

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Garrison Forest School, Inc., 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-1 and DR-3.5 zone to an ML zone; for the following reasons:

- Several errors were committed in the adoption of the comprehensive zoning map on October 15, 1976 with respect to said property.
- Contiguous properties are DR-16, RM, HA, HA, MA-1M.
- Constant noise and fumes from Reisterstown Road make the continued use of the property unsuitable for athletic playing fields and tennis courts.

The attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or, we, agree to pay expenses of above reclassification and/or Special Exception 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.

Garrison Forest School, Inc.
 Contract purchaser
 by: William C. Trimble, Jr., Trustee
 Legal Owner
 Address: 1600 Maryland National Bank Bldg.
Baltimore, Maryland 21202
 Mr. C. Trimble, Jr.
 Officer, Grimes & Shriver
 1600 Maryland National Bank Building
 Baltimore, Maryland 21202
 Protestor's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of April, 1977, 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 had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 13th day of September, 1977, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
 DATE: 04-15-1977
 BY: [Signature]
 10-12-30-01

GARRISON FOREST SCHOOL, INC. Before the Zoning Commissioner of Baltimore County
 Garrison Forest Road
 Garrison, Maryland 21055

Petitioner

MEMORANDUM

In accordance with Bill 72, Section (27) Petitioner submits that the strip of land, fronting on Reisterstown Road, as is more specifically set forth on engineering drawings attached hereto and made a part of this Petition, be reclassified to ML, in lieu of DR1 and DR3.5 inasmuch as an error was made in the adoption of the comprehensive zoning map on October 15, 1976 in that the Baltimore County Council failed to rezone this property even though public water and sewer were available.

In support of this Petition, Petitioner submits that the property immediately contiguous to the subject property on the east side of Reisterstown Road (and adjoining the School property to the south) is zoned RM and is operated as a restaurant, namely The Golden Flogh. The property immediately contiguous on the east side to the north is zoned DR16, which zoning extends northward to Saint Thomas' Lane with the exception of one small tract of BL zone property at the intersection of Saint Thomas' Lane and Reisterstown Road. Directly opposite the School property to the west the contiguous tracts are zoned BL, MLN-M, and RM, respectively. But another way, this is the only tract of property between Greenspring Valley Road (2,900 feet to the south), and Saint Thomas' Lane (1200 feet to the north), which is Zone DR1 or DR5, the remaining properties being business or manufacturing zoning with the exception of the apartment zoning immediately contiguous to the School property to the North.

For many years this property was used for playing fields and tennis courts and, in fact, until two years ago, the main entrance to the School ran through the property which is the subject of this Petition to Reisterstown Road. This road has been closed and the focus of the School has been in an eastern direction as the noise, fumes and occasional hazard from motor vehicles has rendered these playing fields virtually useless to the School as it is impossible to hear the instructions of coaches.

In the last eight years, the change in zoning in the area has shifted tremendously from previously open fields, to the present uses on the adjoining properties, consequently the neighborhood has changed considerably as to use. The School therefore finds itself with land approximating 13 acres which cannot be used for the purposes of the School, with the concomitant necessity for relocating playing fields and tennis courts on the eastern side of the campus. The change in circumstances has therefore created a burden upon the School, and it submit that this change of circumstances and of contiguous zoning, and the error in the map justifies a reclassification to ML zoning, public sewer and water being available along the School's frontage on Reisterstown Road.

Respectfully submitted,

Mr. C. Trimble, Jr.
 Ober, Grimes & Shriver
 1600 Maryland National Bank Bldg.
 Baltimore, Maryland 21202
 685-1120
 Attorney for Petitioner

RE: PETITION FOR RECLASSIFICATION NE/S of Reisterstown Rd. 1500' SE of Saint Thomas Lane, 3rd District BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GARRISON FOREST SCHOOL, INC., Case No. 78-31-R
 Petitioners

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.

John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 19th day of August, 1977, a copy of the foregoing Order was mailed to William C. Trimble, Jr., Esquire, 1600 Maryland National Bank Building, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hession, III



OBER, GRIMES & SHRIVER
 ATTORNEYS AT LAW
 1600 Maryland National Bank Building
 BALTIMORE, MARYLAND 21202

September 8, 1977

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

Re: Garrison Forest School, Inc.
 Petition for Reclassification
 78-31-R

Dear Sirs:

This is to request that the Petition we filed in this matter be withdrawn and that the hearing scheduled thereon be cancelled.

Very truly yours,

Wm. C. Trimble, Jr.

WCT:kat



Maryland Department of Transportation
 State Highway Administration

April 19, 1977

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Bldg.
 Towson, Md. 21204

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

In reviewing petitions for the current cycle, we find quite a few proposals on or near Reisterstown Road. Of special note are Items 7, 8 & 9. Reisterstown Road is heavily traveled. The 1976 average daily traffic count varies from 38,000 vehicles at the Beltway to 15,300 vehicles in Reisterstown. The only appreciable relief anticipated for the highway is the construction of the mass transit facility and the Northwest Expressway, which is not programmed for construction until after 1982. If large traffic generators continue to be developed in the Reisterstown Road corridor, Reisterstown Road will become virtually impassable.

Very truly yours,

Charles Lee, Chief
 Bureau of Engineering
 Access Permits

By: John E. Meyers

CLJEM:vd

GERHOLD, CROSS & ETZEL
 Registered Professional Land Surveyors
 412 DELAWARE AVENUE
 TOWSON, MARYLAND 21204
 823-4470

September 9, 1976

Zoning Description

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northeast side of Reisterstown Road where it is intersected by the north outline of the property of the petitioners herein, said point being distant 1500 feet measured southerly along the northeast side of Reisterstown Road from the center of St. Thomas Lane and running thence and binding on the northeast side of Reisterstown Road, South 46 degrees 00 minutes East 2028 feet to the south outline of the property of the petitioners herein, thence binding on said outline North 40 degrees 10 minutes East 325-69 feet, thence running parallel with and distant 325 feet northeasterly at right an leg from the northeast side of Reisterstown Road, North 46 degrees 00 minutes East 615 feet, thence South 44 degrees 00 minutes East 50 feet, thence running parallel with and distant 275 feet northeasterly at right angles from the northeast side of Reisterstown Road, North 46 degrees 00 minutes East 910 feet, thence South 44 degrees 00 minutes East 25 feet, thence running parallel with and distant 250 feet northeasterly at right angles from the northeast side of Reisterstown Road, North 46 degrees 00 minutes East 570 feet to the north outline of the land of the petitioners herein and thence binding on said outline, the two following courses and distances viz: South 67 degrees 40 minutes West 25 feet and South 36 degrees 40 minutes West 235 feet to the place of beginning.

Containing 13.5 Acres of land more or less.

Being a part of the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners.



SEDJ/af

Attachment

cc: Mrs. Alice LeGrand
 25 Olive Lane
 Owings Mills, Maryland 21117
 John W. Hession, III, Esquire
 People's Counsel

October 25, 1977

William C. Trimble, Jr., Esquire
 Ober, Grimes & Shriver
 1600 Maryland National Bank Building
 Baltimore, Maryland 21202

RE: Petition for Reclassification NE/S of Reisterstown Road, 1,500' SE of Saint Thomas Lane - 3rd Election District Garrison Forest School, Inc. - Petitioner NO. 78-31-R (Item No. 8)

Dear Mr. Trimble:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DINENNA
 Zoning Commissioner

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

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception for a should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of 1977 that the herein described property or area should be and

the same is hereby reclassified, from a zone to a

zone and/or a Special Exception for a should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of failure to show error in the original zoning map,

the above Reclassification should NOT BE HAD.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of October, 1977, that the above Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain D.R. 1 and D.R. 3.5 Zones.


ORDER RECEIVED FOR FILING

DATE October 26, 1977

BY Saira R. Long et al

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

William C. Trimble, Jr., Esq.
1600 Maryland National Bank Bldg.
Baltimore, MD 21202

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

Your Petition has been received and accepted for filing this 29th day of April, 1977.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Garrison Forest School, Inc.
Petitioner's Attorney: William C. Trimble, Jr. reviewed by Nicholas B. Commodari, Planning & Zoning Associate III

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1977

William C. Trimble, Jr., Esquire
1600 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Commodari
Nicholas B. Commodari
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF STAFF ENGINEERING
STATE HIGH COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

RE: Reclassification Item No. 8 - 1st Cycle Petitioner - Garrison Forest School, Inc.

Dear Mr. Trimble:

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.

Located on the northeast side of Reisterstown Road approximately 1500' southeast of Saint Thomas Lane in the 3rd Election District, this property is currently improved with the Garrison Forest School.

In 1971, this site was proposed to be rezoned and developed as a professional office building park, however this petition (922-698) was eventually withdrawn and dismissed without prejudice by the Zoning Commissioner. The proposal at this time is to rezone the front portion of this property, approximately 275' east of and parallel to Reisterstown Road, from the existing residential zoning to a M.L. zoning classification.

As indicated in the enclosed comments, this Committee is unable to accurately comment on this proposal in view of the fact that no proposed development is indicated on the submitted site plan.

As you are aware, this plan was allowed to be filed as per the decision of the Zoning Commissioner. If the reclassification is granted, compliance with all applicable

subdivision and zoning regulations must be attained.

The submitted site plan must be revised to accurately indicate the existing zoning and use of the surrounding properties as well as the proposed 80' right-of-way for Reisterstown Road.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to May 27, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1977 and October 15, 1977 will be forwarded to you well in advance of the date and time.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:cif

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

THORNTON M. MOURING, P.E.
DIRECTOR
April 29, 1977

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

Re: Item #8 (Cycle I April-October 1977)
Property Owner: Garrison Forest School, Inc.
N/S Reisterstown Rd., 1500' S/E of St. Thomas Ln.
Existing Zoning: D.R. 1 and 3.5
Proposed Zoning: M.L.
District: 3rd No. of Acres: 13.5

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:
Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #30, Cycle I (April-October 1977). Those comments are referred to for your further consideration.

Highways:
Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Storm Drains:
Public drainage facilities are required for offsite drainage and any onsite facilities serving offsite areas, in accordance with Baltimore County standards, as necessary to convey the storm water runoff through the property to be developed to a suitable outfall.

The present drainage outfall facilities, for the tributary area of which this property is a part, are inadequate.

Item #8 (Cycle I April-October 1977)
Property Owner: Garrison Forest School, Inc.
Page 2
April 29, 1977

Storm Drains (cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water mains exist along Reisterstown Road. An 8-inch public sanitary sewer exists within a 10-foot utility easement at the southwestern corner of this site (drawing #72-6654, File 1). Extension from this sanitary sewer would be required along the Reisterstown Road frontage. This site is tributary to the Owens Falls Sanitary Sewer System subject to State Health Department regulations.

Very truly yours,
Donald M. Tucker
DONALD M. TUCKER, P.E.
Acting Chief
Bureau of Engineering

DWG: EAM: PNB:AS
P&E Key Sheet
41 & 42 NW 28 & 29 Pch. Sheets
NW 11 G & H Topo
67 Tax Map

Maryland Department of Transportation
State Highway Administration

April 18, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Zoning Cycle I, April 1, 1977
Property Owner: Garrison Forest School, Inc.
Item No: 8
Location: NE/S Reisterstown Rd. (Site 140) 1500 ft. SE of Saint Thomas Lane
Present Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: M.L.
District: 3rd
No. Acres: 13.5

Dear Mr. DiNenna:

The plan must indicate proposed 80' right of way for Reisterstown rd. (80' from centerline). At such time as the site is further developed, the frontage must be improved with curb and gutter. Since the plan does not indicate proposed development or proposed access, we are unable to comment further. The type of development that may be proposed could have a serious effect on the flow of traffic on Reisterstown Road.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John L. Boyers

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

April 15, 1977

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

Dear Mr. DiNenna:

Re: Zoning Cycle 15 9/1/77 to 10/15/77
Item 8
Property Owner: Garrison Forest School, Inc.
Location: ne/s Reisterstown Rd., 1500 ft.
s/e of Saint Thomas Lane
Present zoning: D.R. 1 and D.R. 3.5
Proposed zoning: M.L.
District: 3d
Acreage: 13.5

The Industrial Development Commission has no comments to offer.

Sincerely,

Gary E. Burl
GARY E. BURL
Director

April 20, 1977

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

Dear Mr. DiNenna:

Comments on Item 8 , Zoning Cycle I, April, 1977, are as follows:

Property Owner: Garrison Forest School, Inc.
Location: NE/S Reisterstown Road 1500 ft. SE of Saint Thomas Lane
Present Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: M.L.
District: 3d
No. Acres: 13.5

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 office cannot comment on the petition since the plan submitted did not show any proposed use for the property.

However, it should be pointed out that all proposed uses must comply with the applicable Subdivision and Zoning Regulations, especially Sections 253.4, 254, and 255.2.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

May 25, 1977

COUNTY OFFICE BLDG.
1115 CHESAPEAKE BLVD.
TOWSON, MARYLAND 21284
NICHOLAS, B.
COMMODARI
Acting Chairman

William C. Trimble, Jr., Esquire
1600 Maryland National Bank Bldg.
Baltimore, Maryland 21202

MEMBERS

- BUREAU OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE BOARD OF COMMISSIONERS
- BUREAU OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- PLANNING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

RE: Reclassification
Item No. 8 - 1st Cycle
Petitioner - Garrison
Forest School, Inc.

Dear Mr. Trimble:

Enclosed is a copy of the revised comments from the Department of Traffic Engineering on the above referenced matter. Please note that the only revision to the original comments dated April 19, 1977 from this Department is that the proposed M.L. ZONE will generate approximately 800 trips per day.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Gerhold, Cross & Etzel
412 Octaviana Avenue
Towson, Maryland 21204

May 17, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Court House
Towson, Maryland 21204

Re: REVISED COMMENTS
Cycle Zoning Item No. 8 - ZAC - April 1977

Property Owner: Garrison Forest School, Inc.
Location: NE/S Reisterstown Road 1500 ft. SE of Saint Thomas Lane
Present Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: M.L.
District: 3d
No. Acres: 13.5

Dear Mr. DiNenna:

As presently zoned this site will generate approximately 370 trips per day and the proposed M.L. zone will generate approximately 800 trips per day.

The Reisterstown Road corridor is experiencing capacity problems at this time and any increase in trip generation is undesirable.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/jlf

April 19, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Court House
Towson, Maryland 21204

Re: Cycle Zoning Item No. 8 - ZAC - April 1977
Property Owner: Garrison Forest School, Inc.
Location: NE/S Reisterstown Rd. 1500 ft. SE of Saint Thomas Lane
Present Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: M.L.
District: 3d
No. Acres: 13.5

Dear Mr. DiNenna:

As presently zoned this site will generate approximately 370 trips per day and the proposed M.L. zone will generate approximately 370 trips per day.

The Reisterstown Road corridor is experiencing capacity problems at this time and any increase in trip generation is undesirable.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/jjo

April 18, 1977

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

Dear Mr. DiNenna:

Comments on Item 78, Zoning Cycle I Meeting,
April 5, 1977, are as follows:

Property Owner: Garrison Forest School, Inc.
Location: NE/S Reisterstown Rd. 1500 ft. SE of Saint Thomas Lane
Present Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: M.L.
District: 3rd
Acreage: 13.5

A moratorium was placed on new sewer connections in the Guyane Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on May 14, 1974; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mah

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

Attention: Mr. Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Garrison Forest School, Inc.

Location: NE/S Reisterstown Rd. 1500 ft. SE of Saint Thomas Lane
Item No. 8 Zoning Agenda Zoning Cycle I

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- (X) 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 "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.

Noted and Approved: *Paul H. Reincke*
Paul H. Reincke
Planning Group Chief
Fire Prevention Division

Noted and Approved: *Michael S. Flanigan*
Michael S. Flanigan
Baltimore County
Fire Prevention Bureau

April 18, 1977

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

Zoning Cycle #1

Dear Mr. DiNenna:

Comments on Item # 8 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Garrison Forest School, Inc.
Location: N/E/S Reisterstown Road - 1500 ft. S/E of Saint Thomas Lane
Existing Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: M.L.
District: 3d
Acreage: 13.5

The items checked below are applicable:

- (X) 1. All new structure shall conform to Baltimore County Building Code (B.C.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) 2. Building permit shall be required before construction can begin.
- () 3. Three sets of construction drawings will be required to file an application for a building permit.
- (X) 4. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- () 5. Wood frame walls are not permitted within 1'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () 6. No comment.
- () 7. Requested setback variance conflicts with the Baltimore County Building Code. See section _____.

Very truly yours,

Charles E. Durban
Charles E. Durban
Plans Review Chief
0281rj

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: April 19, 1977

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

Z.A.C. Meeting of: Zoning Cycle 1

RE: Item No: 8
Property Owner: Garrison Forest School, Inc.
Location: NE/S Reisterstown Rd. 1500 ft. SE of Saint Thomas Lane
Present Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: H.L.

District: 3rd
No. Acres: 13.5

Dear Mr. DiNenna:
No adverse effect on student population.

Very truly yours,

N. Nick Petrovich
N. Nick Petrovich,
Field Representative

RNP/bp

JOSEPH W. MCGRAW, PRESIDENT	THOMAS H. DRYER	ALVIN LORECK
T. RICHARD WILKINS, JR., VICE-PRESIDENT	MRS. LORNAINE F. CHODOS	MRS. BRITTON B. SMITH, JR.
HAROLD W. MURPHY	ROGER B. HAYDEN	RICHARD W. TRACY, D.M.
ROBERT V. DUBEL, SUPERINTENDENT		

NOTICE OF PUBLIC HEARING
The Board of Education of Baltimore County, Maryland, will hold a public hearing on the proposed rezoning of the property described below on the 26th day of August, 1977, at 10:00 A.M. in the County Office Building, Towson, Maryland. The purpose of the hearing is to receive comments from the public on the proposed rezoning. The Board of Education will consider the proposed rezoning and will make a final decision thereon at its next meeting on the 29th day of August, 1977. The proposed rezoning is as follows:
Property: 1500 ft. SE of Saint Thomas Lane, NE/S Reisterstown Rd., Baltimore County, Maryland. Present Zoning: D.R. 1 and D.R. 3.5. Proposed Zoning: H.L.
The Board of Education is composed of the following members:
President: Joseph W. McGraw
Vice-President: T. Richard Wilkins, Jr.
Superintendent: Robert V. Dubel
Members: Thomas H. Dryer, Alvin Loreck, Mrs. Britton B. Smith, Jr., Roger B. Hayden, Richard W. Tracy, D.M., Mrs. Lorraine F. Chodos



TOWSON, MD. 21204 August 26 19 77

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Garrison Forest School, Inc. NE/S Reisterstown Road - H-1440 was inserted in the following:

- | | |
|--|---|
| <input type="checkbox"/> Catonsville Times | <input type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input checked="" type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 26th day of August 1977, that is to say, the same was inserted in the issues of August 25, 1977.

STROMBERG PUBLICATIONS, INC.

By *E. Ruth Bunge*

NOTICE OF PUBLIC HEARING
The Board of Education of Baltimore County, Maryland, will hold a public hearing on the proposed rezoning of the property described below on the 26th day of August, 1977, at 10:00 A.M. in the County Office Building, Towson, Maryland. The purpose of the hearing is to receive comments from the public on the proposed rezoning. The Board of Education will consider the proposed rezoning and will make a final decision thereon at its next meeting on the 29th day of August, 1977. The proposed rezoning is as follows:
Property: 1500 ft. SE of Saint Thomas Lane, NE/S Reisterstown Rd., Baltimore County, Maryland. Present Zoning: D.R. 1 and D.R. 3.5. Proposed Zoning: H.L.
The Board of Education is composed of the following members:
President: Joseph W. McGraw
Vice-President: T. Richard Wilkins, Jr.
Superintendent: Robert V. Dubel
Members: Thomas H. Dryer, Alvin Loreck, Mrs. Britton B. Smith, Jr., Roger B. Hayden, Richard W. Tracy, D.M., Mrs. Lorraine F. Chodos

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 1977.

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 a week~~ once a time ~~successive weeks~~ before the 25th day of September 1977, the 25th publication appearing on the 25th day of ANNEVE.

THE JEFFERSONIAN
H. Leah Smith
Manager

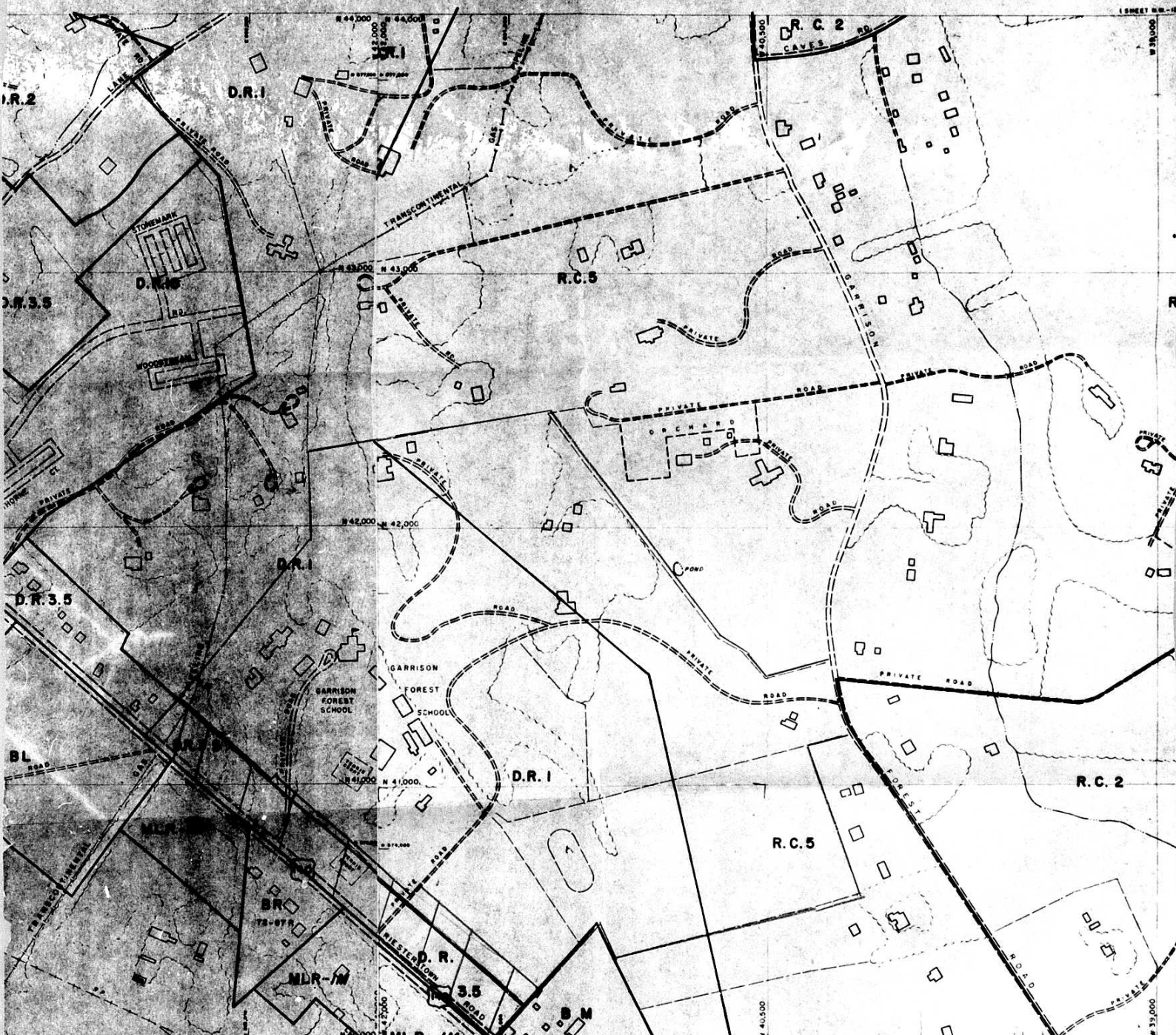
Cost of Advertisement \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1691
DATE: May 3, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: Messrs. Ober, Grimes & Shriver, 1600 Maryland National Bank Building, Baltimore, Md. 21205
FOR: Petition for Reclassification for Garrison Forest School, Inc.
477 3 5000
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57179
DATE: Sept. 27, 1977 ACCOUNT: 01-662
AMOUNT: \$181.75
RECEIVED FROM: Garrison Forest School, Inc., Garrison Forest School, Maryland
FOR: Advertising and posting of property #76-31-R
43 47 27 181.75
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 26 day of March 1977 Item # 50.
S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner h 1 161 13 Submitted by h
Petitioner's Attorney h 13 Reviewed by h
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

2-SIGNS 78-31-R
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 3rd Date of Posting: August 29, 1977
Posted for: PETITION FOR RECLASSIFICATION
Petitioner: GARRISON FOREST SCHOOL, INC.
Location of property: NE/S OF REISTERSTOWN RD. 1500' SE OF SAINT THOMAS LANE
Location of Sign: Q NE/S OF REISTERSTOWN RD. 1800' TO - SE OF ST. THOMAS LANE
SE NE/S OF REISTERSTOWN RD. 2350' TO - SE OF ST. THOMAS LANE
Remarks:
Posted by: Thomas F. Ireland Signature Date of return: SEPT. 1, 1977

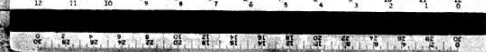


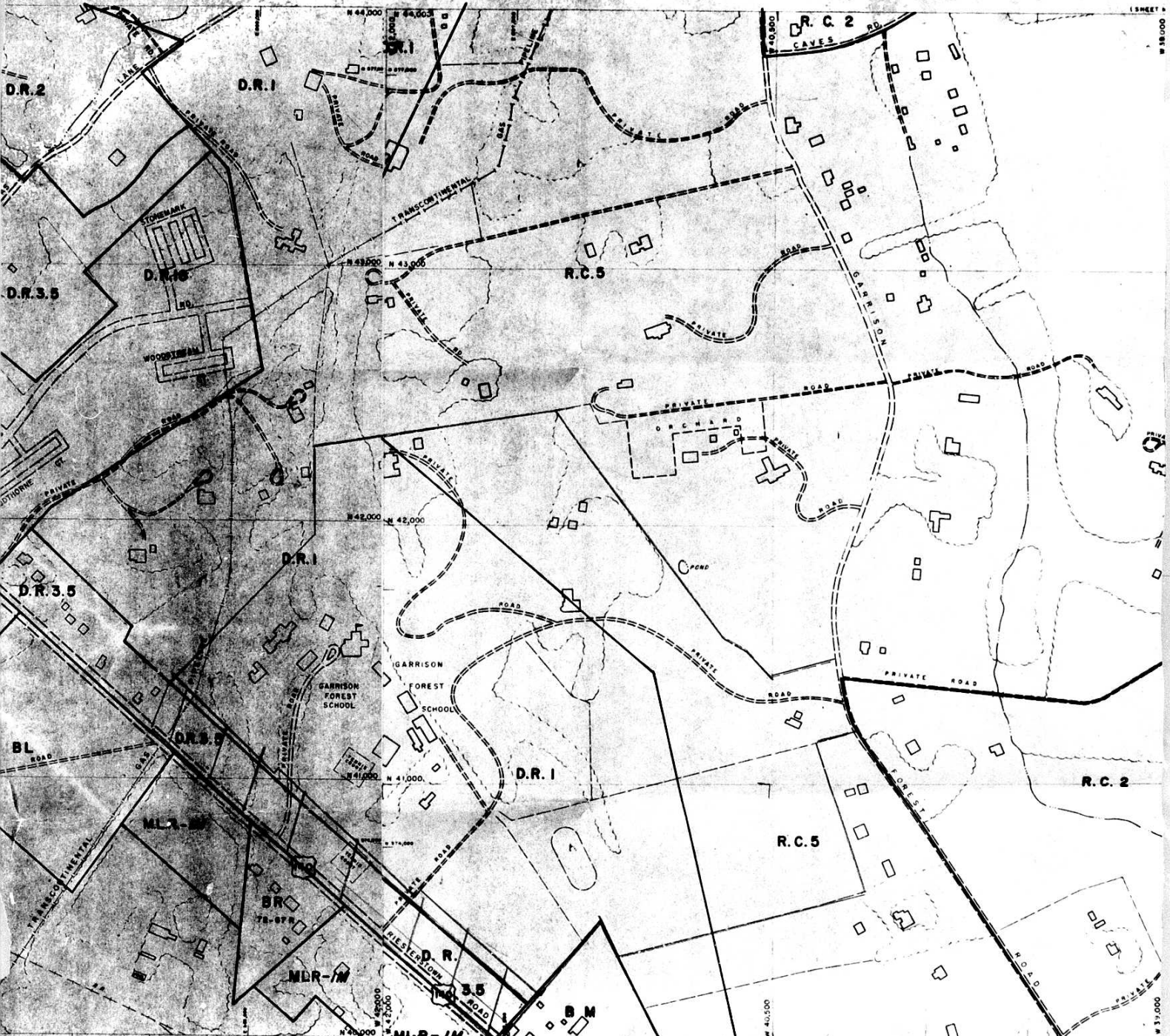
DATE	SCALE	LOCATION	SHEET
4-20-67	1" = 200'	OWINGS MILLS	N.W.
4-11-70	DATE OF PHOTOGRAPHY	GREEN SPRING	II-H
1-11-73	APRIL 1969	JUNCTION	
Photogrammetric Methods Corporation - Philadelphia, Pa.			

T-SE
 P-NE
 M.L.R.-IM
 B.M.
 3.5

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1978
 BILL NOS 108 76, 109 76, 110 76, 111 76,
 112 76, 113 76, and 114 76

PHOTOGRAMMETRIC
 BALTIMORE COUNTY MI
 OFFICIAL ZONING





DATE 4-20-67
 DATE OF PHOTOGRAPHY APRIL 1963
 Photogrammetric Methods Corporation - PHILADELPHIA, PA.

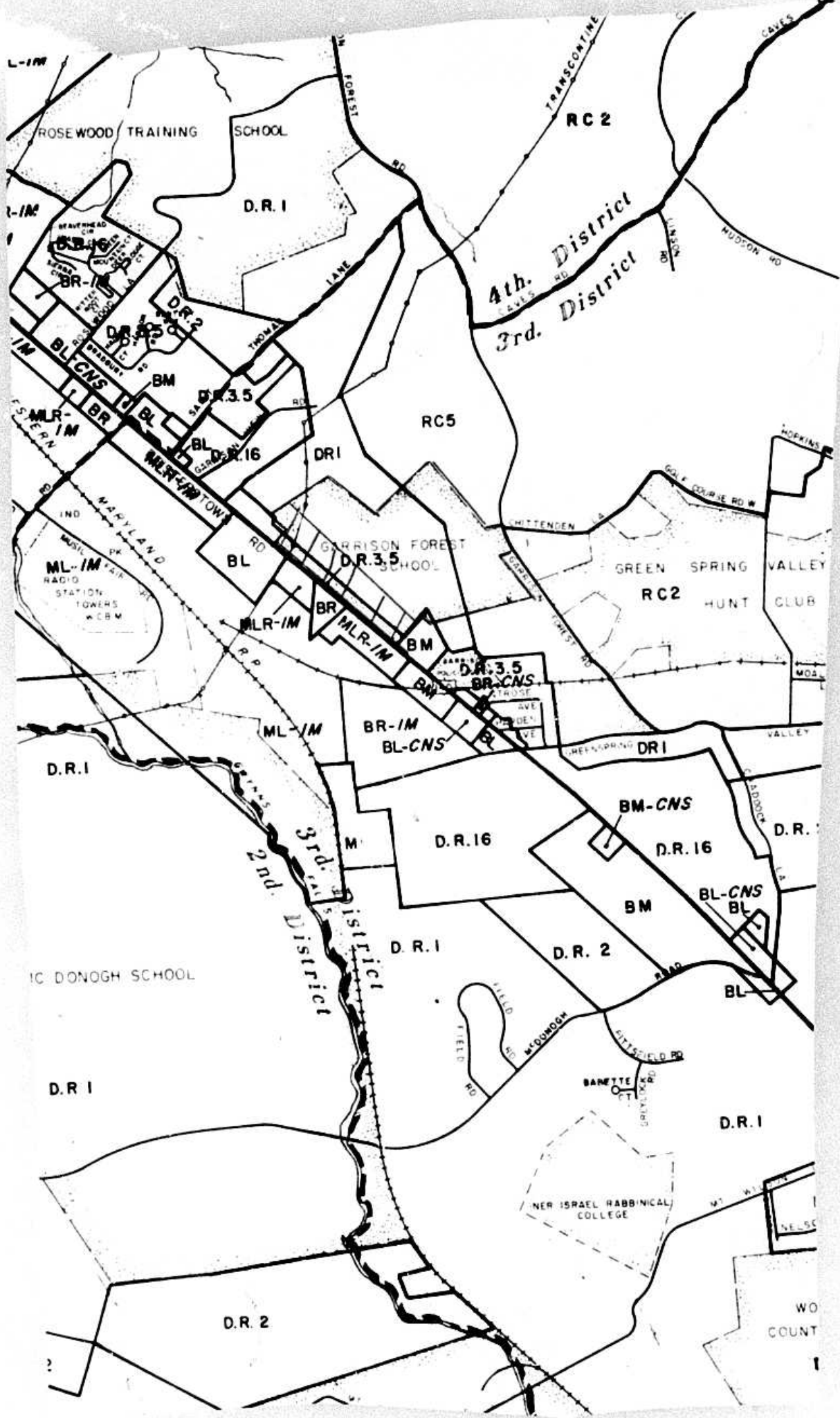
SCALE 1" = 200'
 LOCATION OWINGS MILLS GREEN SPRING JUNCTION
 SHEET N.W. 11-H

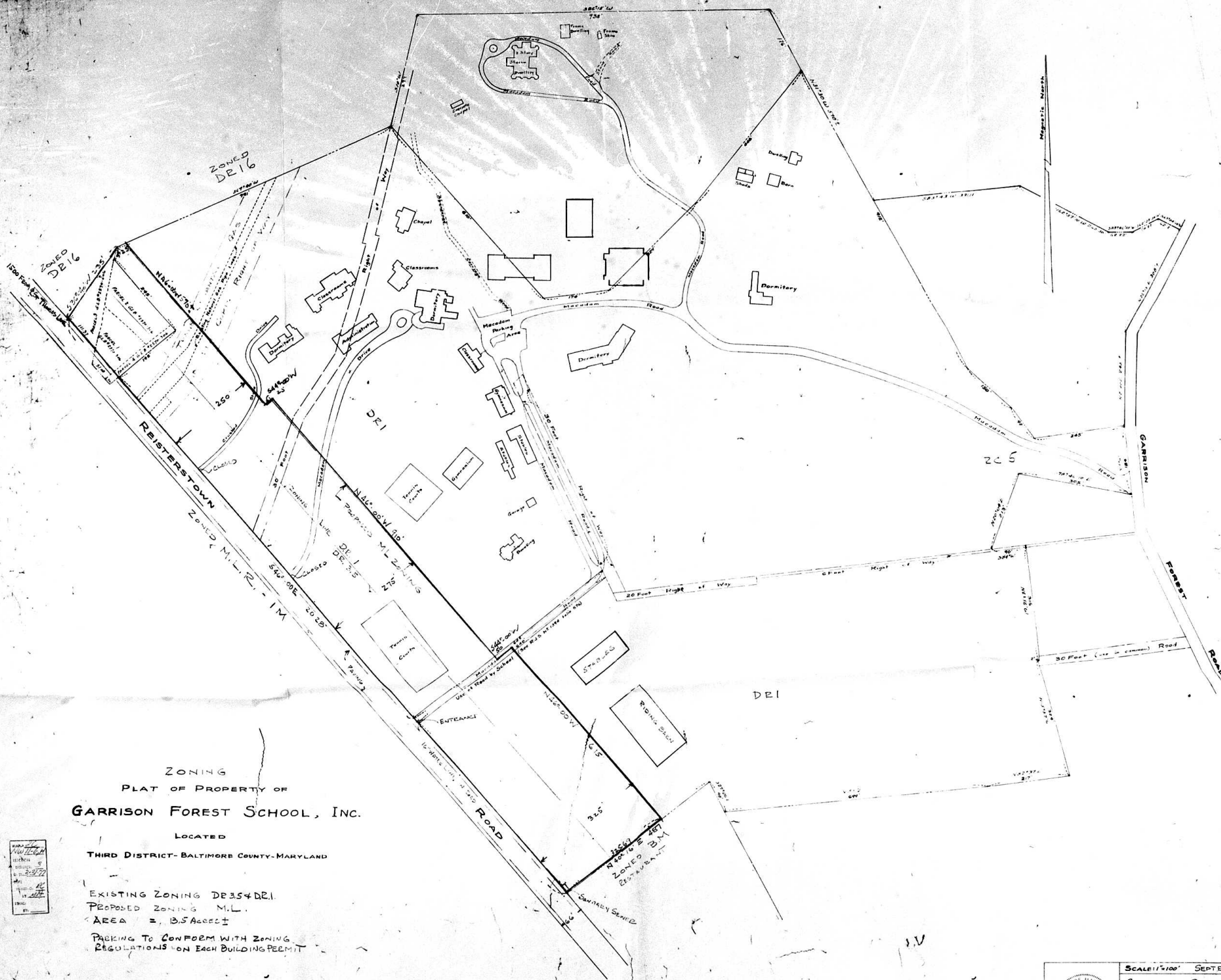
T-SE
 P-NE

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS: 108 76, 109 76, 110 76, 111 76, 112 76, 113 76, and 114 76

PHOTOGRAMMETRIC
 BALTIMORE COUNTY
 OFFICIAL ZONING MAP







ZONING
PLAT OF PROPERTY OF
GARRISON FOREST SCHOOL, INC.
 LOCATED
 THIRD DISTRICT - BALTIMORE COUNTY - MARYLAND

EXISTING ZONING DE34 DE1
 PROPOSED ZONING M.L.
 AREA = 13.5 Acres ±
 PARKING TO CONFORM WITH ZONING
 REGULATIONS ON EACH BUILDING PERMIT



Note: Outlines plotted from deeds

Bearing and distances taken from deeds and are not to be construed as a survey.



SCALE 1" = 100' **SEPTEMBER 9, 1976**
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND