

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Garrison Forest Plaza  
I, or we, Joint Venture, et al, 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 413.2.2.1. to permit a sign area of 184 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)

Due to the topography and layout of this shopping center property, there are a few major tenants within the center that cannot be adequately identified with the existing signage. In an effort to satisfy the needs of these tenants, without the use of temporary signs, which would create clutter along an already congested section of roadway, we seek to increase the size of the existing directory sign by 20 square feet. Petition 74-86-A allowed the sign to be increased from 100 square feet to 163 square feet.

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.

Claude Neon Signs, Inc. Garrison Forest Plaza Joint Venture, et al  
Applicant Contact Information Legal Owner  
Address 1808 Cherry Hill Road Address 1 N. Charles Street  
Baltimore, Maryland 21230 Baltimore, Maryland 21201  
Petitioner's Attorney Protestant's Attorney  
Address Address  
City City  
State State  
Zip Zip

MR. ORDERED By The Zoning Commissioner of Baltimore County, this 4th day

of March, 1975, 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, on the 7th day of April, 1975, at 10:00 o'clock

S. Eric DiMenna  
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY TO PERMIT A SIGN AREA OF 184 SQUARE FEET INSTEAD OF THE REQUIRED 100 SQUARE FEET. Beginning 450 feet northwest of Rosewood Lane and 38 feet Northeast of Reisterstown Road, 4th District.

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Hart, Jr.  
Deputy People's Counsel

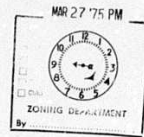
John W. Hestian, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 26th day of March, 1975 to Charles E. Cosgrove, 1 N. Charles Street, Baltimore, Maryland, 21201, Legal Owner.

John W. Hestian, III  
People's Counsel

I WILL NOT ATTEND. JWH

After operation made and mail 4/3/75. JWH



April 9, 1975

Mr. Charles E. Cosgrove  
Garrison Forest Plaza Joint Venture  
1 North Charles Street  
Baltimore, Maryland 21201

RE: Petition for Variance  
Beginning 450' NW of Rosewood Lane and 38' NE of Reisterstown Road - 4th Election District  
Garrison Forest Plaza Joint Venture, et al - Petitioners  
NO. 75-234-A (Item No. 157)

Dear Mr. Cosgrove:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DIMENNA  
Zoning Commissioner

SED/ari

Attachments

cc: Mr. Alan F. Nathan  
Claude Neon Signs, Incorporated  
1808 Cherry Hill Road  
Baltimore, Maryland 21230  
John W. Hestian, III, Esquire  
People's Counsel

Description of property at Garrison Forest Plaza, Reisterstown Road and Rosewood Lane on which the sign in the attached variance is to be placed.

Beginning at a point 450' Northwest of the centerline of Rosewood Lane and 38' Northeast of the centerline of Reisterstown Road: Running 90' to said Reisterstown Road in a Northeasterly direction; thence 10' in a Northwesterly direction thence 30' in a Southwesterly direction; thence 10' in a Southeasterly direction along the Northeast side of Reisterstown Road to the place of beginning. Forming a 10' x 30' rectangular in which the sign requested is to be placed.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: April 7, 1975

FROM: William E. Fromm, Director of Planning

SUBJECT: Petition #75-234-A, Petition for Variance for a Sign Area Beginning 450 feet northwest of Rosewood Lane and 38 feet Northeast of Reisterstown Road.

Petitioner - Garrison Forest Plaza Joint Venture  
4th District

HEARING: Monday, April 7, 1975 (10:00 A.M.)

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

William E. Fromm  
Director of Planning  
Office of Planning and Zoning

WDF:REG:rw



## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

Item 157

Garrison Forest Plaza  
Joint Venture, et al  
1 N. Charles Street  
Baltimore, Md. 21201  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th day of March, 1975

S. Eric DiMenna  
Zoning Commissioner

Petitioner Garrison Forest Plaza  
Joint Venture, et al

Petitioner's Attorney  
cc: Claude Neon Signs, Inc.  
1808 Cherry Hill Road  
Baltimore, Md. 21230

Reviewed by Franklin T. Hestian, Jr.  
Chairman,  
Zoning Advisory  
Committee

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

March 5, 1975

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

Re: Item #157 (1974-1975)  
Property Owner: Garrison Forest Plaza  
E/S of Reisterstown Rd., 450' W/S of Rosewood Lane  
Existing Zoning: BL-CNS  
Proposed Zoning: Variance from Sec. 413.2F to permit a sign area of 184 sq. ft. instead of the required 100 sq. ft.  
No. of Acres: 10 x 30 District: 4th

Dear Mr. DiMenna:

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. It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #157 (1974-1975).

Very truly yours,

Stewart N. Diver, P.E.  
Chief, Bureau of Engineering

END:RAM:FW:ras

cc: Mr. Munchel

T-24 Key Sheet  
4th NW 31 Pos. Sheet  
NW 11 & 12 H Topo  
50 Tax Map

Pursuant 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 Petitioners.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a sign area of 184 square feet in lieu of the required 100 square feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of April, 1975, that the herein Petition for a Variance to permit a sign area of 184 square feet in lieu of the required 100 square feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the 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 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

MEMBERS  
ZONING ADMINISTRATION  
HEALTH DEPARTMENT  
BUREAU OF FIRE PREVENTION  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
STATE HIGHWAY  
ADMINISTRATION  
BUREAU OF  
ENGINEERING  
PROJECT AND  
DEVELOPMENT PLANNING  
INDUSTRIAL  
DEVELOPMENT  
COMMISSION  
BOARD OF EDUCATION  
OFFICE OF THE  
BUILDINGS ENGINEER

March 26, 1975

Garrison Forest Plaza Joint Venture, et al  
1 No. Charles Street  
Baltimore, Maryland 21201

RE: Variance Petition  
Item 157  
Garrison Forest Plaza -  
Petitioner

Gentlemen:

The Zoning Plans 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 east side of Reisterstown Road, 450 feet northwest of Rosewood Lane, and is the site of the existing Garrison Forest Plaza Shopping Center.

The petitioner is requesting a Variance to enlarge an existing identification sign located at the monumental entrance to the shopping center. Field inspection reveals no apparent site distance problems to be created by the proposed addition to the sign; however, it was noted that a temporary portable sign existed near the identification sign. Such temporary sign is permitted only with sufficient and necessary permits being obtained from Baltimore County, and, further, only for two 30 day periods per year for any one commercial site. Requisite permits, therefore, must be obtained for the aforementioned portable sign prior to the hearing.

Garrison Forest Plaza  
Joint Venture, et al  
Re: Item 157  
March 26, 1975

Page 2

otherwise the matter will be referred to the Zoning Enforcement Division for necessary action.

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,

Franklin T. HOGANS, JR.  
Chairman,  
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Claude Neon Signs, Inc.  
1808 Cherry Hill Road  
Baltimore, Maryland 21230

#### BALTIMORE COUNTY, MARYLAND



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY HEALTH AND COUNTY HEALTH OFFICER

February 5, 1975

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

Dear Mr. DiNenna:

Comments on Item 157, Zoning Advisory Committee Meeting, February 11, 1975, are as follows:

Property Owner: Garrison Forest Plaza  
Location: E/S of Reisterstown Rd. 450' NW  
of Rosewood Lane.  
Existing Zoning: RL-CNS  
Proposed Zoning: Variance from Sec. 413.2F to permit a sign area of 184 sq. ft. instead of the required 100 sq. ft.  
No. of Acres: 10 x 30  
District: 4th

Comments: Since this is a variance for a sign area, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

EVB/ncp

#### BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



#### DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER  
DIRECTOR DEPUTY TRAFFIC ENGINEER

March 3, 1975

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

Re: Item 157 - ZAC - February 11, 1975  
Property Owner: Garrison Forest Plaza  
Location: E/S of Reisterstown Rd. 450' NW of Rosewood Lane.  
Existing Zoning: RL-CNS  
Proposed Zoning: Variance from Sec. 413.2F to permit a sign area of 184' sq. ft. instead of the required 100 sq. ft.  
No. of Acres: 10 x 30  
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

Michael S. Flanigan  
Traffic Engineering Assoc.

MSF/bza

WILLIAM D. FROMM  
DIRECTOR

S. ERIC DINENNA  
ZONING COMMISSIONER



February 5, 1975

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

Dear Mr. DiNenna:

Comments on Item #157, Zoning Advisory Committee Meeting, February 11, 1975, are as follows:

Property Owner: Garrison Forest Plaza  
Location: E/S of Reisterstown Road 450' NW of Rosewood Lane  
Existing Zoning: B-1-C, N.S.  
Proposed Zoning: Variance from Sec. 413.2F to permit a sign area of 184' sq. ft. instead of the required 100 sq. ft.  
No. of Acres: 10 x 30  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley  
Planning Specialist II  
Project and Development Planning

#### BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 7, 1975

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

Z.A.C. Meeting of: February 11, 1975

Re: Item 157  
Property Owner: Garrison Forest Plaza  
Location: E/S of Reisterstown Rd., 450' N.W. of Rosewood Lane  
Present Zoning: RL-CNS  
Proposed Zoning: Variance from Section 413.2F to permit a sign area of 184 sq. ft. instead of the required 100 sq. ft.

District: 10 x 30  
No. Acres: 4th

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,  
Field Representative.

H. EMBLE PARKS, PRESIDENT  
EUGENE C. HESS, VICE-PRESIDENT  
MR. ROBERT L. BENNETT

MARCUS M. ROTENBERG  
JOSEPH N. MUDMAN  
ALVIN LORICK  
JOSHUA N. WHITLOCK, SUPERVISOR

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACY, V.M.D.  
MRS. RICHARD K. HUNTER

#### PETITION MAPPING PROGRESS SHEET

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

AREA CODE 301 PLANNING 484-3311 ZONING 484-3321

PETITION FOR A VARIANCE  
ON DISTRICT  
ZONING: Petition for  
Variance for a Sign Area.  
LOCATION: Beginning 450  
feet northwest of Rosewood  
Lane and 36 feet Northeast of  
Rosenwood Road.  
DATE & TIME: MONDAY,  
APRIL 7, 1975 at 10:00 A.M.  
PUBLIC HEARING: Room  
106, County Office Building, 111  
W. Chesapeake Avenue,  
Towson, Maryland.  
The Zoning Commission of  
Baltimore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
hold a public hearing.  
Petitioner for Variance from  
the Zoning Regulations of  
Baltimore County to permit a  
sign area of 186 square feet in-  
stead of the required 180 square  
feet.  
The Zoning Regulations to be  
excepted are as follows:  
Section 413.22 - Sign Area -  
180 feet.  
All that parcel of land in the  
Fourth District of Baltimore  
County  
Beginning at a point 450'  
Northwest of the centerline of  
Rosewood Lane and 36' North-  
east of the centerline of  
Rosenwood Road. Running  
36' to said Rosenwood Road in a  
Northeasterly direction,  
thence 36' in a Southeasterly  
direction thence 36' in a South-  
westerly direction, thence 36'  
in a Southeasterly direction  
along the Northeast side of  
Rosenwood Road to the place  
of beginning. Forming a 36' x  
36' rectangle in which the  
sign requested is to be placed.  
Becker the property of Gar-  
rison Forest Plaza Joint Ven-  
ture, as shown on plat filed  
with the Zoning Department.  
(Hearing Date: Monday,  
April 7, 1975 at 10:00 A.M.)  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Md.  
BY ORDER OF  
S. ERIC DINENNO  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY  
Mar 19, 1975

# THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 March 19 1975

THIS IS TO CERTIFY, that the annex advertisement of  
BEGINNING 450 FEET NORTHWEST OF  
PETITION - ROSEWOOD LANE

was inserted in THE COMMUNITY TIMES, a weekly newspaper published  
in Baltimore County, Maryland, once a week for one week  
before the 7th. day of April 1975 that is to say, the same  
was inserted in the issues of March 19, 1975

STROMBERG PUBLICATIONS, Inc.

By C. C. C. C.

PETITION FOR A VARIANCE  
ON DISTRICT  
ZONING: Petition for  
Variance for a Sign Area.  
LOCATION: Beginning 450  
feet northwest of Rosewood  
Lane and 36 feet Northeast of  
Rosenwood Road.  
DATE & TIME: MONDAY,  
APRIL 7, 1975 at 10:00 A.M.  
PUBLIC HEARING: Room  
106, County Office Building, 111  
W. Chesapeake Avenue,  
Towson, Maryland.  
The Zoning Commission of  
Baltimore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
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Petitioner for Variance from  
the Zoning Regulations of  
Baltimore County to permit a  
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Northeasterly direction,  
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westerly direction, thence 36'  
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sign requested is to be placed.  
Becker the property of Gar-  
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ture, as shown on plat filed  
with the Zoning Department.  
(Hearing Date: Monday,  
April 7, 1975 at 10:00 A.M.)  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Md.  
BY ORDER OF  
S. ERIC DINENNO  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY  
Mar 19, 1975

# THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 March 19 1975

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before the 7th. day of April 1975, that is to say, the same  
was inserted in the issues of March 19, 1975

STROMBERG PUBLICATIONS, Inc.

By C. C. C. C.

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 1-27-75 day of  
197 . Item # .

S. Eric Dinenna,  
Zoning Commissioner

Petitioner Garrison Forest Plaza Joint Venture Submitted by Allen McNamee  
Petitioner's Attorney Shapiro Reviewed by Shapiro

\* This is not to be interpreted as acceptance of the Petition for  
assignment of a hearing date.



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

No. 17938

DATE March 17, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER  
78 Milburn Circle  
Baltimore, Md. 21222  
Petition for Variance for Garrison Forest Plaza  
775-23-A

DISTRIBUTION  
PINK AGENCY  
YELLOW - CUSTOMER

25.00 CASH

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

No. 17985

DATE April 4, 1975 ACCOUNT 01-662

AMOUNT \$19.25

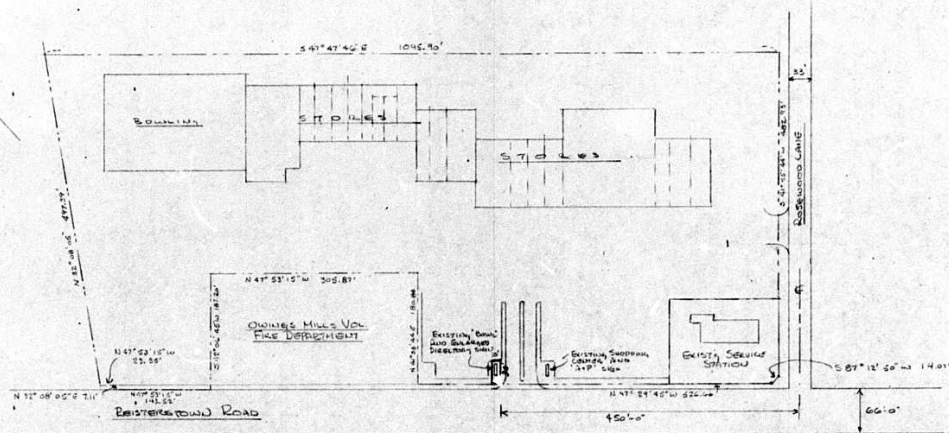
WHITE - CASHIER  
Claude Mean Signs, Inc.  
1808 Cherry Hill Rd.  
Baltimore, Md. 21230  
Advertising and posting of property for Garrison  
Forest Plaza Joint Venture - 775-23-A

DISTRIBUTION  
PINK AGENCY  
YELLOW - CUSTOMER

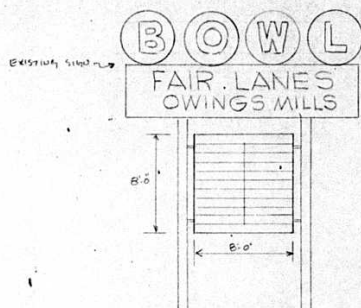
19.25 CASH

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

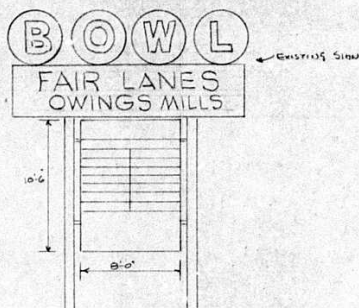
District 4th Date of Posting MARCH 22, 1975  
Posted for: PETITION FOR VARIANCE  
Petitioner: GARRISON FOREST PLAZA JOINT VENTURE  
Location of property: BEG. 450' NW OF ROSEWOOD LANE AND 36'  
NE OF ROSENWOOD RD  
Location of Sign: 450' NW OF ROSEWOOD LANE 7' 35' NE OF  
ROSENWOOD RD  
Remarks: AT DIRECTORY SIGN TO BE ENLARGED  
Posted by: J. Thomas G. Poland Date of return: MARCH 26, 1975  
Signature



Plot Plan  
1" = 100'-0"



Directory Sign As Existing



Directory Sign To Be Enlarged As Shown

Map 22  
North  
Survey  
Date 1/20/75  
By  
Scale 1/4\"/>

PROPOSED ENLARGEMENT OF THE EXISTING TENANT DIRECTORY  
CARROLLTON FOREST PLEIN SHOP CENTER  
WESTMORELAND ROAD + ROSEWOOD LANE  
OWINGS MILLS, BALTO. CO., MARYLAND

NOTE

CLAUDE NEON SIGNS, INC.  
1808 CHERRY HILL ROAD  
BALTIMORE MD 21230

JAN. 6, 1975

