

MR. OUR ORDER NO. 11514 * GARRISON FOREST PLAZA * \$25.00
PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, **GARRISON FOREST PLAZA**, legal owner, 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 411.2a, SQUAREAGE, ADJUSTAL OF 150

Identification sign of 219 Square Feet instead of the permitted

150 Square Feet.--Under Section 411.5d request approval of 35 Feet

high instead of the permitted 25 Feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: indicate hardship or practical difficulty

We are requesting an additional 10 foot height for this sign because if this stock sign were placed closer to the ground the aesthetic value of this sign would be destroyed.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

TRANGLE SIGN & SERVICE
 822 CENTRAL AVE
 LINTHICUM, MD. 21090
 ATTENTION: MR. L. MYERS
 PHONE # 636-3666
 Address: SUITE # 2505
 1111 CHARLES STREET
 BALTIMORE, MD. 21201

Petitioner's Attorney: _____
 Protestor's Attorney: _____
 Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of November, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, Maryland, on the 11th day of January, 1971, at 10:00 o'clock.

By: *Edward D. Hardesty*
 Zoning Commissioner of Baltimore County.

(over)

71-191-A #67

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71-191-A #67

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 24, 1970.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 300 time before the 11th day of January, 1971, the first publication appearing on the 24th day of December, 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

PETITION FOR A VARIANCE
IN DISTRICT
LOCATION: Northeast side of Reisterstown Road, 400 feet North of Rosewood Lane.
DATE & TIME: MONDAY, JANUARY 11, 1971 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a sign of 219 square feet and to permit a sign of 35 feet in height instead of the permitted 25 feet.
 The Zoning Regulations, as amended, require a sign of 150 square feet and a height of 25 feet.
 All that part of land in the Baltimore County Office Building of a sign, and the sign being 219 feet square and the sign being 35 feet high, from the intersection of Reisterstown Road and Rosewood Lane, is to be a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a sign of 219 square feet and to permit a sign of 35 feet in height instead of the permitted 25 feet.
 The property of Garrison Forest Plaza Joint Venture is shown on plat attached with the Zoning Department.
 Dated: Monday, January 11, 1971 at 10:00 A.M.
 Edward D. Hardesty
 Zoning Commissioner of Baltimore County
 Dec. 24, 1970

ORIGINAL
OFFICE OF THE COMMUNITY TIMES
 RANDALLSTOWN, MD. 21133 Dec. 26, 1970
 THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 28th day of Dec., 1970 that is to say, the time was inserted in the issue of December 24, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Barbara Morgan*

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204
 No. 75444
 DATE: Dec. 17, 1970
 TO: **Triangle Sign & Service**
 822 Central Ave.
 Linticum, Md. 21090
 Zoning Dept. of Baltimore County
 SUBJECT TO ACCOUNT NO. 82-622
 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
 QUANTITY: 1
 TOTAL AMOUNT: \$25.00
 Description: **Petition for Variance for Garrison Forest Plaza Joint Venture #71-191-A**
 COST: 25.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204
 No. 75470
 DATE: Dec. 19, 1970
 TO: **Triangle Sign & Service**
 822 Central Ave.
 Linticum, Md. 21090
 Zoning Dept. of Baltimore County
 SUBJECT TO ACCOUNT NO. 82-622
 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
 QUANTITY: 1
 TOTAL AMOUNT: \$25.00
 Description: **Advertising and posting of property for Garrison Forest Plaza Joint Venture #71-191-A**
 COST: 25.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 15, 1970

Triangle Sign & Service
 812 Central Avenue
 Linticum, Maryland 21090
 RE: Type of Hearing: Variance for sign
 Location: NE/S Reisterstown Rd., Int.
 W. Rosewood Lane
 Petitioners: Garrison Forest Plaza
 Committee Meeting of November 17, 1970
 4th District
 Item 67

Gentlemen:
 The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.
 The subject property is presently under improvement with a small shopping center and an automotive service station. The property to the northwest is improved with the Mills Volunteer Fire Company. The property to the east is improved with another automotive service station. The improved with the south are improved with a post office and several vacant tracts of land. Reisterstown Road and Rosewood Lane in this location are partially improved with concrete curb and gutter due to the improvement of the shopping center on the existing property.

BUREAU OF ENGINEERING:
 No public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with the subject item.

PROJECT PLANNING DIVISION:
 This plan has been reviewed and there are no site planning factors requiring comment.

Triangle Sign & Service
 Item 67
 Page 2
 December 15, 1970
BOARD OF EDUCATION:
 No hearing on student population.
HEALTH DEPARTMENT:
 Since this petition is for a sign, no health hazards are anticipated.
DEPARTMENT OF TRAFFIC ENGINEERING:
 The subject sign variance should have no major effect on traffic.
BUILDINGS ENGINEER'S OFFICE:
 No comment from this office at this time.
FIRE DEPARTMENT:
 This office has no comment on the proposed site.
ZONING ADMINISTRATION DIVISION:
 This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.
 Very truly yours,
Oliver L. Myers
 OLIVER L. MYERS, Chairman

OLM:JD
 Enc.

DESCRIPTION
 BEGINNING AT A POINT, SAID POINT BEING 30 FEET EASTERLY FROM THE CENTER LINE OF REISTERSTOWN ROAD AND ALSO BEING 400 FEET NORTHERLY FROM THE INTERSECTION OF ROSEWOOD LANE AND REISTERSTOWN ROAD, THENCE IN AN EASTERLY DIRECTION 40 FEET TO A POINT, THENCE SOUTHERLY 40 FEET TO A POINT, THENCE WESTERLY 40 FEET TO A POINT, THENCE NORTHERLY ALONG THE EAST SIDE OF REISTERSTOWN ROAD FOR THE DISTANCE OF 40 FEET TO THE PLACE OF BEGINNING. FORMING A SQUARE 40 FEET BY 40 FEET IN WHICH THE PROPOSED IDENTIFICATION SIGN FOR GARRISON FOREST PLAZA SHOPPING CENTER IS TO BE PLACED.

Fursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; and it further appearing that by reason of

a Variance, Variance to permit a sign 219 sq. ft. instead of the required 150 sq. ft. and to permit a sign height of 35 ft. instead of required 25 ft. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of January, 1971, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a sign of 219 sq. ft. instead of the required 150 sq. ft. and sign height of 35 feet instead of the required 25 feet, subject to approval of the site plan by State Roads Commission, Bureau of Public Services, Zoning Commissioner of Baltimore County and Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

1516N 71-191-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4TH Date of Posting DEC. 26, 1970
Posted for: VARIANCE
Petitioner: GARRISON FOREST PLAZA JOINT VENTURE
Location of property: N.E.S. OF REISTERSTOWN RD. 400 FT. N. OF ROSEWOOD LANE
Location of Signs: E/S. OF REISTERSTOWN RD. 385 FT. N. OF ROSEWOOD LANE
Remarks: _____
Posted by Charles W. Neal Date of return: JAN. 4 - 1971
Signature

Triangle Sign & Service
822 Central Avenue
Linthicum, Maryland 21086

Item 57

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

17th day of November, 1970

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: Garrison Forest Plaza

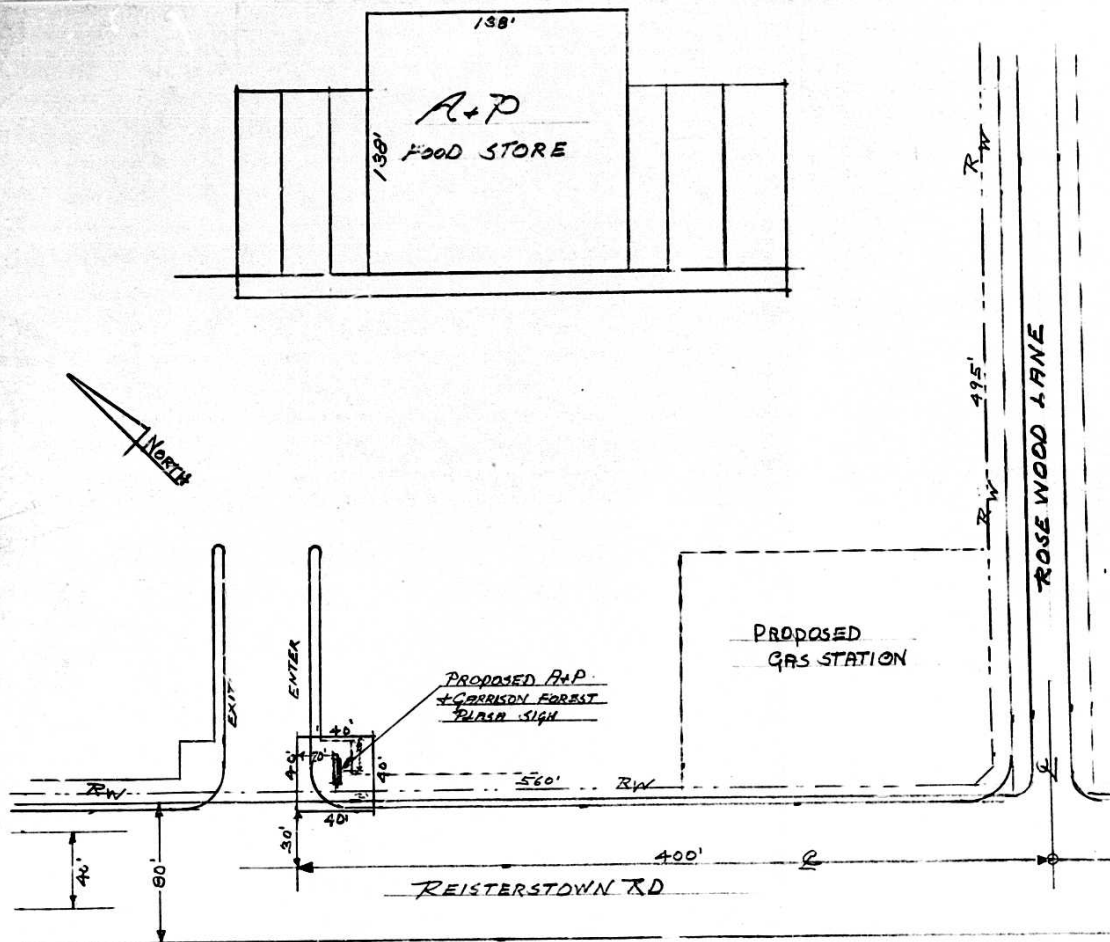
Petitioner's Attorney _____

Reviewed by

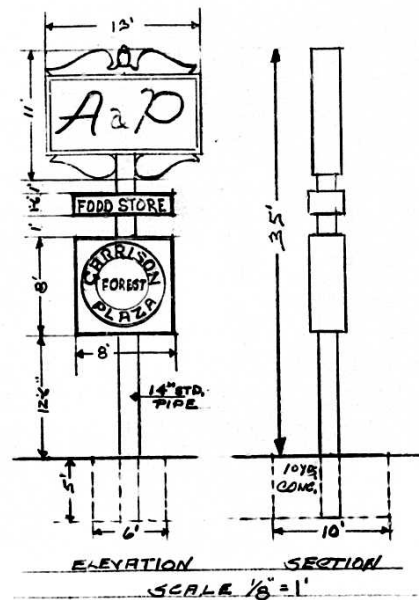
Oliver L. Myers
Chairman of the
Advisory Committee

GARRISON FOREST PLAZA JOINT VENTURE - N.E.S. OF REISTERSTOWN RD. 400' N OF ROSEWOOD LANE

71-191-A
#67



Plot Plan 1"=50'



TRIANGLE SIGN SERVICE
872 CENTRAL AVE
LINTHICUM BA. CO. MARYLAND
21090 PHONE 636 3666
1 COMBINATION A&P +
SHOPPING PLAZA, SIGN FOR
THE GREAT A&P TEA COMPANY
GARRISON FOREST PLAZA SHOPPING
CENTER
REISTERSTOWN RD + ROSEWOOD LANE
BARTIMOR COUNTY MARYLAND
DATE OCT 13/70 SCALE AS NOTED
By George Wagner NO-11461-B

