauer, DLA Piper, 6225 Smith Avenue, Baltimore 21209

Frank Bonsal, III, 328 Garrison Forest Road, Owings Mills 21117

Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 24, 2010.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 22, 2010 Issue - Jeffersonian

Please forward billing to:

Frank Bonsal
328 Garrison Forest Road
Owings Mills, MD 21111

410-363-9235

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0256-SPHA

328 Garrison Forest Road

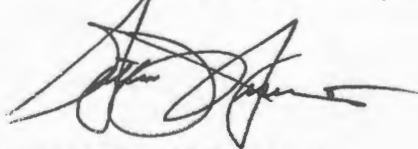
W/side of Garrison Forest Road, 1180 feet south of the centerline of Caves Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Greenspring Valley Home Company, LLC

Special Hearing to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet. Variance to allow a building face setback to a lot line of 26 feet in lieu of the required 50 feet.

Hearing: Monday, May 10, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

May 5, 2010

Marianne Hellauer
DLA Piper
6225 Smith Ave.
Baltimore, MD 21209

Dear: Marianne Hellauer

RE: Case Number 2010-0256-SPHA, 328 Garrison Forest Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 30, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Frank A. Bonsal III; 328 Garrison Forest Rd.; Owings Mills, MD 21117
Bruce Doak; 320 E. Towsontown Blvd.; Towson, MD 21286



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

April 19, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 19, 2010

Item Numbers: 0250 through ²⁵⁶0260

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 8, 2010

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 19, 2010
Item Nos. 2010-251, 252, 253, 255,
256, 257, 258 and 260

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-04192010 -NO COMMENTS.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: APRIL 12, 2010

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2010-0256 SPHA
328 GARZLSON FOREST AVE.
GREENSPRING VALLEY HOME CO., LLC
SPECIAL HEARING
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0256-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2010

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

SUBJECT: 328 Garrison Forest Road

INFORMATION:

Item Number: 10-256

Petitioner: Greenspring Valley Home Company LLC

Zoning: RC 5

Requested Action: Variance

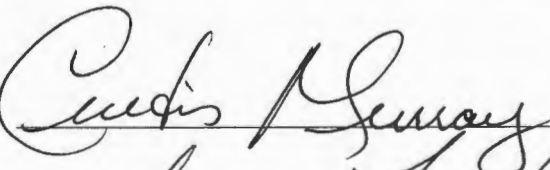
The property in question is located within the Greenspring Valley National Register District. The petitioner proposes a side yard setback variance of 26 feet in lieu of the required 50 feet in order to construct a proposed garage connected to the existing single family dwelling with a breezeway.

SUMMARY OF RECOMMENDATIONS:

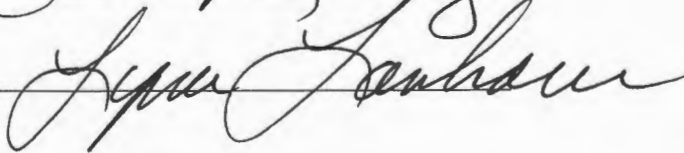
The Office of Planning does not oppose the petitioner's request after reviewing the petitioner's request and accompanying site plan and architectural elevations. Should the request be granted, architecture of the addition should be in keeping with elevation drawings submitted by Sarah Crosby Schweizer Ltd.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
328 Garrison Forest Road; W/S Garrison * ZONING COMMISSIONER
Forest Road, 1180' S c/line of Caves Road *
3rd Election & 2nd Councilmanic Districts * FOR
Legal Owner(s): Greenspring Valley Home Co. *
Petitioner(s) * BALTIMORE COUNTY
* 10-256-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

APR 12 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of April, 2010, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 and Marianne Hellauer, Esquire, DLA Piper, 6225 Smith Avenue, Baltimore, MD 21209, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZONING NOTICE

CASE # 2010-256-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE
-ME 1
& 1
10 am Monday May 10 2010

173.0 Section 4.12.01

CASE NAME _____
CASE NUMBER 2010-0256-SPHA
DATE 5/10/10

CASE NAME _____
CASE NUMBER 2010-0256-SPHA
DATE 5/10/10

[illegible]

CASE 2010 02 56

attorney for APO -
didn't attend hearing

THOMAS J. RYAN
ATTORNEY AT LAW

ATTORNEY AT LAW

COADY & FARLEY
400 ALLEGHENY AVE.
TOWSON, MD 21204

OFFICE: (410) 337-0200
FACSIMILE: (410) 337-0164

Case No.: 2010 - 0256 - SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2 A-M	plat and photos of property	
No. 3	architectural elevations	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S
EXHIBIT NO. 2A-M













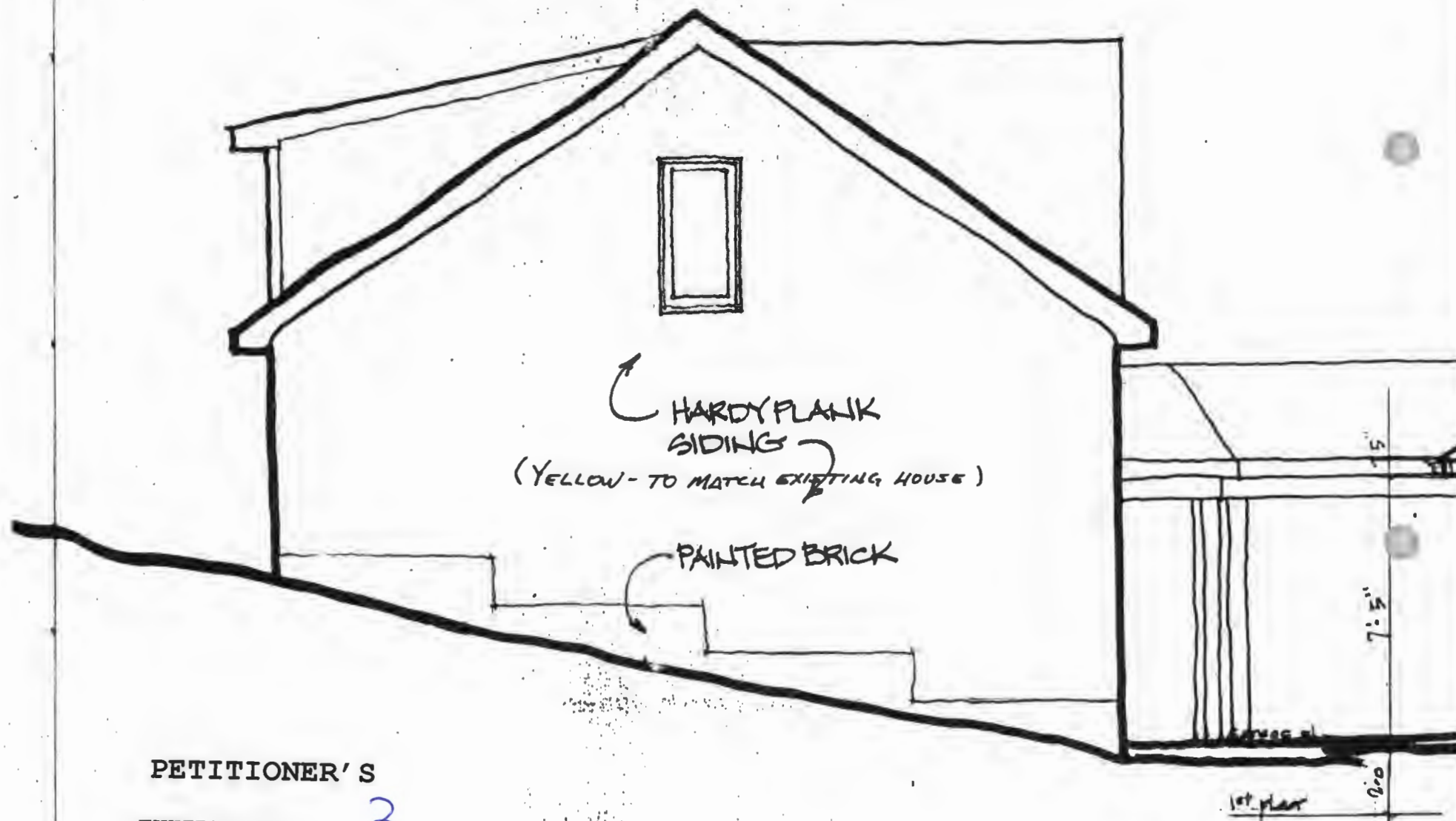


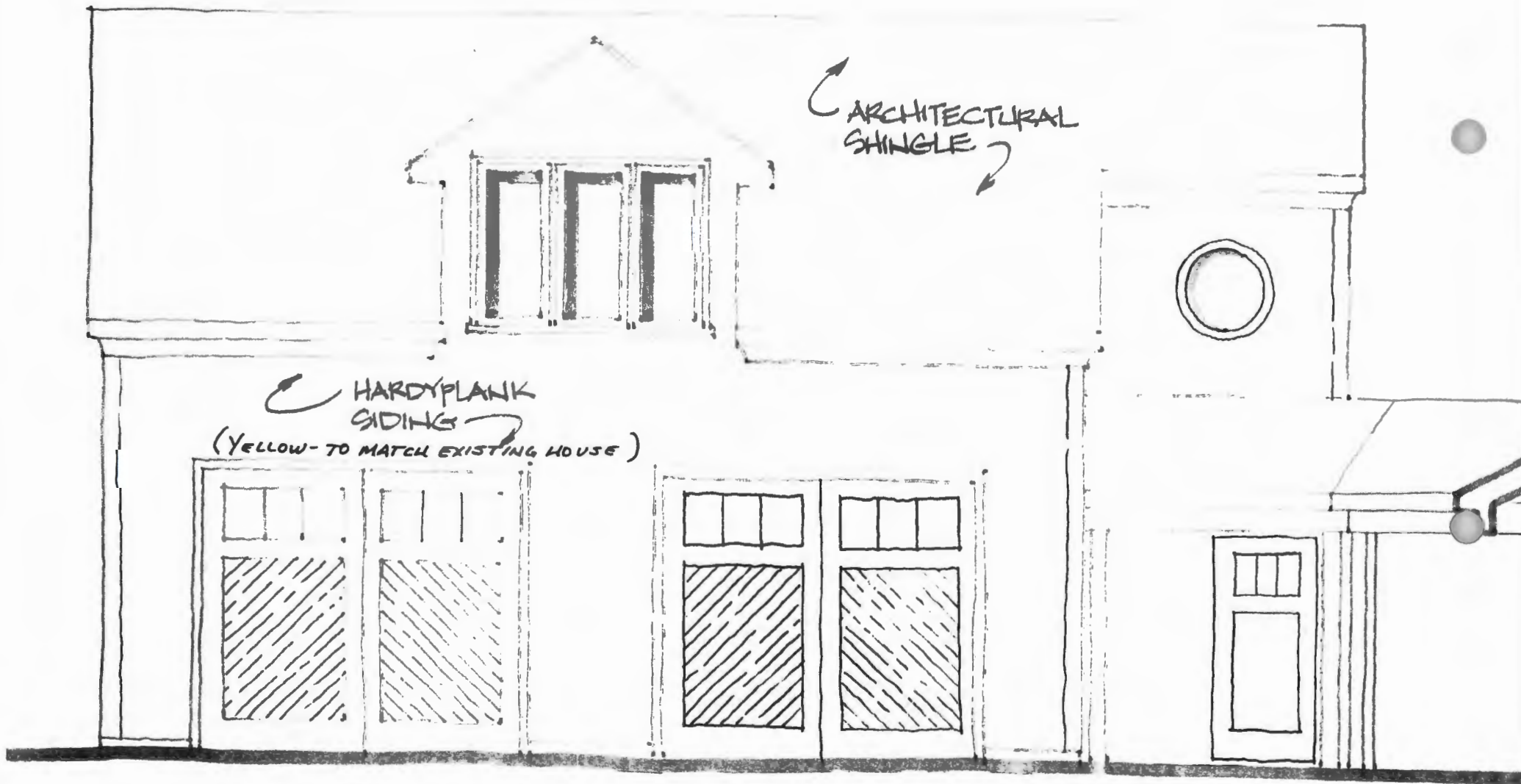






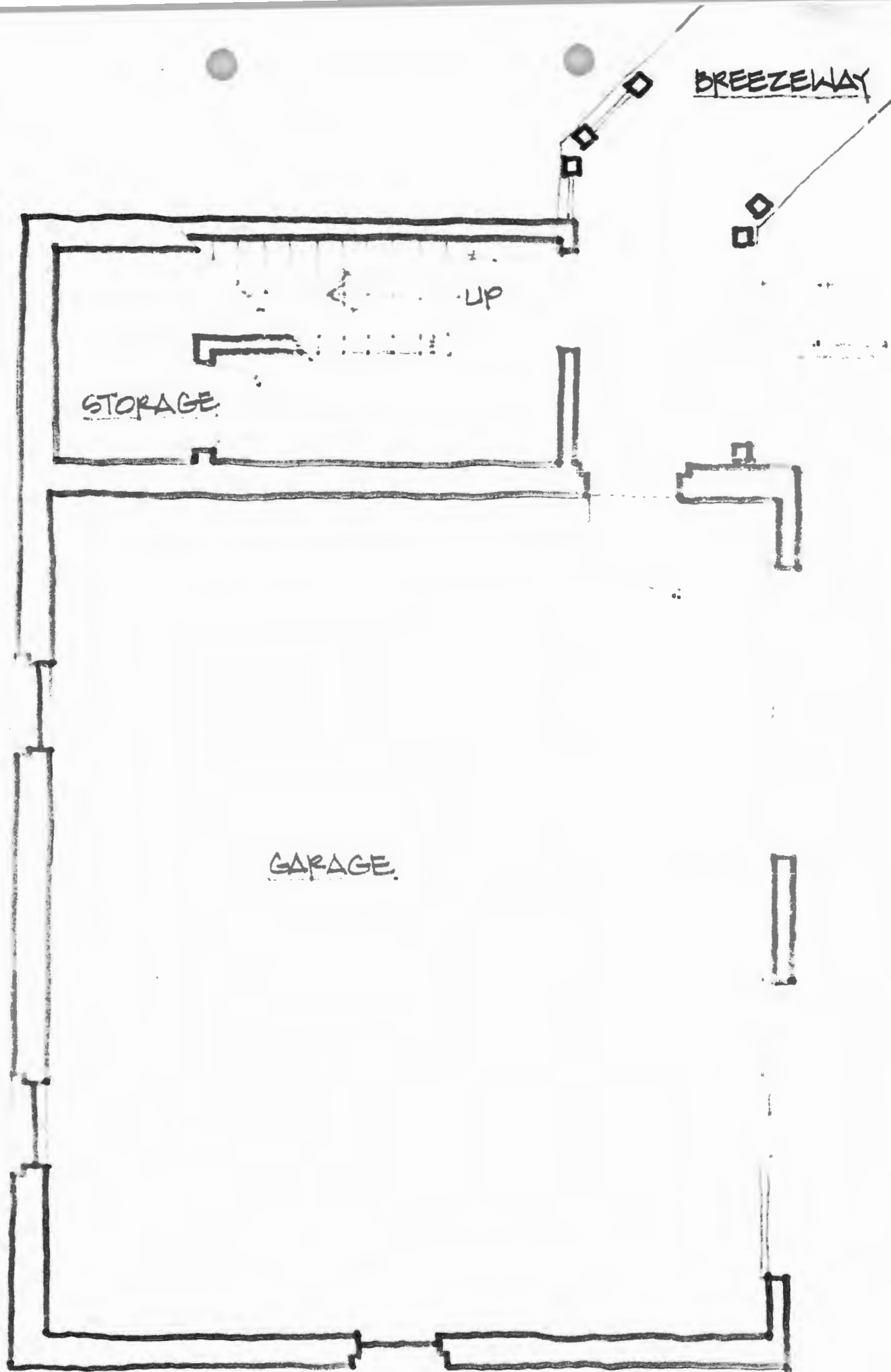


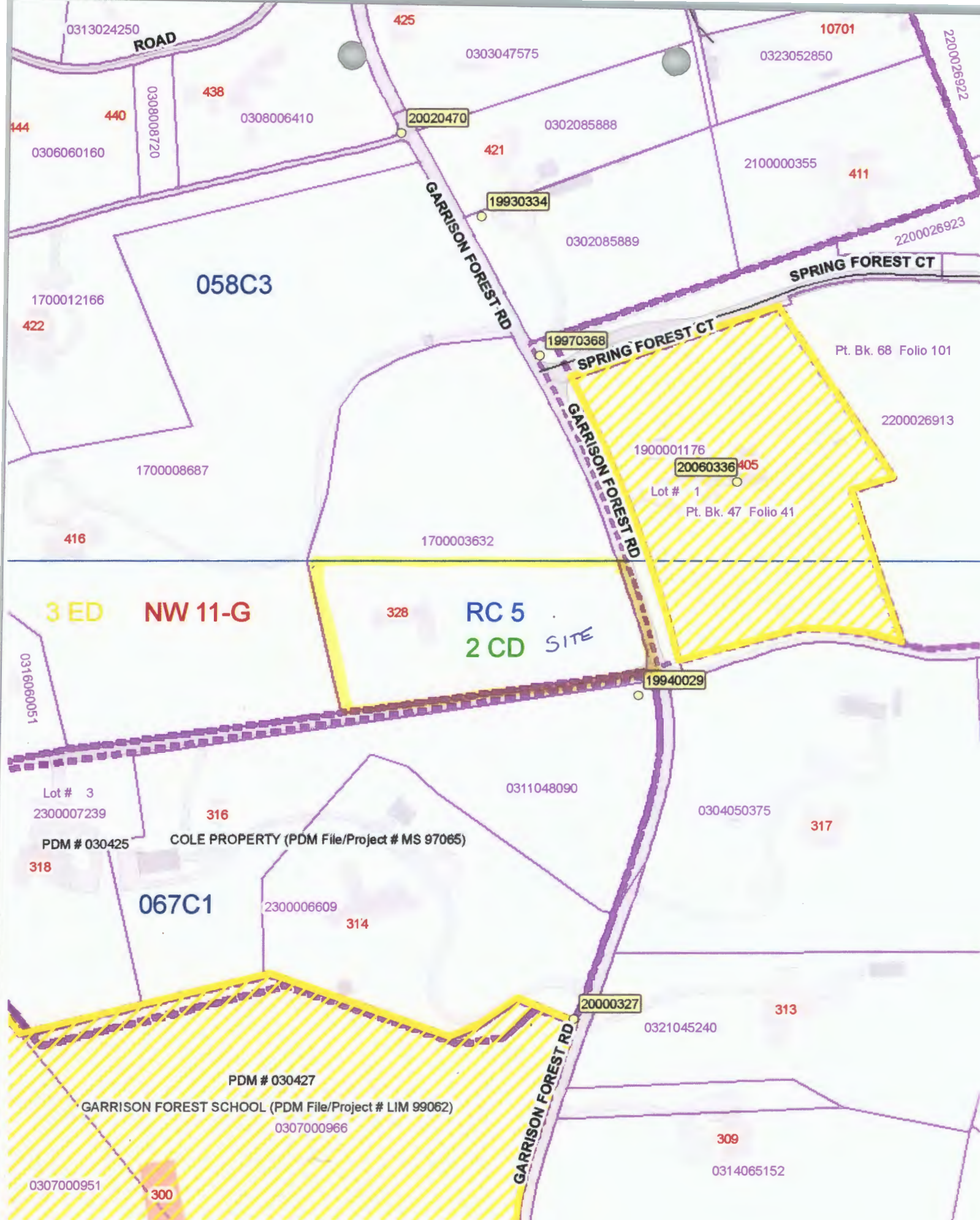




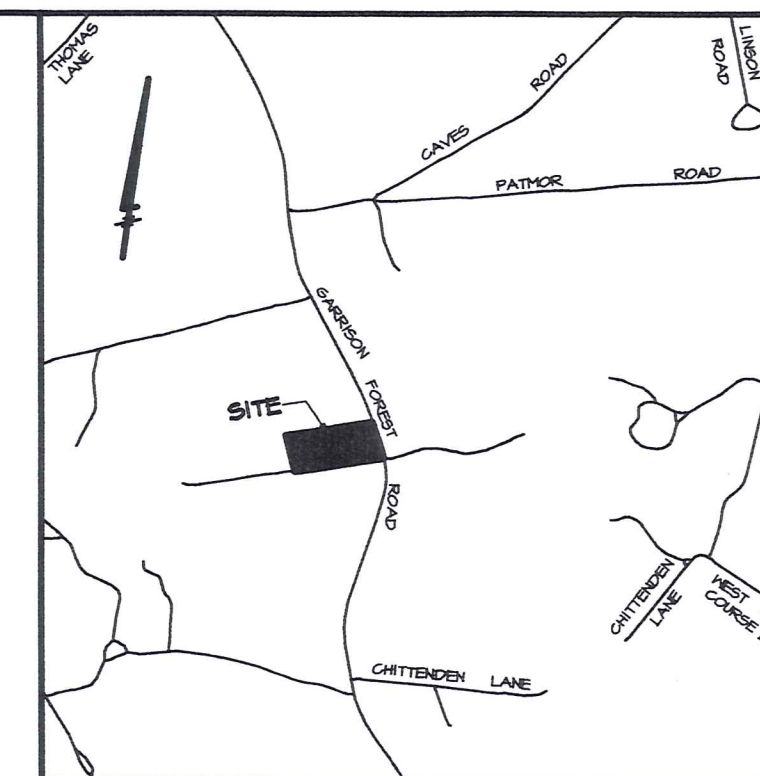
HARDYPLANK
SIDING
(YELLOW - TO MATCH EXISTING HOUSE)

ARCHITECTURAL
SHINGLE





2010-0256-SPHA



VICINITY MAP

1" = 1000'

GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON ARE FROM A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 067C1 & 058C2.
3. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY IS NOT IDENTIFIED AS HISTORIC BUT LIES WITHIN THE GREENSPRING VALLEY NATIONAL REGISTERED HISTORIC DISTRICT.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY IS SERVED BY A WELL AND SEPTIC SYSTEM AND WERE FIELD LOCATED.
8. THE EXISTING AND PROPOSED BUILDINGS WILL NOT EXCEED 15% OF THE SUBJECT PROPERTY PER SECTION 1A04.3B3 & 22R.

JAMES J. ANSELONE
PEGGY R. ANSELONE
405 GARRISON FOREST ROAD
S.M. 1152/561
TAX ACCOUNT 14-00-00116
TAX MAP 59 GRID 23 PARCEL 514

OWNER/DEVELOPER
GREENSPRING VALLEY HOME
COMPANY, LLC
C/O FRANK BONSAI, III
328 GARRISON FOREST ROAD
BALTIMORE, MD 21117
410-363-4235

PETITIONER'S

EXHIBIT NO. 1

PLAN TO ACCOMPANY A PETITION FOR A ZONING HEARING FOR THE PROPERTY OF GREENSPRING VALLEY HOME COMPANY LLC

328 GARRISON FOREST ROAD
Deed Ref: S.M. No. 20485 folio 720
Tax Account No.: 1700003632
Zoned RC-5; GIS Tile 067C1, 0058C3
Tax Map 67; Grid 5; Parcel 280

3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

DATE: MARCH 31, 2010



GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

VARIANCE REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:

SECTION 1A04.3B2b
TO ALLOW A BUILDING FACE SETBACK TO A LOT LINE
OF 26' IN LIEU OF THE REQUIRED 50'

SPECIAL HEARING REQUESTED

SECTION 1A04.3B1d1
TO ALLOW A BUILDING FACE SETBACK TO
A LOT LINE OF 26' IN LIEU OF THE
REQUIRED 50'

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 75'
FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'

ZONING POINT
OF BEGINNING
1180'± SOUTH
OF THE CL OF
CAVES ROAD

N89°21'00"E 458.29'

MINIMUM BUILDING SETBACK LINE

GREENSPRING VALLEY HOME
COMPANY, LLC
S.M. 20485/720
93642 SQ. FT. 2.150 ACRES

MINIMUM BUILDING SETBACK LINE

S89°21'00"W 475.00'

EXISTING MAGADAM DRIVE

N05°03'00"W 200.64'

EDGAR ALLEN ROE, SR.
416 GARRISON FOREST ROAD
E.H.C. J. 5667/681
TAX ACCOUNT 11-00-00686
TAX MAP 58 GRID 23 PARCEL 514

ANTOINETTE VREELAND
324 GARRISON FOREST ROAD
S.M. 22504/210
TAX ACCOUNT 03-16-060051
TAX MAP 67 GRID 5 PARCEL 282

HUGH COLE & GLEN HANNAH COLE
318 GARRISON FOREST ROAD
S.M. 14073/669
TAX ACCOUNT 23-00-007291
TAX MAP 67 GRID 5 PARCEL 517

HUGH COLE & GLEN HANNAH COLE
318 GARRISON FOREST ROAD
E.H.C. J. 7152/665
TAX ACCOUNT 03-11-048090
TAX MAP 67 GRID 5 PARCEL 147

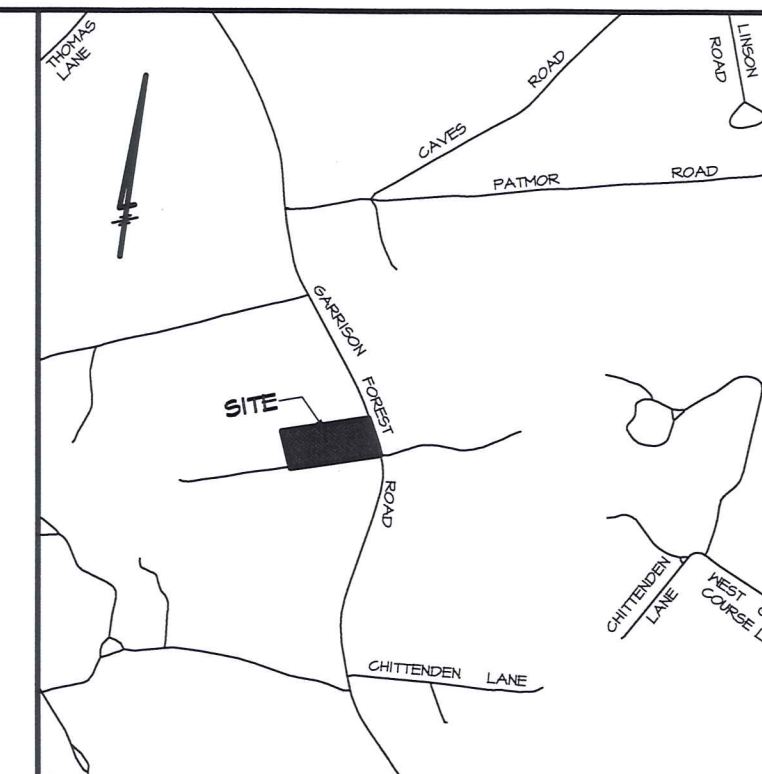
REVISION

DATE

COMPUTED: RTD

DRAWN: RTD

CHECKED: BED



VICINITY MAP
1" = 1000'

GENERAL NOTES

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2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 067C1 & 058C3.
3. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY IS NOT IDENTIFIED AS HISTORIC BUT LIES WITHIN THE GREENSPRING VALLEY NATIONAL REGISTERED HISTORIC DISTRICT.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY IS SERVED BY A WELL AND SEPTIC SYSTEM AND WERE FIELD LOCATED.
8. THE EXISTING AND PROPOSED BUILDINGS WILL NOT EXCEED 15% OF THE SUBJECT PROPERTY PER SECTION 1A04.5B5 BCZR.

JAMES J. ANGELONE
PEBBY E. ANGELONE
405 GARRISON FOREST ROAD
S.M. 1592/567
TAX ACCOUNT 14-00-00116
TAX MAP 50 GRID 28 PARCEL 614

OWNER/DEVELOPER
GREENSPRING VALLEY HOME
COMPANY, LLC
C/O FRANK BONSAL, III
328 GARRISON FOREST ROAD
BALTIMORE, MD 21117
410-363-4235

PETITIONER'S

EXHIBIT NO. 2

Plan to Accompany Photographs

PLAN TO ACCOMPANY A PETITION FOR A ZONING HEARING FOR THE PROPERTY OF **GREENSPRING VALLEY HOME COMPANY LLC**

328 GARRISON FOREST ROAD
Deed Ref: S.M. No. 20485 folio 720
Tax Account No.: 1700003632
Zoned RC-5; GIS Tile 067C1, 0058C3
Tax Map 67; Grid 5; Parcel 280

3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

DATE: MARCH 31, 2010

GERHOLD, CROSS & ETZEL, LTD.

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION

DATE

COMPUTED: RTD

DRAWN: RTD

CHECKED: BED

FILE X:\BONSAL GARRISON FOREST\ZONING 01_25_10.ppt

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 75'

FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'

VARIANCE REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:

SECTION 1A04.3B12
TO ALLOW A BUILDING FACE SETBACK TO A LOT LINE
OF 26' IN LIEU OF THE REQUIRED 50'

SPECIAL HEARING REQUESTED

SECTION 1A04.3B12
TO ALLOW A BUILDING FACE SETBACK TO
A LOT LINE OF 26' IN LIEU OF THE
REQUIRED 50'