

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Joint Venture

I, or 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 413.2-f to increase existing sign to 163 square feet instead of the required 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To add a directory sign to the existing bowling sign, which would list the names of the various stores in the shopping center.

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 For Baltimore County.

Contract purchaser

Legal Owner

Address: 608 Baltimore Avenue

Towson, Maryland 21204

Petitioner's Attorney

Protestant's Attorney

Address: 409 WASHINGTON AVE

Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of July 1973

1973, 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 Office Building in Towson, Baltimore

18th day of September, 1973, at 2:30 o'clock

Signature of Zoning Commissioner

(over)

## BALTIMORE COUNTY

## ZONING ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 20

Mr. Clark F. MacKenzie,  
General Partner  
Garrison Forest Plaza Joint Venture  
608 Baltimore Avenue, Towson, Md. 21204

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

Your Petition has been received and accepted for filing

This 2nd day of August 1973.

Signature of Zoning Commissioner

Petitioner: Garrison Forest Plaza Joint Venture

Petitioner's Attorney  
Joseph D. Thompson  
200 E. Joppa Road  
Towson, Md. 21204

Reviewed by  
Chairman  
Zoning Advisory Committee

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 23, 1973

Mr. Clark F. MacKenzie, General Partner  
Garrison Forest Plaza Joint Venture  
608 Baltimore Avenue  
Towson, Maryland 21204

RE: Variance Petition  
Item 20

Dear Mr. MacKenzie:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Reisterstown, 400 feet west of Rosewood Lane, in the 4th District of Baltimore County. This property is currently improved with the Garrison Forest Plaza Shopping Center.

The existing sign is 5'x15' in area and is 21 feet from the ground. The proposed panel sign 8'x12', if granted, would hopefully eliminate many of the existing signs that are now located along the frontage of this property.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will

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Mr. Clark F. MacKenzie, General Partner  
Item 20 - Variance Petition  
August 23, 1973

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,

Signature of John J. Dillon, Jr.

JOHN J. DILLON, JR. Chairman  
Zoning Advisory Committee

JJDjr: JJD

Enclosure

cc: Joseph D. Thompson  
200 E. Joppa Road  
Towson, Maryland 21204

## Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering  
ELLSWORTH H. DIVER, P. E. CHIEF

August 14, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #20 (1973-1974)  
Property Owner: Garrison Forest Plaza  
W/ES Reisterstown Rd., 400' W. of Rosewood Lane  
Existing Zoning: Business, Local  
Proposed Zoning: Variance from Section 413.2f to permit the increase in area of an existing sign to 163 square feet instead of the required 100 square feet  
District: 4th No. Acres: 20' x 15'

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #20 (1973-1974).

Very truly yours,

Signature of Ellsworth H. Diver, P.E.

ELLSWORTH H. DIVER, P.E.  
Chief, Bureau of Engineering

ENCLOSURE

1-SU Key Sheet  
14 NW 31 Pos. Sheet  
NW 11 H. Topo  
58 Tax Map

## Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204

875-7316

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Garrison Forest Plaza

Location: NE/s Reisterstown Road, 400 feet W of Rosewood Lane

Item No. 20 Zoning A. enda July 24, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: Paul H. Rauscher Deputy Chief  
Planning Group Special Inspection Division

Approved: Paul H. Rauscher Deputy Chief  
Fire Prevention Bureau

mls  
4/16/73

## BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

## DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. Wm. T. MILLER DIRECTOR CHIEF TRAFFIC ENGINEER

August 7, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item 20 - 21C - July 24, 1973  
Property Owner: Garrison Forest Plaza  
NE/s Reisterstown Road, 400 feet W of Rosewood Lane  
Variance from Section 413.2f to permit the increase in area of an existing sign to 163 square feet instead of the required 100 square feet  
District 4

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an oversized sign.

Very truly yours,

Signature of Michael S. Flanigan

Michael S. Flanigan  
Traffic Engineer Associate

NSF/pk

NOV 29 1973





| PETITION MAPPING PROGRESS SHEET                 |          |    |          |    |                                                                          |    |         |    |           |
|-------------------------------------------------|----------|----|----------|----|--------------------------------------------------------------------------|----|---------|----|-----------|
| FUNCTION                                        | Wall Map |    | Original |    | Duplicate                                                                |    | Tracing |    | 200 Sheet |
|                                                 | date     | by | date     | by | date                                                                     | by | date    | by | date      |
| Descriptions checked and outline plotted on map |          |    |          |    |                                                                          |    |         |    |           |
| Petition number added to outline                |          |    |          |    |                                                                          |    |         |    |           |
| Denied                                          |          |    |          |    |                                                                          |    |         |    |           |
| Granted by<br>ZC, BA, CC, CA                    |          |    |          |    |                                                                          |    |         |    |           |
| Reviewed by: <u>F.H.H.</u>                      |          |    |          |    | Revised Plans:<br>Change in outline or description _____ Yes<br>_____ No |    |         |    |           |
| Previous case: _____                            |          |    |          |    | Map # _____                                                              |    |         |    |           |

MacKinnon & Associates, Inc.  
608 Baltimore Ave.  
Tucson, NM. 85704  
Advertising and posting of property for Harrison  
Street Plaza Joint Venture - 876-86-A 4100 MSC

74-86-9

*I. SIGN*

**CERTIFICATE OF POSTING**  
**ZOOING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

\_\_\_\_\_

District: *4<sup>th</sup>* \_\_\_\_\_ Date of Posting: *AUGUST 31, 1973*

Posted for: *PRITIA F. A. VANDER*

Pettitioner: *GARRISON FOREST PARK FOREST VENTURES*

Location of property: *NE/S. OF RUSTERTOWN RD. 400' S. OF RIVERVIEW LANE*

Location of Sign: *NE/S. OF RUSTERTOWN RD. 400' S. OF RIVERVIEW LANE, PT. HOUSE EATING FAIRLAWN BOWLING SIGN*

Remarks: \_\_\_\_\_

Post of by: *Thomas F. Polak* \_\_\_\_\_ Date of return: *SEPT. 7, 1973*  
Signature

White - Carman  
McKenna & Associates, Inc.  
606 Baltimore Ave.  
Towson, Md. 21204  
Petition for Warrant for Garrison Forest Press Joint  
Venture - 7/1/84 2500

4-11-ED EAST. Co

$\Gamma_{\text{H}} = 0.7$ ,  $\Delta \text{H} = 0.6$ ,  $\Delta \text{C} = 0.8$

FILE D:\PA\2TM\ENDT

# DEIST-TOWN

GARRISON FOREST PIZZA SHOPPING CENTER  
47th FARM ROAD, EAST, IN, MO.

