PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joint Venture

I, or we, GARTIMOR FOREST, Plaza. legal owner...off the property situate in Baltimore

County and which is described in the description and plat attached bereto and made a part hereof.

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.

To we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this titlen, and further agree to and are to be bound by the zoning regulations and restrictions of the County adopted pursuant to the Zoning Law For Baltimore County. IVED FOR FELING Cloud 1 Ma KS go lot-Address 608 Baltimore Avenue HONN B. HOWARD
Petitioner's Attorney Towson, Maryland 21204 Protestant's Attorney 409 WASHINGTON AVE JUL 24 73 PM ORDERED By The Zouing Commissioner of Baltimore County, this.... 1973, that the subject matter of this petition be advertised, as 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 through-bus Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimoreday of September 18th ..., 193 3, at _9930 o'clock

PETITION AND SITE PLAN

CALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building has been received and accepted for filing 1973.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

RE: Variance Petition Item 20

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

August 23, 1973

O.IV J. DILLON, 18

MEMBERS

SCREAL OF Dear Mr. MacKenzie:

DEPARTMENT OF BALLY ENGINEERING STATE ROADS COMMISS

SUREAU OF BLALTH DEPARTMENT POSSET PLANNING TING DEPARTURES SOLD ADMINISTRATION

CONTRACT.

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection 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 Lame, 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

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

-2- .

Very truly yours,
John J. DILLON, JR. Chairman
Zoning Advisory Committee

JJDJr.:JD

Enclosure

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

Beltimore County, Maryland Bepartment Of Public Borks

COUNTY OFFICE BUILDING

August 14, 1973

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

Re: Item #20 (1973-197%)
Property Owner: Gertion Forest Plans
Property Owner: Gertion Forest Plans
Editing Coning: Basiness; Local
Editing Coning: Basiness; Local
Froposed Zoning: Variance Fore Section \$13.27 to parmit
the innrease in area of an existing sign to 163 square
feet instead of the required 100 square feet
Editiric; this No. Areas: 20 v. 125.

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.

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 (1977-197%).

Dan to Die ELLSWORTH N. DIVER, P.E. Chief. Bureau of Engineering

END: EAM: FWR: SS

T-SW Key Sheet LL NW 31 Pos. Sheet NW 11 H Topo 58 Tax Map

Baltimore County Fire Department



825-7310

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

Re: Property Owner: Garrison Forest Plaza

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

Zoning A enda July 24, 1973

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 approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
() 2. A second means of which eacess is required for the site.
() 3. The vehicle dead-end condition shown at

() 3. The vehicle dead-end condition shown at

EXCLEDED the maximum allowed by the Pire Department.

() 4. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations, and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101

() 6. Site plans are approved as drawn.

(X) 7. The Pire Prevention Direct has comments at this time.

Reviewer: LA Rope Mose Land. Reproved: Deputy Chief Special Inspection Division Pire Prevention Bureau

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

FUGENS J. CLIPPORD. P.E.

WM. 1. MELSER

August 7, 1973

Mr. S. Eric DiMenna Zoning Commissioner Lounty Office Building Towson, Maryland 21204

Re: Itom 20 - 4^C - July 24, 1973 Property Owner: Carrison Forest Plaza NE's Maisterstoum Road, 400 feet W of Rosewood Lane Variance from Section 413.2f to permit the increase in area of an existing sign to 163 snuare feet instead of the required 100 square feet

No traffic problems are anticipated by the requested variance to permit an oversized sign. $\label{eq:contraction} % \begin{array}{c} \left(\frac{1}{2} - \frac{1}{2} -$

Thickory Hamipper Michael S. Flanigan Traffic Engineer Associate

MSF/pk

NOV 29 1

PROPOSED DIRECTORY for Garrison Forest Plaza Shopping Center

The subject proposed sign is to be located within a rectangular of land measuring 15' \times 20' and located at the Northeast corner of the intersection of Reisterstown Road and the entrance to the Garrison Forest Plaza Shopping Center, a distance of 400 feet bearing N 47° 29' 45" W along the Northeast side of Reisterstown Road from the Northeast side of the intersection of Reisterstown

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



August 2, 1973

ONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Comments on Item 20, Zoning Advisory Committee Meeting July 24, 1973, are as follows:

Property Owner: Carrison Forest Plaza Location: NE/S Reisterstown Rd., 400' W of Rosewood La. Present Zoning: B.L. Proposed Zoning: Variance from Section 413.2f to permit a sign of 163 aq.ft. instead of required 100 sq.ft. District: 4 No. Acres: 20' x 15'

Since this is an exception for a sign, no health hazard is anticipated.

Very truly yours,

Chomes A. Darlin Streetor Thomas H. Devlin, Streetor BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn@



August 3, 1973

Mr. S. Eric DiNenna; Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item \$20, Zoning Advisory Committee Meeting, July 24, 1973, are as follows:

Property Owner: Garrison Forest Plaza Location: NE/s Reisterstown Road, 400 feet W of Rosewood Lane Documer rech sestemations noon, 400 reer in or nosewood Lone
Estitling Zoning. 8.1.
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.

Election District: 4
No. Acres: 20 feet X 15 feet

This plan has been reviewed and there are no site-planning factors requiring comment.

gohn I Wimbby John L. Wimbley Planning Specialist II Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 106 WEST CHESAPEAKE AVENUE

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 2, 1973

Mr. S. Eric DiNenna Zoning Cormissioner County Office Suilding Towson, Maryland 2120h

Z.A.C. Meeting of: July 24, 1973

Re: Item 20
Property Camer: Garrison Forest Plaza
Location: see agenda
Present Zoning: M.
Proposed Zoning: Varience

District: 4 No. Acres: 20 x 15 ft.

Dear Mr. DiNerna

WMP/ml

Very truly pars, W. Nick Petrovich Field Representative

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date __ August_15_ 1973 ___ TO S. Eric DiNenna, Zoning Commissioner

FROM William D. Fromm, Director

SUBJECT Petition #74-86-A. Northeast side of Reisterstown Road 400 feet South of Rosewood Lane.
Petition for Variance for a Sign.
Petitioner Carrison Forest Plaza Joint Venture

4th District

HEARING: Tuesday, September 18, 1973 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment at this time.

WDF:NEG:rw





74-86-A

Sommer IMES

RANDALLSTOWN, MD. 21133 September 3 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Cornissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Bultimore County, Maryland, once a week for one and weeks before the 3rd day of September 73that is to say, the same

was inserted in the issue of August 30, 1973.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan



CERTIFICATE OF PUBLICATION

PETITION	MAPPING			PROGRESS			SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	ciote	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		-	(hange		tline	or desc	ripti	on	
7 revious case:			N	dap #			-	127		

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CERTI ZOHING DEPAI	FIGATE OF PO-	STIMQ IORE COUNT	<u>*</u>
District. 4th. Posted for Petites Feb. A.V.			August 31,19.73
Petitioner: GARRISCN FOREST Location of preventy: NE/S of IS LANC.	RISTRISSTOW	N. Rd. 4	too' SOF Rosewood
Location of Signe NE/S OF RUST LANS, FT. BOSE OF EXSTING Remarks:	FAIRLANES !	Bawkius.	UKD 12
Post of by Llegens F. Pole Signature	enef Date	of return:.	Sept. 7,1973

BALTIMORE COUNTY, MARYLAND OFFICE OF FI CE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

CONTRACTOR OF THE PROPERTY OF THE PARTY OF T		
BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	12408	
		SP STOR
DATE Sept. 17, 1973 ACCOUNT	01-662	
AMOUNT.	861.00	
WHITE - CASHIER PINK - AGENCY	YELLOW - CUSTOMER	
Mediancie & Associates, Inc. 608 Baltimore Ave.		
House, M. 21204 Advertising and posting of pa Masset Flamp Joint Ventum	roporty festionsison	
Monet Plans Joint Venture -	776-86-A 41.00 HSC	



