MEMORANDUM

DATE: November 24, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0191-A– Appeal Period Expired

The appeal period for the above-referenced cases expired on November 23, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE (11532 Garrison Forest Road)	*	BEFORE THE
4th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Tia Beasley-Foster & Priscilla L. Brown, et al	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0191-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Tia Beasley-Foster and Priscilla L. Brown, et al ("Petitioners"). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations ("BZCR") § 400.3 to permit a proposed accessory use (detached garage and storage structure) with a height of 20 ft. in lieu of the required 15 ft. maximum height. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 3, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the

ORDER RECEIVED FOR FILING
Date 10-23-2020
By

requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory use of the detached garage and storage structure, I will impose conditions that the detached garage and storage structure shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **23rd** day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations ("BZCR") § 400.3 to permit a proposed accessory use (detached garage and storage structure) with a height of 20 ft. in lieu of the required 15 ft. maximum height, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 10-23-2020
By DW

- Petitioners or subsequent owners shall not convert the detached garage and storage structure into a dwelling unit or apartment. The proposed detached garage and storage structure shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

- The proposed detached garage and storage structure shall not be used for commercial purposes.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING
Date 10-23-2020
By DW

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 11532 Garrison Forest Rd Owens Mill MD **Currently zoned** DR-1

Deed Reference 39143 1:00001 10 Digit Tax Account # 0413056320

Owner(s) Printed Name(s) TIA BEASLEY-FOSTER, PRISCILLA BROWN, ANDRE FOSTER

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ✓ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 – TO PERMIT AN ACCESSORY USE (PROPOSED DETACHED GARAGE AND STORAGE STRUCTURE WITH A HEIGHT OF 20FT. IN LIEU OF THE REQUIRED 15 FT. MAXIMUM HEIGHT,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

LIUBOV KHITRENKO NOTARY PUBLIC BALTIMORE COUNTY, MD

ANDRE FOSTER
NAME #3 - PRINT

NAME #4 - SIGNATURE

LIUBOV KHITRENKO
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMISSION EXPIRES AUGUST 19, 2022

Owner(s)/Petitioner(s):

TIA BEASLEY-FOSTER — PRISCILLA BROWN
Name #1 – Type or Print — Name # 2 – Type or Print

Signature #1 — Signature # 2

11532 GARRISON FOREST RD. — OWINGS MILLS — MD
Mailing Address — City — State

21117 — 443-324-6841 — ANDREFOSTER10@gm
Zip Code — Telephone # — Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address — City — State

Zip Code — Telephone # — Email Address

Representative to be contacted:

Eli Esh
Name – Type or Print

Signature

550 Beechdale Rd — Bird-in-Hand — PA
Mailing Address — City — State

17505 — 717-278-0224 — anebuilders@gmail.co
Zip Code — Telephone # — Email Address

ORDER RECEIVED FOR FILING
Date 10-23-2020
By RJW

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0191-A **Filing Date** 9/23/2020 **Estimated Posting Date** 10/4/2020 **Reviewer** RJ

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 11532 GARRISON FOREST RD. OWINGS MILLS MD 21117
Print or Type Address of property | City | State | Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

THE INTENDED USE OF STRUCTURE IS FOR VEHICLE GARAGE AND PARTS STORAGE FOR PERSONAL CAR COLLECTION. THE STRUCTURE WILL BE USED FOR PERSONAL AND RECREATIONAL USE ONLY. IT WILL NOT BE USED FOR BUSINESS PURPOSES OR AS A LIVING SPACE. THE DRIVEWAY PATH TO STRUCTURE WILL BE EXTENDED FROM CURRENT DRIVEWAY STRAIGHT BACK TO STRUCTURE. THIS WILL BE OUTLINED IN SITE PLAN.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant) | Signature of Owner (Affiant)

ANDRE FOSTER | Tia Beasley-Foster | Priscilla Brown
Name- Print or Type | Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Andre Foster, Tea Beasley-Foster & Priscilla Brow

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

AS WITNESS my hand and Notaries Seal

LIUBOV KHITRENKO NOTARY PUBLIC BALTIMORE COUNTY MD

Notary Public

8/19/2022
My Commission Expires

LIUBOV KHITRENKO
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMISSION EXPIRES AUGUST 19, 2022

REV. 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 11524 Cuckold Rock Ct Cockeysville MD 21030
(i.e. 1st or Type Adj use of property) City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or **hardship** here)

THE PROPOSED USE OF STRUCTURE IS FOR VEHICLE STORAGE AND PARTS STORAGE FOR PERSONAL AND RESIDENTIAL USE ONLY. THE STRUCTURE WILL BE USED FOR PERSONAL AND RECREATIONAL USE ONLY. IT WILL NOT BE USED FOR BUSINESS PURPOSES OR AS A HOME OFFICE. THE DETACHED GARAGE IS TO BE EXTENDED FROM EXISTING DRIVEWAY STRAIGHT BACK TO STRUCTURE. THIS WILL BE DUPLICATED IN SIZE THAN.

(If additional space for the petition request or the area to please mark is needed, label and attach to this Form)

Signature of Owner (Affiant) Signature of Owner (Affiant)

Name- Print or Type Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this ___ day of ___, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print Name(s) Here

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

AS WITNESS my Hand & Notarial Seal

Notary Public

My Commission Expires

BALTIMORE COUNTY
MARYLAND

REV 04/2016

Zoning Property description for 11532 Garrison Forest Road Owings Mill MD 21117

Beginning at a point on the west side of Garrison Forest Road on which property fronts which is 70 ft wide ,said point being the southeast corner of Lot 1

Thence the following courses and distances (1) S 88 degrees 26 minutes 39 seconds W 296.47 (2) N 01 degrees 33 minutes 21 seconds W, 165.41 feet and (3) N 29 degrees 42 minutes 23 seconds W. 76.48 feet to a point on the southerly boundary of Parcel A

2020-0191-A

CERTIFICATE OF POSTING

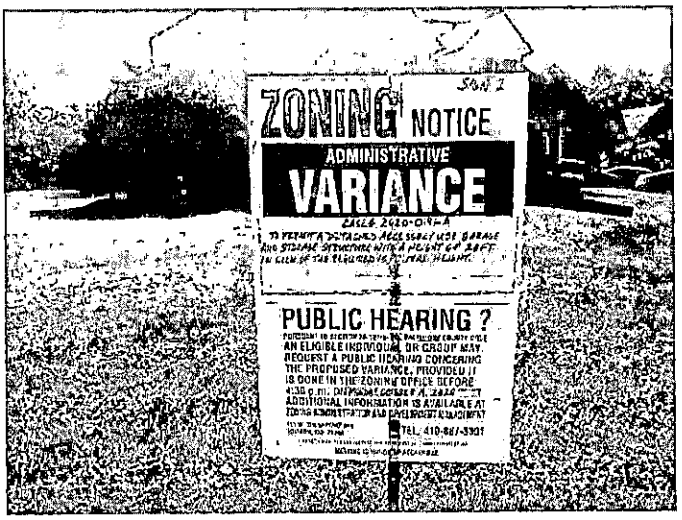
CASE NO. 2020-0191-A

PETITIONER/DEVELOPER

A & E Builders

DATE OF HEARING/CLOSING

October 19, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

11532 Garrison Forest Road SIGN 1

THE SIGN(S) POSTED ON October 3, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0191-A

PETITIONER/DEVELOPER

A & E Builders

DATE OF HEARING/CLOSING

October 19, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

11532 Garrison Forest Road SIGN 2

THE SIGN(S) POSTED ON October 3, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2020-0191-A

Property Address: 11532 GARRISON FOREST RD

Property Description: RESIDENCE NORTH OF STONEY CREEK RD. ON WEST SIDE OF GARRISON FOREST RD.

Legal Owners (Petitioners): ANDRE AND TIA FOSTER AND PRISCILLA BROWN

Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELI ESH

Company/Firm (if applicable): A & E BUILDERS

Address: 550 Beechdale Rd
Bird-in-Hand PA 17505

Telephone Number: 717-278-0224

Revised 7/9/2015

BALTIMORE COUNTY DI RTMENT OF PERMITS, APPRO 'S AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0191 -A Address 11532 GARRISON FOREST RD.

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/23/2020 **Posting Date:** 10/4/2020 **Closing Date:** 10/19/2020

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2020- 0191 -A Address 11532 GARRISON FOREST ROAD

Petitioner's Name ANRE /TIA FOSTER AND PRISCILLA BROWN Telephone 443-324-6841

Posting Date: 10/4/2020 **Closing Date:** 10/19/2020

Wording for Sign: To Permit A DETACHED ACCESSORY USE GARAGE AND STORAGE STRUCTURE WITH A HEIGHT OF 20 FT. IN LIEU OF THE REQUIRED 15 FT. MAX. HEIGHT.

Revised 6/30/2018

Note to file:

The petitioner was advised multiple times over 3 months to provide the original notarized petition form.

Roz Johnson

Planner

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

October 19, 2020

Eliesh,
550 Beechdale Road
Bird-in-hand PA 17505

RE: Case Number: 2020-0191-A, 11532 Garrison Forest Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 23, 2020. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0191-A
Address 11532 Garrison Forest Road
(Beasley-Foster & Brown Property)

Zoning Advisory Committee Meeting of **September 28, 2020.**

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford

10/19

CASE NO. 2020-0191-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
9-29	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 10-3-20 by Ogle

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0191-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tia Beasley-Foster & Priscilla Brown
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 11532 GARRISON FOREST RD
Location: North of Stoney Creek Court on west side of Garrison Forster Road South of Carroll Ave.

Existing Zoning: DR 1 **Area:** .92 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400.3 To permit a proposed accessory use detached garage and storage structure with a height of 20 feet in lieu of the required 15 feet maximum height.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/19/2020

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 04 **Account Number -** 0413056320

Owner Information

Owner Name:	BEASLEY FOSTER TIA BROWN PRISCILLA L ETAL	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	11532 GARRISON FOREST RD OWINGS MILLS MD 21117-2210	**Deed Reference:**	/39143/ 00001

Location & Structure Information

Premises Address:	11532 GARRISON FOREST RD OWINGS MILLS 21117-2210	**Legal Description:**	.919AC PT PCL A& ADJ 11532 GARRISON FOREST RD 2250FT S GWYNNBROOK AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0058	0004	0352	4050042.04	0000			2	2019	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2005	4,202 SF	500 SF	0.9200 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	5	3 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2019	As of 07/01/2020	As of 07/01/2021
Land:	172,500	172,500		
Improvements	436,800	472,900		
Total:	609,300	645,400	633,367	645,400
Preferential Land:	0			0

Transfer Information

Seller: SONG HEUNG SEOK	**Date:** 06/26/2017	**Price:** $670,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /39143/ 00001	**Deed2:**
Seller: PORTRAIT DEVELOPMENT LLC	**Date:** 10/06/2005	**Price:** $799,725
Type: ARMS LENGTH IMPROVED	**Deed1:** /22674/ 00683	**Deed2:**
Seller: JAY WEISS COMPANY	**Date:** 08/24/2004	**Price:** $210,000
Type: ARMS LENGTH VACANT	**Deed1:** /20586/ 00317	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 29 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

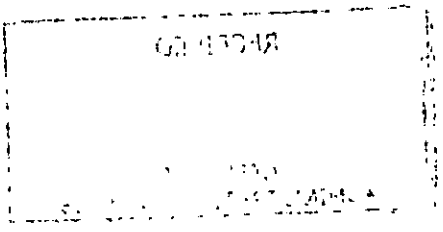
DATE: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0191-A
Address 11532 Garrison Forest Road
(Beasley-Foster & Brown Property)

Zoning Advisory Committee Meeting of **September 28, 2020**.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford



Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 04 **Account Number** - 0413056320

Owner Information

Owner Name:	BEASLEY FOSTER TIA BROWN PRISCILLA L ETAL	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	11532 GARRISON FOREST RD OWINGS MILLS MD 21117-2210	**Deed Reference:**	/39143/ 00001

Location & Structure Information

Premises Address:	11532 GARRISON FOREST RD OWINGS MILLS 21117-2210	**Legal Description:**	.919AC PT PCL A& ADJ 11532 GARRISON FOREST RD 2250FT S GWYNNBROOK AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0058	0004	0352	4050042.04	0000			2	2019	Plat Ref:	MS

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2005	4,202 SF	500 SF	0.9200 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	5	3 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2019	As of 07/01/2019	As of 07/01/2020
Land:	172,500	172,500		
Improvements	436,800	472,900		
Total:	609,300	645,400	621,333	633,367
Preferential Land:	0			0

Transfer Information

Seller: SONG HEUNG SEOK	**Date:** 06/26/2017	**Price:** $670,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /39143/ 00001	**Deed2:**
Seller: PORTRAIT DEVELOPMENT LLC	**Date:** 10/06/2005	**Price:** $799,725
Type: ARMS LENGTH IMPROVED	**Deed1:** /22674/ 00683	**Deed2:**
Seller: JAY WEISS COMPANY	**Date:** 08/24/2004	**Price:** $210,000
Type: ARMS LENGTH VACANT	**Deed1:** /20586/ 00317	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0191-A

1/4

Integrity Title & Escrow Company
File No. **17-7442**
Tax ID # **04 04-13-056320**

LR - Deed (w Taxes)
Recording only ST20.00
Name:
Song/Foster/Brown
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 3,350.00
LR - Deed Local Tax 0.00
==========
Total: 3,410.00
==========
Total: 3,530.00
06/26/2017 05:48
CC03-AN
#8632538 CC0301 -
Baltimore
County/CC03.01.01 -
Register 01

This Deed, made this 9th day of June, 2017, by and between **Heung Seok Song** and **Jung Moon Song**, GRANTORS, and **Tia Beasley-Foster**, **Priscilla L. Brown** and **Andre Foster**, GRANTEES.

Witnesseth –

That in consideration of the sum of Six Hundred Seventy Thousand and 00/100 Dollars ($670,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2, containing 0.9109 acres, more or less, as shown on the Baltimore County Minor Subdivision Plan; Project No. 03013M (1st Amended), which plan is recorded among the Minor Subdivision Records of Baltimore County and is also described as follows:

BEGINNING FOR THE SAME at a point on the west side of Garrison Forest Road, 70 feet wide, said point being the southeast corner of Lot I approved under Minor Subdivision No. 03013M, dated September 4, 2003; thence along and binding on the west side of Garrison Forest Road S 00 degrees 57 minutes 06 seconds W, 12.01 feet to a point; thence leaving the west side of Garrison Forest Road and running for new lines of division through the whole tract the three (3)following courses and distances, viz: (1) S 88 degrees 26 minutes 39 seconds W, 296.47 feet, (2) N 01 degrees 33 minutes 21 seconds W, 165.41 feet and (3) N 29 degrees 42 minutes 23 seconds W. 76.48 feet to a point on the southerly boundary of Parcel "A" as shown on Plat entitled "Re-subdivision of Lot 'A,'" The Business Center at Owings Mills," recorded among the Land Records of Baltimore County in Liber SM No. 76, folio 83; thence continuing along the last course described through Parcel "A," N 29 degrees 42 minutes 23 seconds W, 26.36 feet to a point on the northerly boundary of Parcel "A;"thence along and binding on the northerly boundary of Parcel "A" N 88 degrees 00 minutes 51 seconds E, 356.33 feet to a point on the west side of Garrison Forest Road; thence along and binding on the west side of Garrison Forest Road S. 00 degrees 57 minutes 06 seconds W 0.60 feet to a point on the southerly boundary of Parcel "A," thence along the southerly boundary of Parcel "A," for a part of its distance, S 84 degrees 14 minutes 00 seconds W, 180.66 feet to a point on the westerly outline of Lot 1 approved under Minor Subdivision No. 03013M; thence along the westerly and southerly outline of Lot 1 the four (4) following courses and distances, viz: (1) S 29 degrees 42 minutes 23 seconds E, 51.15 feet (2) S 00 degrees 57 minutes 06 seconds W, 41.59 feet, (3) S 13 degrees 50 minutes 09 seconds W, 151.68 feet and (4) N 86 degrees 26 minutes 39 seconds E, 187.34 feet to the point of beginning, containing 0.919 of an acre, more or less.

The improvements thereon being known as No. 11532 Garrison Forest Road.

Subject to a 15 foot revertible slope easement and a 10 foot drainage and utility easement as shown on Baltimore County Department of Permits & Development Management Bureau of Land Acquisition R/W# 03-152-1 and R/W 03-152-2.
Subject also to a 10 foot drainage and utility easement as shown on the abovementioned recorded plat.
Together with and subject also to a 20 foot private ingress; egress, right of way recorded in the aforementioned land records and described in a deed dated December 15, 1981 in Liber 6354, folio 121.

Together with and subject also to the existing macadam driveway as laid out across the above described Parcel "A."
Together with and subject also to easements and conditions as shown on a minor subdivision entitled, "Re-subdivision of Parcel 'A', 'The Business Center @ Owings

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39143, p. 0001, MSA_CE62_39000. Date available 07/07/2017. Printed 07/01/2020.

2020-0191-A

Moon Song, GRANTORS, and Ila Beasley-Foster, Priscilla L. [illegible], GRANTEES.

Total: 3,530.00
06/26/2017 05:46
CC03-AM
#8832538 CC0301 - Baltimore County/CC03.01.01 - Register 01

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GRANTEES.

Total: 3,530.00
06/26/2017 08:48
CC03-AM
#8632538 CC0301 -
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Moon Song, GRANTORS; and Ila Beasley-Foster, Priscilla L. Brown and Andrea Foster, 3,530.00

GRANTEES.

Total: 3,530.00
06/26/2017 05:48
CC03-AM
$8C3256B CC0301 -
Baltimore
County/CC03.01.01 -
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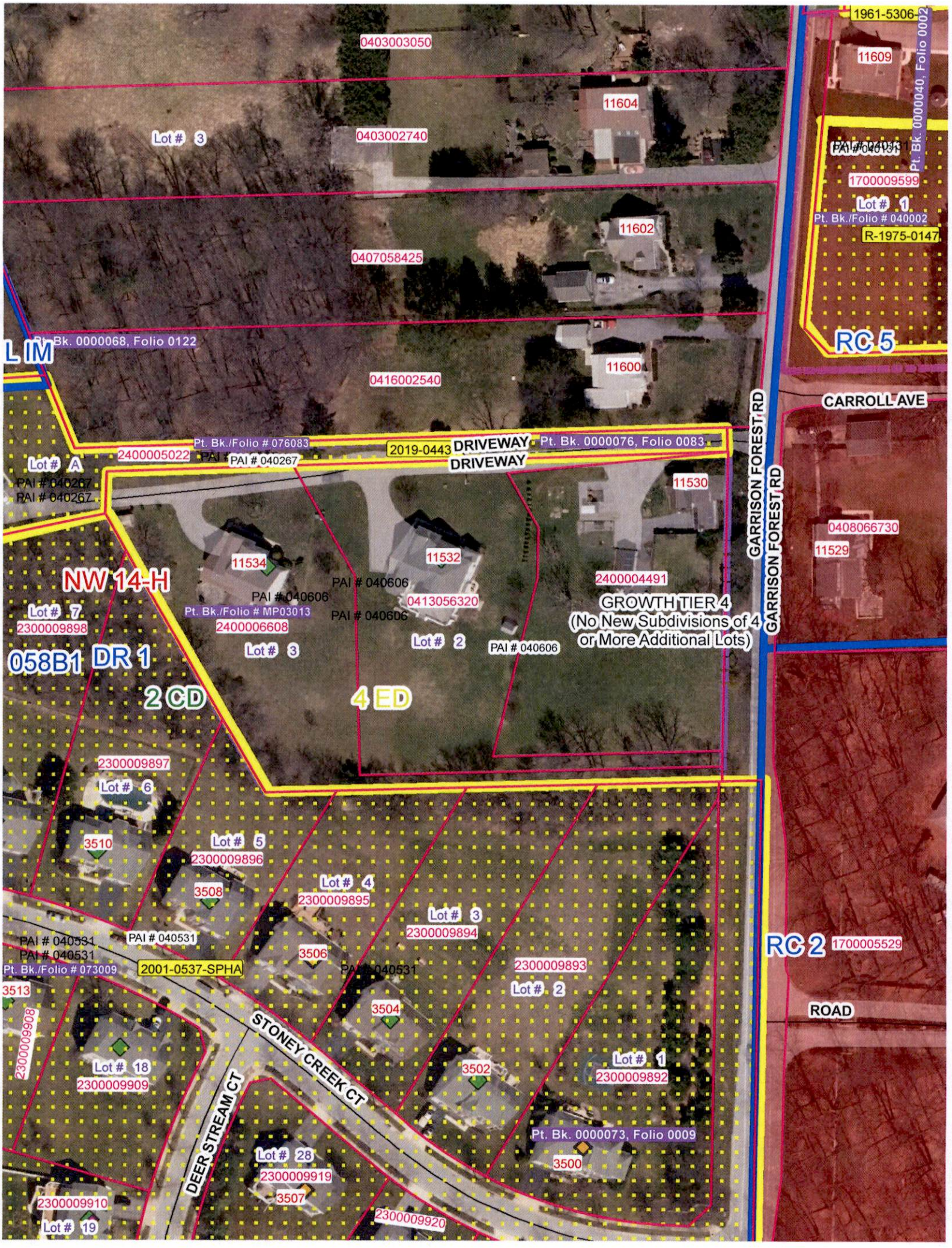
0403003050
11604
Lot # 3
0403002740
11602
0407058425
Pt. Bk. 0000068, Folio 0122
L IM
11600
0416002540
Pt. Bk./Folio # 076083
2400005022
PAI # 040267
2019-0443 DRIVEWAY
DRIVEWAY
Pt. Bk. 0000076, Folio 0083
Lot # A
PAI # 040267
PAI # 040267
11530
11534
11532
NW 14-H
PAI # 040606
PAI # 040606
0413056320
2400004491
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
Lot # 7
2300009898
Pt. Bk./Folio # MP03013
2400006608
PAI # 040606
Lot # 2
PAI # 040606
Lot # 3
058B1 DR 1
2 CD
4 ED
2300009897
Lot # 6
3510
Lot # 5
2300009896
3508
Lot # 4
2300009895
Lot # 3
2300009894
PAI # 040531
PAI # 040531
PAI # 040531
Pt. Bk./Folio # 073009
2001-0537-SPHA
3506
PAI # 040531
2300009893
Lot # 2
3513
3504
2300009908
STONEY CREEK CT
Lot # 18
2300009909
3502
Lot # 1
2300009892
DEER STREAM CT
Pt. Bk. 0000073, Folio 0009
Lot # 28
2300009919
3500
3507
2300009910
2300009920
Lot # 19
GARRISON FOREST RD
GARRISON FOREST RD
1961-5306-
11609
Pt. Bk. 0000040, Folio 0002
PAI # 040531
1700009599
Lot # 1
Pt. Bk./Folio # 040002
R-1975-0147
RC 5
CARROLL AVE
0408066730
11529
RC 2
1700005529
ROAD

Location of
Proposed 28'x84 Garage

New
Proposed
Building
site

New Proposed
Building site

2020-0191-A

Location of
Proposed 28'x84 Garage

2020-0191-A

New
Proposed
Building
site

2020-0191-A

New Proposed
Building Site

2020-0191-A

MySitePlan.com
Site Plans When You Need Them

Property Line

Driveway

170'

42'

69'

47'

20'

40'

Driveway

104'

91'

Front

24'

18'

19'

52'-5"

House

#11532
2550 SF

Line of Wall

46'

28'-3"

8'

9'

8'

18'

20'

Deck
324 SF

Eaves Line

48'

8'

10'

13'

New Driveway

Front

#11534

#11530

Front

Property Line

165'

164'-6"

150'

Property Line

New Driveway

18'

84'

21'

28'

2352

New Structure

10'

Property Line

185'

Property Line

16'

300'

Garrison Forest Rd

Forestleigh Dr.

Garrison Forest Rd

site

Stoney Creek CT

N

Lot 2
Block
Plat Book
Folio
10 digit tax 0413056320
Deed Reference 39143 00001

Land: 0.92 AC
House: 4702 SF

Zoning Map:058-B1
Election District 4
Site Zoned DR-1
Council Distict 2
Lot Area Acreage 0.92 AC
Historic NO
IN CBCA NO
In flood plan NO
Water is private
Sewer is private
Prior hearing NO

11532 Garrison Forest Rd
Owings Mills, MD 21117 USA
scale: 1"= 30'

2020-0191-A

MySitePlan.com
Site Plans When You Need Them

Property Line

Driveway

170'

Front

#11534

#11530

Front

Garrison Forest Rd

Forestleigh Dr.

Site

Stoney Creek

N

104'

91'

20'

Driveway

40'

42'

69'

24'

18'

19'

52'-5"

47'

House
#11532
2550 SF

Line of Wall

28'-3"

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9'

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20'

Deck
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8'

10'

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New Driveway

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164'-6"

Property Line

Property Line

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84'

21'

28'

2352 Sq Ft

New Structure

10'

Property Line

185'

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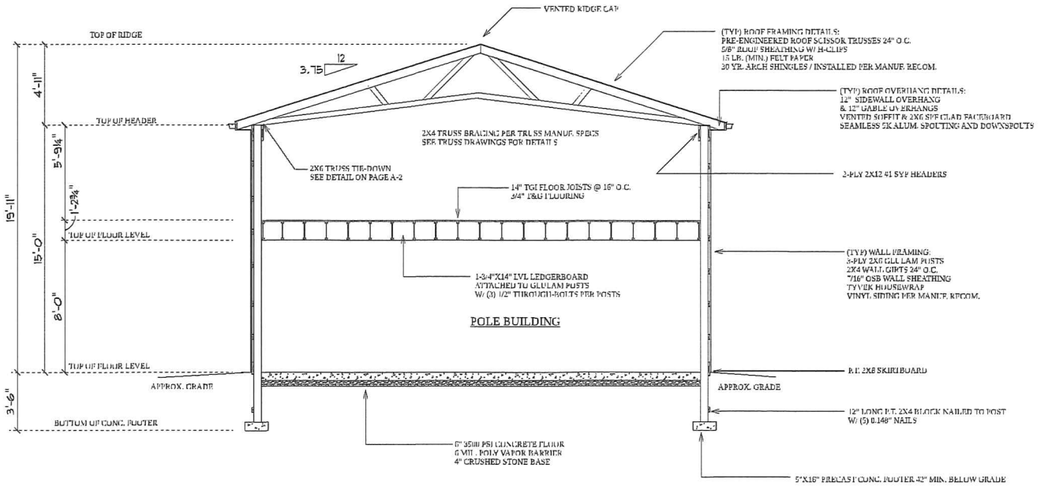
Prior hearing NO

11532 Garrison Forest Rd
Owings Mills, MD 21117 USA
scale: 1"= 30'

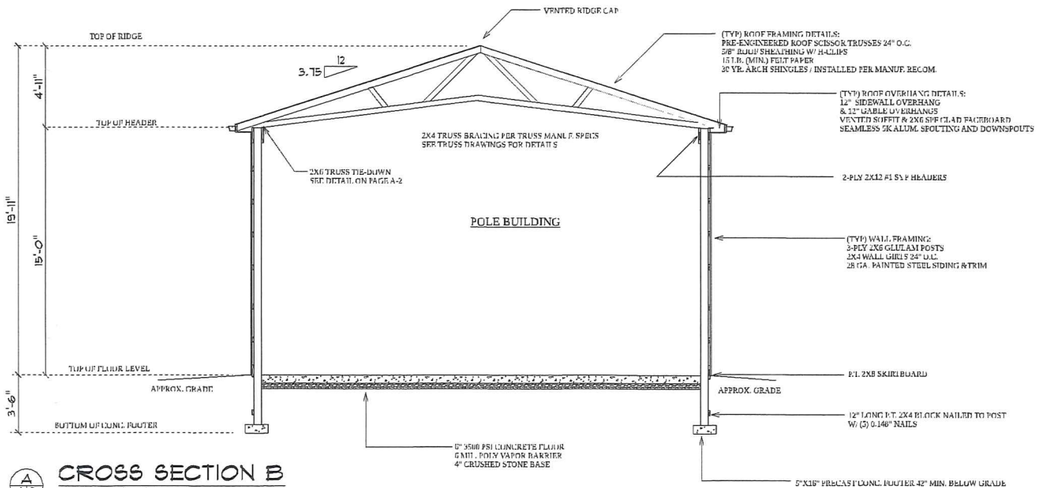
Pet

2020-0191-A



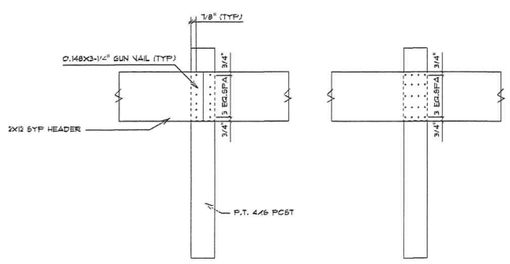
A/12 CROSS SECTION A

SCALE: 1/4" = 1'-0"



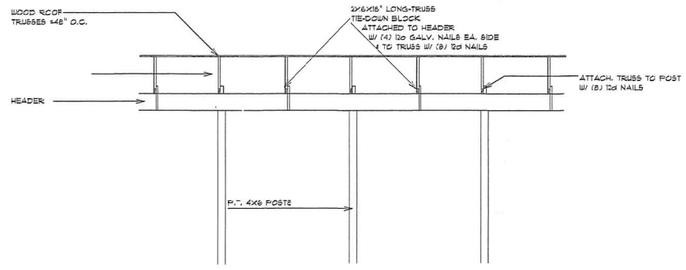
A/12 CROSS SECTION B

SCALE: 1/4" = 1'-0"



BUILDING HEADER TO POST CONNECTION DTL.

SCALE: 1"= 1'-0"



TYP. TRUSS CONNECTION DTL.

SCALE: 1/4"= 1'-0"

CONTRACTOR:
S & S BUILDERS
530 HRACHDALE RD
BIRD-IN-HAND PA 17505

DAVID S KING 717-419-1809

CLASSIC DESIGN, LLC
1201 ROTHSVILLE RD
LITITZ PA 17543
Drafting & Architectural Services

A NEW POLE BUILDING FOR:
ANDRE FOSTER
11532 GARRISON FOREST RD
OWENS MILL MD 21117

ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
THESE DRAWINGS SHALL NOT USED FOR ANY OTHER BUILDING PROJECTS. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARCHITECT.
ANY STRUCTURAL CHANGES THAT AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.

PROJECT # 2233

DRAWN BY:
D.S. KING

REVISIONS:

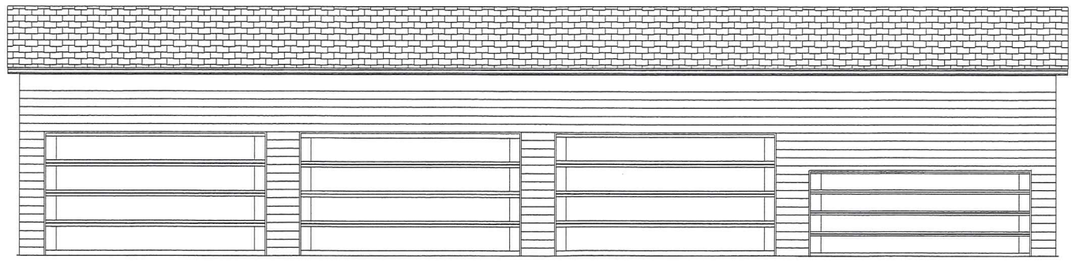
PAGE: 2/ 3

DATE:
4/6/20

DRAWING TITLE:
CROSS SECTIONS

SHEET NO. A-2

2020-0191-A



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ANDRE FOSTER
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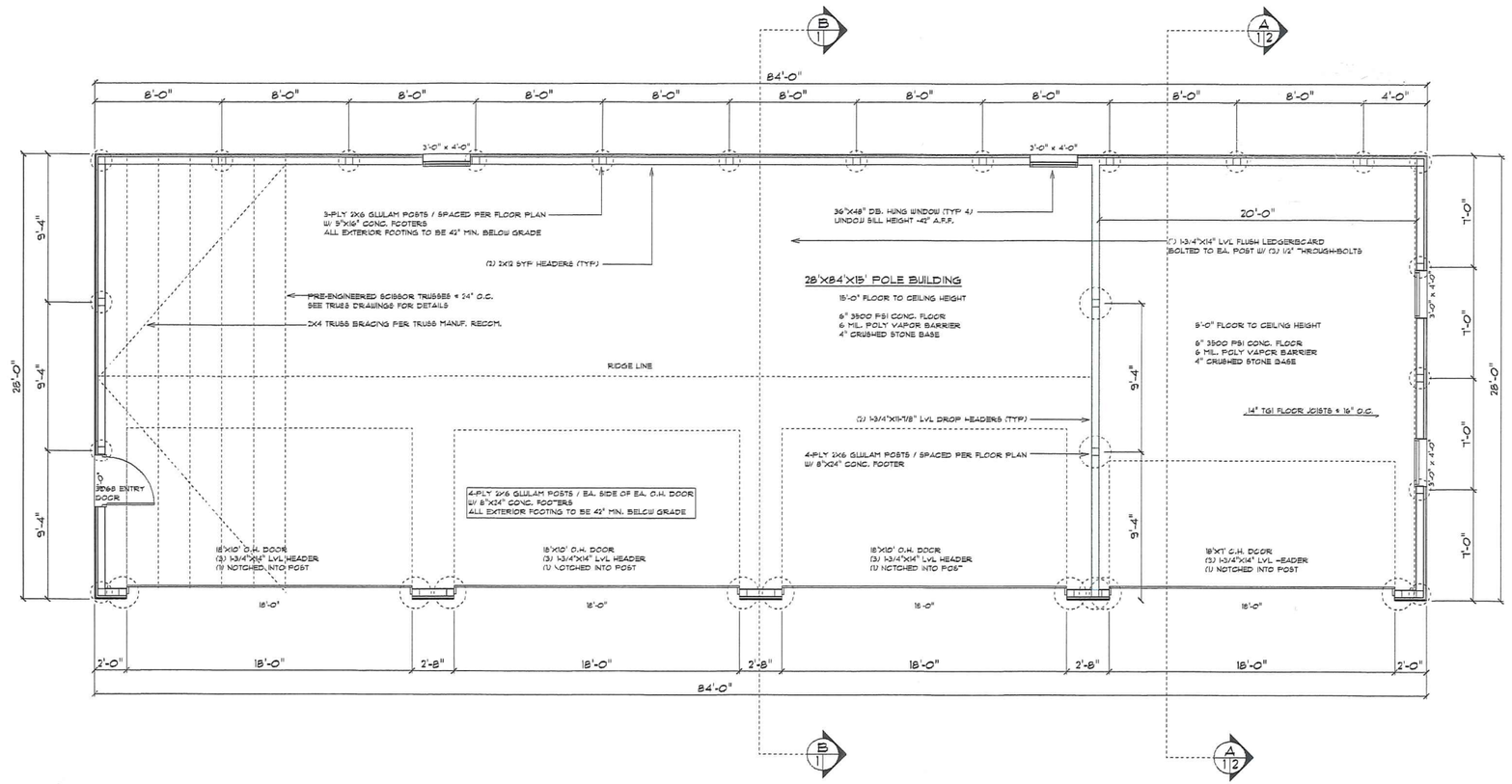
OWNES MILL MD 21117



MAIN FLOOR
SCALE: 1/4" = 1'-0"

GENERAL NOTES - 1
THESE NOTES APPLY TO ALL DRAWINGS:

1. PROVIDE EROSION PROTECTION AS REQ'D. BY ALL GOVERNING AUTHORITIES.
2. PROVIDE P.T. WD. WHERE IN CONTACT W/ FLASHING, CONCRETE OR EARTH.
3. ALL WOOD FASTENERS, HANGERS, ETC. IN CONTACT W/ P.T. WD. TO RECEIVE MIN. G90 GAL./, OR GREATER, AS REQ'D BY FASTENER MFR. FOR P.T. CHEM. AND/OR TREATED.
4. STRUCTURAL DESIGN CONFORMS WITH IRC 2018

GENERAL STRUCTURAL NOTES:
1. FOUNDATIONS DESIGNED FOR ASSUMED 2500 PSF ALLOW. NET SOIL BEARING. CONTRACTOR TO VERIFY. CONSULT TO PAY FOR S.C. TESTS AND FOR REDESIGN & INCREASED CONSTRUCTION COSTS IF S.C. INADEQUATE.
2. PLACE F.T.F. & BACKFILL IN MAX. 8" LIFTS. DO NOT BACKFILL ON WEAK SOIL.
3. DESIGN LIVE LOADINGS AS FOLLOWS:
   - G.S.L.: 30PSF
   - WIND: 115 MPH (EXPOSURE C) - SITE CLASS: D
     - SEISMIC RESIST: WOOD FRAME
     - SEISMIC DESIGN GROUP: I
4. CONC. WORK TO CONF. TO ACI 318, PROVIDE ONE OF LATEST EDITS OF ACI 301 & 318 INCL. FREEZING & HOT WEATHER PROVISIONS. TYPE I CEMENT PER ASTM C150. MAX. 1 IN. STONE PER ASTM C33. SLUMP 4 IN. +/- 1 IN. NO CALC. CHLORIDE. CONCRETE TO HAVE 28-DAY MIN. COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT 4000 PSI AT EXPOSED EXT. SURF.
   AIR ENTRAIN CONCRETE AT EXT. HORIZ. SURFACES: 6% +/- 1.5%.
   CONC. TO BE POST CURED OR PROTECTED W/ MEMBRANE.
5. WOOD FRAMING DESIGN COMPLIES W/ NDS 2018

WOOD ROOF TRUSS NOTES:
1. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED TO MEET PITCH & TYPE SHOWN ON THE DWGS. AND TO MEET DESIGN LOADING REQTS FOR THIS LOCATION. TRUSSES SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND WITH 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES, AND SHALL INCORPORATE ALL APPLICABLE LOADING COMBINATIONS, INCL. MIN. REQUIRED BOTTOM CHORD LOADING AS SET FORTH IN APPLICABLE IBC CODE. MAX. TRUSS DEFLECTION UNDER ROOF LIVE LOAD TO BE LESS THAN L/360. CONTRACTOR SHALL SUBMIT FOR REVIEW THE TRUSS DESIGN CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY LICENSED ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
2. TRUSSES SHALL BE DESIGNED TO ACCOMODATE DRIFT LOADS & EQUIP. WEIGHTS IN ADDITION TO UNIFORM ROOF DEAD AND LIVE LOADS.
3. LUMBER USED FOR CHORDS AND WEBS SHALL BE A MINIMUM 2 IN. NOM. WIDTH SURFACED FOUR SIDES W/ MOISTURE CONTENT NOT EXCEEDING 19%. LUMBER SHALL BE GRADE STAMPED WITH THE APPROPRIATE WWPA OR SPIB STAMP INDICATING COMPLIANCE WITH PS-20 LUMBER DEFECTS OCCURING IN THE CONNECTOR PLATE AREA.
4. GALVANIZED STEEL CONNECTOR PLATES SHALL BE FABRICATED FROM MIN. 20GA THICK STEEL SHEET CONFORMING TO ASTM A446, GRADE A 1 A653, G60. PLATES SHALL SECURELY FASTEN EA. JOINT ON BOTH FACES OF TRUSS IN ACCORDANCE WITH ACCEPTED TI STANDARD 1 PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
5. SECURELY BRACE TRUSSES DURING ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT AND PLUMB UNTIL DECKING & PERMANENT BRACING ARE INSTALLED. INSTALL PERMANENT BRACING AS REQ'D BY DESIGN PRIOR TO APPLICATION OF LOAD. PERMANENT BRACING SHOWN ON ARCH. DWGS. IS MIN. REQ'D -- PROVIDE ADDITIONAL PER TRUSS MFR. DES'GN.
6. SECURE TRUSSES TO THE SUPPORTING STRUCTURE WITH GALVANIZED FRAMING ANCHORS. ANCHORS IN CONTACT WITH P.T. LUMBER SHALL HAVE G90 GALVANIZATION. CONNECTIONS MUST MEET ALL DESIGN LOADS.

CONTRACTOR:
L&L BUILDERS
538 HERCHDALE RD
BIRD-IN-HAND PA 17505

DAVID S KING 717-419-1809
CLASSIC
DESIGN, LLC
1201 BUTTONWILLOW RD
LITITZ, PA 17543
Drafting & Architectural Services...

A NEW POLE BUILDING FOR:
ANDRE FOSTER
11532 GARRISON FOREST RD
OWNES MILL MD 21117

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PROJECT # 2233

DRAWN BY:
D.S. KING

REVISIONS:

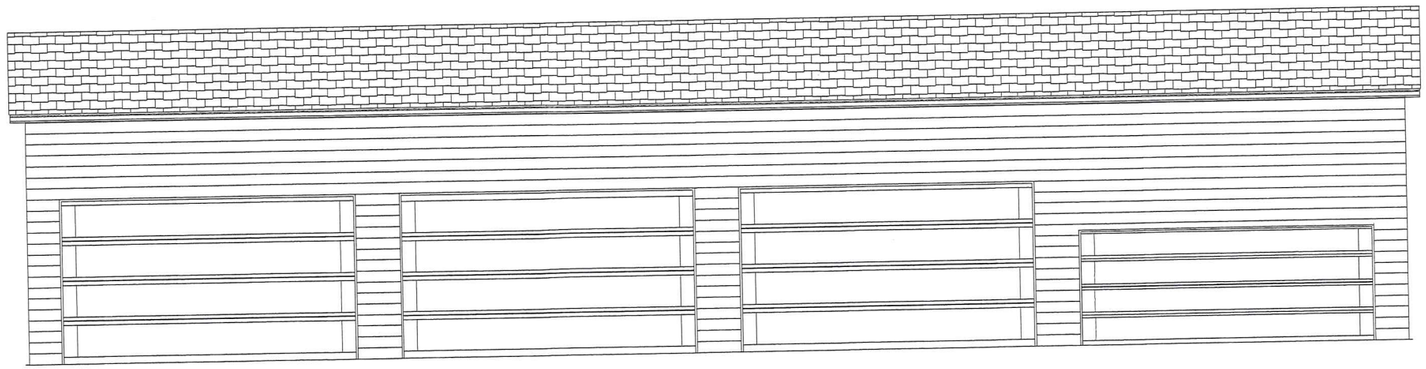
PAGE: 1/ 3

DATE:
4/6/20

DRAWING TITLE:
COVER PAGE

SHEET NO. A-1

2020-0191-A



FRONT ELEVATION
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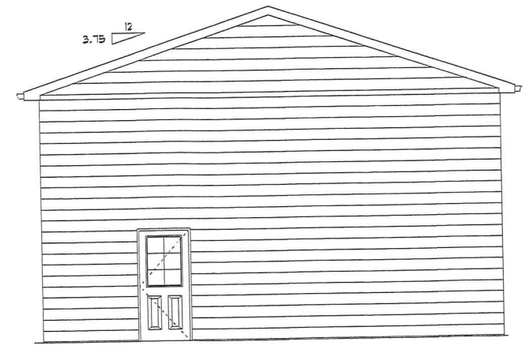

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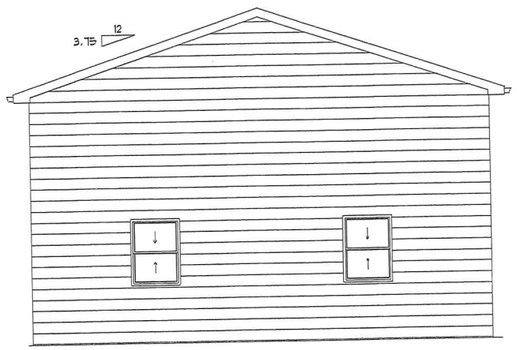

RIGHT ELEVATION
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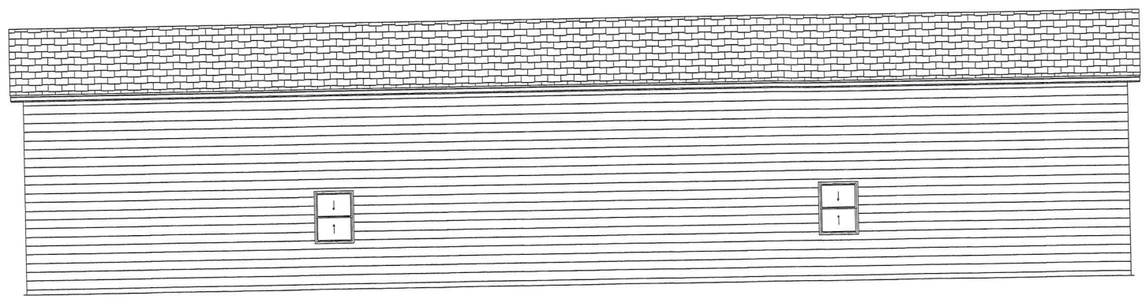

REAR ELEVATION
SCALE: 1" = 5'-0"

CONTRACTOR:
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5981 MACHANAUX RD
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PROJECT # 2233

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REVISIONS:

PAGE: 3/3

DATE:
4/6/20

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ELEVATIONS

SHEET NO. A-3

2020-0191-A