

83-256-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 405.5.A.2.a. to allow 3 points of access to public streets for a service station in a planned shopping center in lieu of the permitted number of 2 access points and a total of 5 access points for a planned Shopping Center in lieu of the permitted number of 4 points of access of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The limitations of the two existing access points from Reisterstown Rd. cause congestion in front of the service station. The addition of an access on Rosewood Lane would relieve that congestion by opening up the side yard area. It would allow gasoline delivery trucks open access to the tank area eliminating the need to back up toward Reisterstown Rd. after deliveries. Also emergency vehicles would have easier access into and out of the station property.

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.

I, We do solemnly declare and affirm, under the penalties of perjury that I, we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
R. M. Tambascio for Shell Oil Company	George B. P. Ward
(Type or Print Name)	(Type or Print Name)
Signature	Signature
5565 Sterrett Place, Suite 312	217 Valley Road
Address	Owings Mills, MD 21117
Columbia, Maryland 21044	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney for Petitioner:	Name
N/A	Address
(Type or Print Name)	Phone No.
Signature	City and State
Address	Name
City and State	Address
Attorney's Telephone No.	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March 1983, 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 12th day of May 1983, at 10:45 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner of Reisterstown Rd.
and Rosewood Lane, 4th District : OF BALTIMORE COUNTY

GEORGE B. P. WARD, Petitioner : Case No. 83-256-A

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter M. Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of April, 1983, a copy of the foregoing Order was mailed to Mr. George B. P. Ward, 217 Valley Road, Owings Mills, MD 21117, Petitioner; and Mr. R. M. Tambascio, Shell Oil Company, 5565 Sterrett Place, Suite 312, Columbia, Maryland 21044, Lessee.

I, ELIZA B. P. WARD, of the City of Baltimore, State of Maryland, do hereby make this my Last Will and Testament hereby revoking any and all prior wills made by me.

I direct the payment by my Executor hereinafter named of all my just and provable debts and the expenses of my funeral including the cost of the erection of a suitable marker at my grave, without statutory limitation to the executor or any order of any Orphans Court, the living, in exercise of the power obtained in a deed to me from John W. Hession, dated April 10, 1944 and recorded among the Land Records of Baltimore County in Liber W.J.S. No. 3319, folio 118, I give and devise all the property conveyed by said deed, the same lying at the northeast corner of Reisterstown Road and Rosewood Lane in the Fourth Election District of Baltimore County, Maryland unto my son, George B. P. Ward, for the term of his natural life and upon his death to his widow (only in the event such widow be a person in being at the time of my death) surviving him for the term of her natural life, and upon the death of the survivor of them, to my grandchildren living at the time of the death of such survivor and the descendants of any grandchild that may have died prior to that time, per stirpes. And I specifically give to the life tenant in possession the right to sell, lease, mortgage or otherwise convey during his or her lifetime any interest in said property or other property real or personal substituted therefor including the absolute or fee simple interest therein, without any obligation upon any person receiving any of said property to look to the application of the proceeds of such transaction, the said life tenant to hold such proceeds and any property real or personal purchased therefor for the term of the natural life of such life tenant with the same powers and the same life estate and remainder hereinafter provided. And I further give to the life tenant in possession the right to sell and particularly the power to obtain said securities and investment in their present form.

- 1 -

Wick
File in (2) file and
set Hearing 3/24/83

and power at any time to convey the property hereby devised or any property substituted therefor by deed to any person or qualified corporation to be held by such grantee in trust to pay the rents, profits and income therefrom, after the deduction of expenses, to the life tenant from time to time entitled and upon the death of the survivor of such life tenants to pay such rents, profits and income per stirpes to my grandchildren then living and the descendants living at the time of the death of such survivor, or any deceased grandchild, until the youngest of such grandchildren and descendants reaches the age of twenty-one years or upon the death before attaining such age of the last surviving of said descendants who has not reached the age of twenty-one years, at which time such trust shall determine and said trustee shall pay and convey the principal of such fund to such grandchildren and descendants of deceased grandchildren per stirpes. In the administration of such trust the trustee shall have such powers of retention, investment, apportionment and division as may be provided in the deed of conveyance to such trustee.

THIRD: I give and bequeath to George B. P. Ward three hundred and ninety-two (392) shares of the Capital Stock of The Fidelity Trust Company and in exercise of the power granted to me in a deed from Sue M. Whitney to me dated April 10, 1944 and recorded among the Land Records of Harford County in Liber O.O.L. 286, folio 189 I give and devise unto George B. P. Ward, all that lot of ground described in from time to time as he sees fit and particularly the power to sell, lease, mortgage or otherwise convey during his or her lifetime any interest in said property or other property real or personal substituted therefor including the absolute or fee simple interest therein, without any obligation upon any person receiving any of said property to look to the application of the proceeds of such transaction, the said life tenant to hold such proceeds and any property real or personal purchased therefor for the term of the natural life of such life tenant with the same powers and the same life estate and remainder hereinafter provided. And I further give to the life tenant in possession the right to sell and particularly the power to obtain said securities and investment in their present form.

- 2 -

FOURTH: I give and bequeath the sum of One Hundred Dollars (\$100.00) to each of my grandnephews and grandnieces to wit: Charles Page Smith, John Marshall Smith, Elizabeth Hamilton Smith, Virginia Lovell Nelson and Douglas Gordon Lovell, Jr. who may be living at the time of my death.

FIFTH: I give and bequeath to George B. P. Ward my shares in the following securities:

Phillips Petroleum Company
Mid Continent Petroleum Company
Massachusetts Investors Trust
Baltimore Transit Company Debentures

IN TRUST, NEVERTHELESS, to pay the income therefrom to my sister, Jane B. P. Latimer for life and upon her death to convert the same into cash and to pay over two-fifths thereof to my niece, Ellen Page Smith absolutely; two-fifths to my niece, Virginia Page Lovell absolutely and one-fifth to Margaret Williams Brown if she be living at the time of the death of the survivor of my sister, Jane B. P. Latimer and myself. If the said Margaret Williams Brown predeceases the survivor of my sister, Jane B. P. Latimer and myself then I direct my said Trustee to pay over said sum to my grandchildren, George B. P. Ward, Jr. and John P. Ward or the survivor of them. I give to my said Trustee the power to invest and reinvest the principal in his discretion from time to time as he sees fit and particularly the power to retain said securities and investments in their present form.

SIXTH: All the rest and residue of my estate, real and personal and whosoever situate I give, devise and bequeath to my son, George B. P. Ward, absolutely.

SIXTH: I hereby nominate, constitute and appoint my son, George B. P. Ward, to be the executor of this my Last Will and Testament and request that he be excused from giving bond except insofar as the same may be required by law.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 1 day of June, 1953.

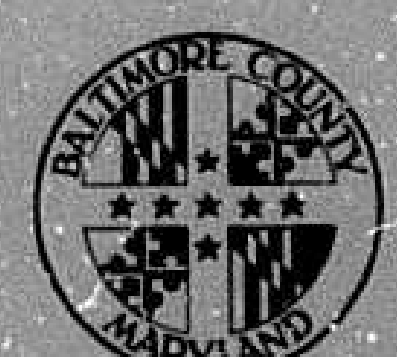
/s/ Eliza B. P. Ward (SEAL)

SIGNED, SEALED, PUBLISHED and DECLARED BY the said Testatrix, Eliza B. P. Ward, as and for her Last Will and Testament in the presence of us, who at her request, in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses.

/s/ Louise M. Rysinger
Address 324 Hopkins Road
Baltimore 12, Md.

/s/ H. Donald Schraab
Address 218 Tunbridge Road
Baltimore 12, Md.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1983

Mr. George B. P. Ward
217 Valley Road
Owings Mills, Maryland 21117

RE: Item No. 99 - Case No. 83-256-A
Petitioner - George B. P. Ward
Variance Petition

Dear Mr. Ward:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The existing service station, located at the intersection of Reisterstown Road and Rosewood Lane was approved as part of the Garrison Forest Plaza Shopping Center, and as such, it is limited in the number of driveways allowed. At the present time, two driveways exist along Reisterstown Road, and because an additional drive is proposed along Rosewood Lane, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information or your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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

NBC:bsc
Enclosures
cc: R. M. Tambascio
5565 Sterrett Place
Suite 312
Columbia, Md. 21044

Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of August, 1983, that the herein Petition for Variance(s) to permit 3 points of access to public streets in lieu of the permitted 2 access points for a service station in a planned shopping center, and a total of 5 points of access in lieu of the permitted 4 access points for a planned shopping center, is hereby DENIED.

John M. H. Jones
Deputy Zoning Commissioner
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 10, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #99 (1132-1983)
Property Owner: George B. P. Ward
N/W cor. Reisterstown Rd. & Rosewood La.
Acres: 462,777 sq. ft. and 20,575 sq. ft.
District: 4th

Dear Mr. Hammond:

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 highway and utility improvements exist and are not directly involved.

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.

The entrance locations are also subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review with this item 99 (1982-1983).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EWB:FWR:ss

T-SW Key Sheet
44 NW 31 Pos. Sheet
NE 11 & 12 H Topo
58 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: December 2, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 74 - John Zeruos
- Item # 75 - Raymond & Alma Hinchliffe
- Item # 77 - David C. & Carol A. Hopkins
- Item # 78 - Henry Knott
- Item # 80 - Henry & Lula Cook
- Item # 81 - Kenneth Deinlein
- Item # 85 - Terry & Joyce Riggleson
- Item # 86 - Michael F. & Mary J. Elder
- Item # 93 - McCormick Properties, Inc.
- Item # 97 - Neil H. & Christy A. Whaley
- Item # 98 - El-Jen, Incorporated
- Item # 99 - George B. P. Ward
- Item # 100 - Kaye D. Rutter
- Item # 101 - Andrew & Courtney Sugas
- Item # 103 - Clyde Woodard
- Item # 104 - Joel Brown
- Item # 105 - Stanley I. Panitz, Inc.
- Item # 106 - Wesco Realty

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/rth



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

December 1, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: ZAC Meeting of Nov. 30, 1982
ITEM: #99.
Property Owner: George B. P. Ward
Location: NW/Cor. Reisterstown Road, Route 140, and Rosewood Lane
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to allow 3 points of access to public street for a service station in a planned shopping center in lieu of the permitted 2 access points and a total of 5 access points for a planned shopping center in lieu of the permitted number of 4 points of access.
Acres: 462,777 sq. ft. and 20,575 sq. ft.
District: 4th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan of November 10, 1982 and field inspection, the State Highway Administration offers the following comments.

The existing service station is now served by two (2) access points on Reisterstown Road and two (2) interior access connections to the shopping center.

With the proposal of an additional access making a total of five (5) to the service station site, we feel this access would be detrimental to the motoring public on Rosewood Lane at peak

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
675-7010

PAUL H. REINCKE
CHIEF

December 20, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: George B. P. Ward

Location: NW/Cor. Reisterstown Road and Rosewood Lane

Item No.: 99 Zoning Agenda: Meeting of November 30, 1982

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 _____ 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 operation.
- () 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. McGinnis*
Planning Group
Special Inspection Division

Noted and

Approved: *George M. McGinnis*
Fire Prevention Bureau

JN/mb/cm

Mr. W. Hammond

-2-

December 1, 1982

hours of travel because of vehicles blocking the proposed entrance.
If you have any questions, please do not hesitate to call this office.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 3, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ZAC Meeting of November 30, 1982
Item Nos. 97, 98, 99, 100, 101, 102, 103, 104, 105, and 106.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 97, 98, 99, 100, 101, 102, 103, 104, 105, and 106.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED JALESKI JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 99 Zoning Advisory Committee Meeting are as follows:

Property Owner: George B. P. Ward
Location: NW/Cor. Reisterstown Road and Rosewood Lane
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to allow 3 points of access to public street for a service station in a planned shopping center in lieu of the permitted 2 access points and a total of 5 access points for a planned shopping center in lieu of the permitted number of 4 points of access.
Acres: 462,777 sq. ft. and 20,575 sq. ft.
District: 4th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- B. A building/and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, so - window permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 601, line 2, Section 1407 and Table 1405.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 601.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #171 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CSH:rtj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert N. Dube, Superintendent

Towson, Maryland - 21204

Date: November 29, 1982

Mr. William L. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.P.C. Meeting of: November 30, 1982

RE: Item No: 97, 98, 99, 100, 101, 102, 103, 104, 105, 106
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 2, 1983

Mr. George B. P. Ward
217 Valley Road
Owings Mills, Maryland 21117

Re: Petition for Variance
NE/corner Reisterstown Road and
Rosewood Lane
George B. P. Ward - Petitioner
Case No. 83-256-A

Dear Mr. Ward:

This is to advise you that \$79.57 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 117666

DATE 6/28/83 ACCOUNT R-01-615-000

AMOUNT \$79.57

RECEIVED FROM: Lyon Associates, Inc.
FOR: Advertising & Posting Case #83-256-A
FOR: GEORGE B. P. WARD (George B. P. Ward)

C 046*****785710 8288A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-256-A
SUBJECT: George B. P. Ward

Date: April 22, 1983

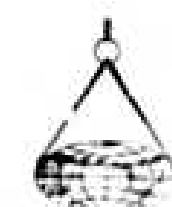
This office is opposed to the granting of the subject request. Section 405.5.A.2.a. states, in part, that access to service stations in planned shopping centers shall be solely from within the site, but provides relief by permitting 1 or 2 points of direct access if approved by the Planning Director, the County Traffic Engineering and, in the case of a special exception, by the Zoning Commissioner. This office believes that the granting of 3 points of direct access here would be a direct contradiction of the purpose and intent of the regulation.

As to the variance requested to Section 101, this office cannot find a basis for the authority of the Zoning Commissioner to grant variances to the definitions in Section 101.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH/sic

cc: Arlene January
Shirley Hess



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

ZONING DESCRIPTION

Garrison Forest Plaza Shopping Center
Reisterstown Road and Rosewood Lane
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the north side of Reisterstown Road at the intersection of Reisterstown Road and Rosewood Lane; thence running and binding with the northernmost side of Reisterstown Road North 47°29'45" West 526.66 feet; thence leaving said Right-of-Way line North 41°53'44" East 180.84 feet; thence North 47°53'15" West 305.87 feet; thence South 42°06'45" West 187.20 feet to a point on the north side of Reisterstown Road; thence running and binding with the northernmost side of Reisterstown Road North 47°53'15" West 143.52 feet; thence leaving said Right-of-Way line North 32°08'05" East 7.11 feet; thence North 47°53'15" West 23.35 feet; thence North 32°08'05" East 497.89 feet; thence South 47°47'06" East 1095.90 feet to a point on the north side of Rosewood Lane; thence running and binding with the northernmost side of Rosewood Lane South 41°56'44" West 482.92 feet; thence leaving said Right-of-Way line South 87°12'50" West 14.07 feet to the place of beginning.

Containing in all 462,777 SF or 10.62 Ac. ±.



Philip D. Ruggella 11/12/82



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JAILON
ZONING COMMISSIONER

August 3, 1983

Mr. George B.P. Ward
217 Valley Road
Owings Mills, Maryland 21117

RE: Petition for Variance
NE/corner of Reisterstown Rd. and
Rosewood Lane - 4th Election District
George B.P. Ward - Petitioner
NO. 83-256-A (Item No. 99)

Dear Mr. Ward:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: Michael Kobin
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

John W. Hession, III, Esquire
People's Counsel

PETITION FOR VARIANCES

4th Election District

ZONING:

Petition for Variance

LOCATION:

Northeast corner of Reisterstown Road and Rosewood Lane

DATE & TIME:

Thursday, May 12, 1983 at 10:45 A.M.

PUBLIC HEARING:

Room 106, 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:

Petition for Variances to allow 3 points of access to public streets for a service station in a planned shopping center in lieu of the permitted number of 2 access points and a total of 5 access points for a planned shopping center in lieu of the permitted number of 4 points of access

The Zoning Regulation to be excepted as follows:
Section 405.5.A.2.a (101) - access to service stations in a planned shopping center

All that parcel of land in the Fourth District of Baltimore County

Being the property of George B. P. Ward, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, May 12, 1983 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

April 1, 1983

Mr. George B. P. Ward
217 Valley Road
Owings Mills, Maryland 21117

NOTICE OF HEARING

Re: Petition for Variances
NE/corner of Reisterstown Road & Rosewood Lane
George B. P. Ward - Petitioner
Case No. 83-256-A

TIME: 10:45 A.M.

DATE: Thursday, May 12, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: R. M. Tambascio
Shell Oil Company
5565 Starrett Place
Suite 312
Columbia, Maryland 21044

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

No. 112340

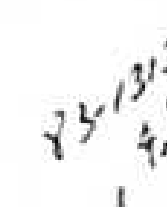
DATE 11/15/82 ACCOUNT 01-615-000

AMOUNT 100.00

RECEIVED FROM: Maryland Surveying & Eng. Co.
FOR: Filing Fee for Item 899

C 176*****1000011 2178A

VALIDATION OR SIGNATURE OF CASHIER



LYON ASSOCIATES, INC.

7131 RUTHERFORD ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE 301-944-9281
ARCHITECTURE • ENGINEERING • SURVEYING • PLANNING

BALTIMORE OFFICE
June 14, 1983
83MB-580

PRINCIPALS
Frank E. Lyon
Dr. Walter Langford Ewell
Bernard J. M. Basso, III

ASSOCIATES
J. Allen A. McNamee
Edward A. Basso
Edward P. Rice, Jr.
John J. Lee, III

CONTROLLER
Frederick E. Smith

Attention: Mrs. Jean M.H. Jung

Reference: Case No. 83-240-4500A (Item No. 136)
Reisterstown Road and Rosewood Lane

Our Job No.: 61-7055

Dear Mrs. Jung:

Shell Oil Company has expressed a desire to continue the referenced hearing. Therefore, we are requesting that you schedule a continuance at the earliest convenience.

Enclosed are copies of two of the most recent zoning cases involving the Garrison Forest Plaza. Both of these show the service station within the boundaries of the shopping center. Additionally, both show the northern access, although one had proposed to close it. We have, as yet, been unable to obtain any record of the initial shopping center plan.

We have made preliminary contact with Fire Prevention and Traffic and will now ask them to make written comment as soon as possible.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

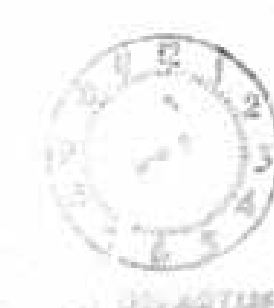
LYON ASSOCIATES, INC.

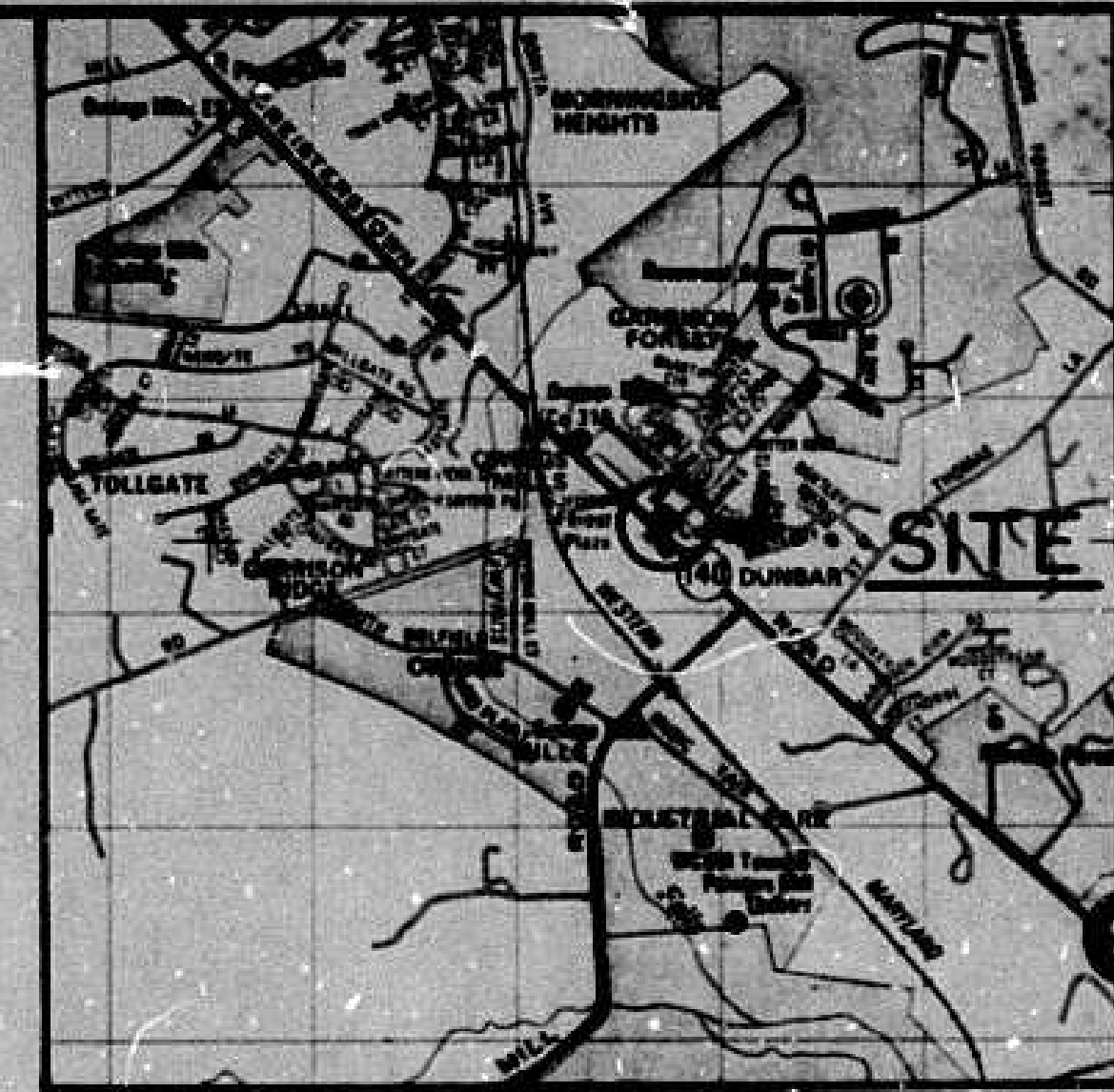
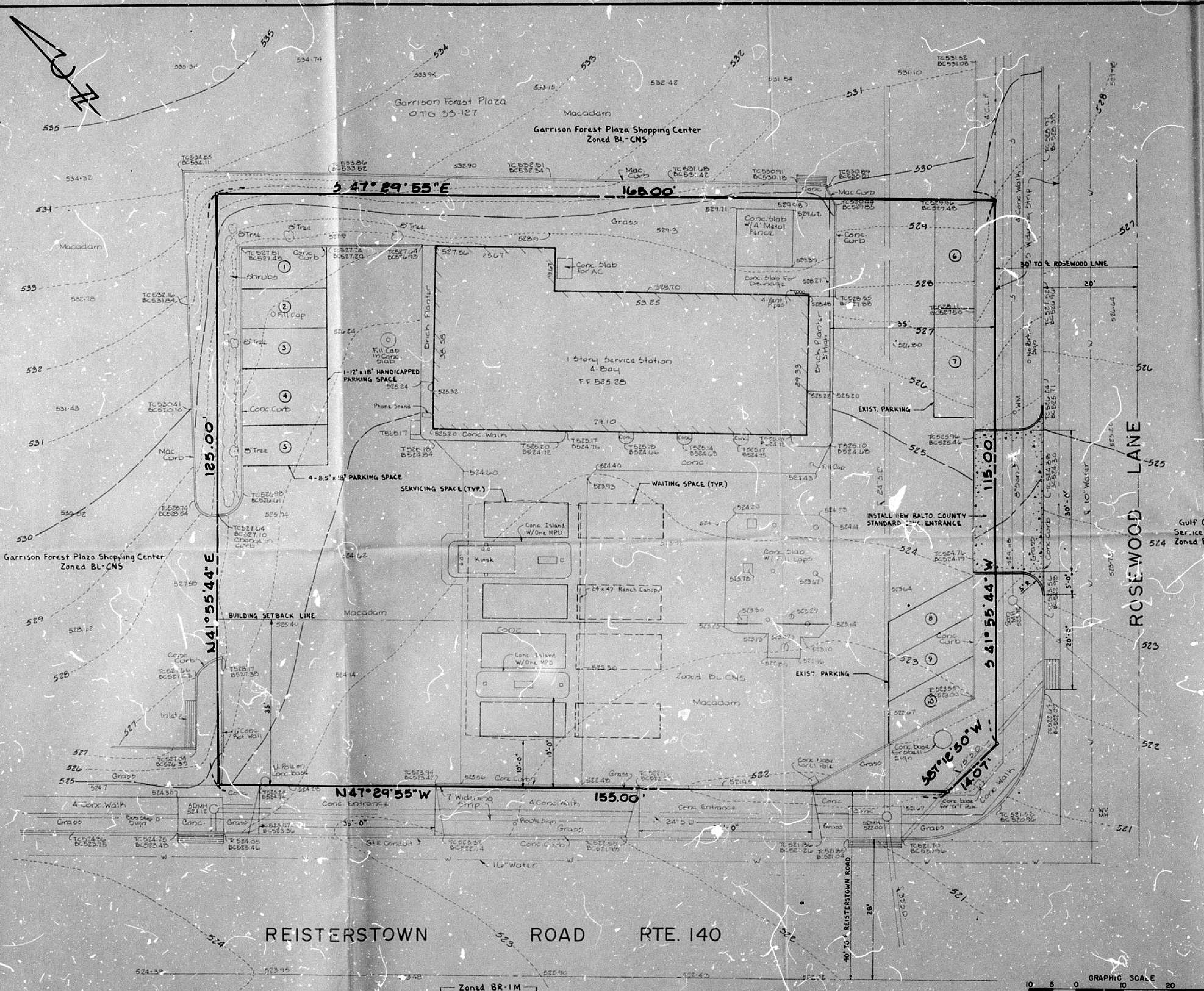
Michael G. Kobi

MICHAEL G. KOBIN
Designer

MGK:ces
Enclosure: As Noted

APR 15 8 30 AM





LOCATION MAP
Scale 1" = 2000'

- NOTES:
- COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON:
 - a) BALTIMORE COUNTY TRAVERSE STATIONS NO. 13177 N 43130.03 W 45076.55 13178 N 43470.88 W 45448.06
 - b) GARRISON FOREST PLAZA O.T.G. 33-127
 - ELEVATIONS SHOWN HEREON ARE BASED ON 4 FF. ELEV. 525.28.
 - OWNER: GEORGE B.P. WARD O.T.G. 5190-364 LESSEE: SHELL OIL COMPANY
 - ZONED: BL-CNS
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - UTILITY COMPANIES:
 - CHESAPEAKE & POTOMAC TELEPHONE COMPANY 320 ST. PAUL STREET, BALTIMORE, MD. 21202
 - BALTIMORE GAS & ELECTRIC COMPANY LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202

ZONING NOTES:
 EXISTING ZONING: BL-CNS
 PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.5 A2a TO ALLOW 3 JOINTS OF ACCESS TO PUBLIC STREET FOR A SERVICE STATION IN A PLANNED SHOPPING CENTER IN LIEU OF THE PERMITTED NUMBER OF 2 ACCESS POINTS AND A TOTAL OF 5 ACCESS POINTS FOR A PLANNED SHOPPING CENTER IN LIEU OF THE PERMITTED NUMBER OF 4

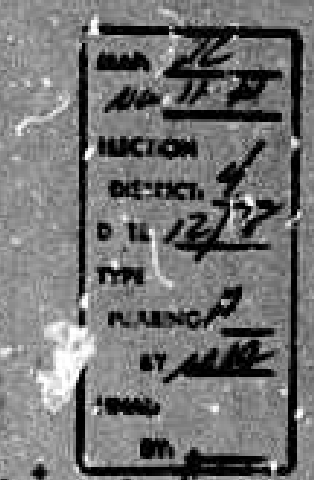
AREA REQUIREMENTS:
 TWO DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME
 TOTAL SERVICING SPACES = 4
 TOTAL SERVICING BAYS = 4
 TOTAL SPACES AND BAYS = 8
 TOTAL AREA REQUIRED = 8 X 1,500 SF = 12,000 SF (USE 13,000 SF MIN.)
 TOTAL WAITING SPACES = 4

ANCILLARY USES:
 VEHICLE REPAIR SERVICE
 VENDING MACHINES
 TIRE SALES & INSTALLATION
 SALE OF SMALL AUTO PARTS AND ACC.
 CHRISTMAS TREE SALES
 MINOR ACCESSORY USES
 NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE
 TOTAL AREA REQUIRED = 13,000 SF
 TOTAL AREA OF TRACT = 20,575 SF ON 0.472 AC.
 ACCESS POINTS:
 NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
 REQUIRED SITE WIDTH = 130'
 ACTUAL SITE WIDTH = 155'

LANDSCAPING:
 LANDSCAPING REQUIRED (5% OF SITE) = 1,029 SF
 LANDSCAPING PROVIDED = 2,633 SF (GRASS, SM. TREES AND SHRUBS)

PARKING:
 PARKING SPACES REQUIRED = 4 BAYS X 2.5 EA. = 10
 PARKING SPACES PROVIDED = 10 (INCLUDING 1 HANDICAPPED)
 AREA DISTURBED BY NEW CONSTRUCTION = 450 SF



Old Plot
 7/24/89



LYON ASSOCIATES, INC.
 7131 Rutherford Road, Baltimore, Maryland 21207
 Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION



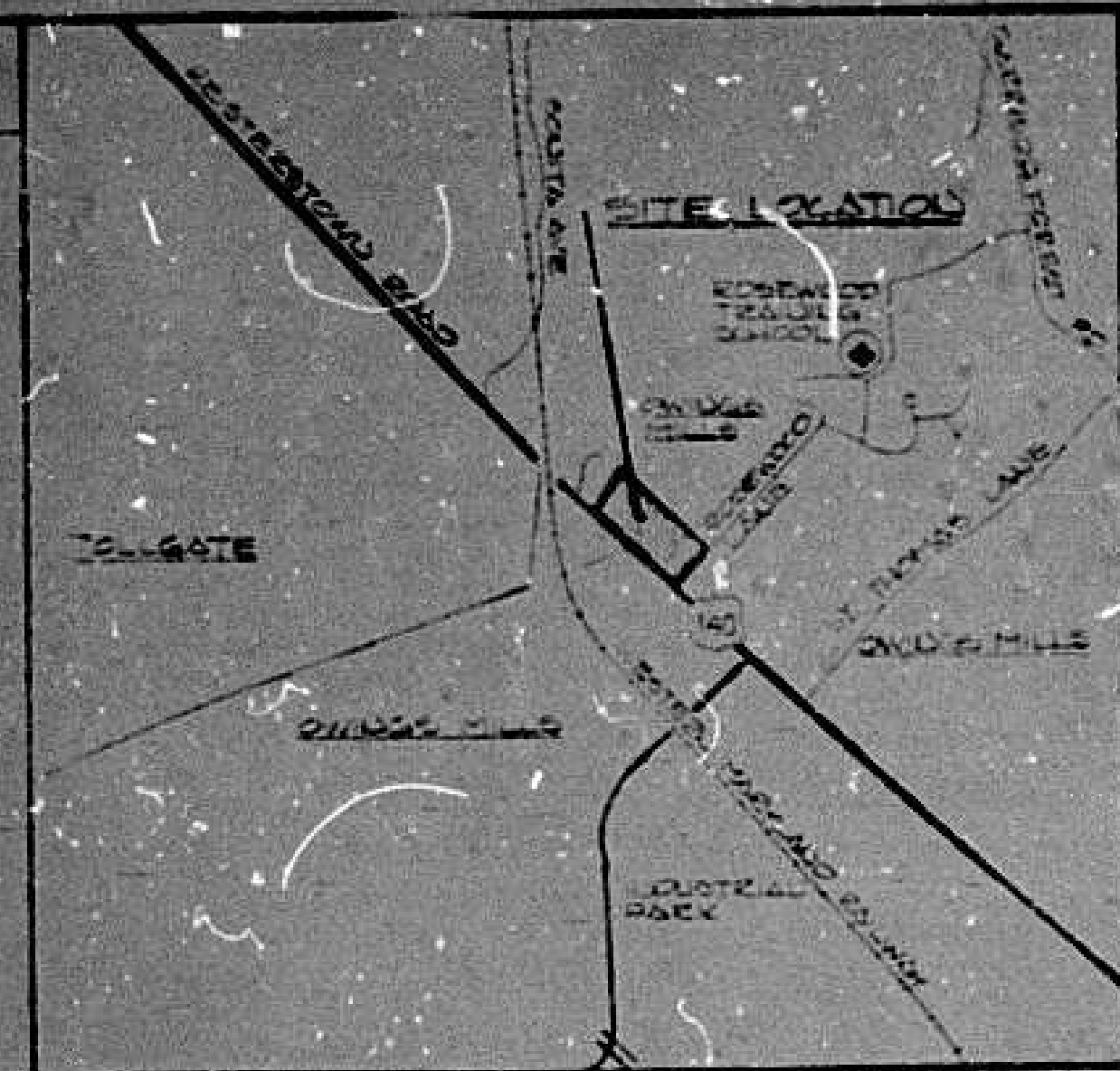
PLAN PREPARATION	
DRAWN BY: M.H. PORTS	DATE: NOV. 10, 1982
DESIGNED BY:	SCALE: 1" = 10'
CHECKED BY: A.J. CORTEAL	

SITE PLAN
CONSTRUCTION OF NEW ENTRANCE
SHELL OIL COMPANY
 10301 REISTERSTOWN ROAD
 ELECT. DIST. 4 BALTIMORE CO., MARYLAND

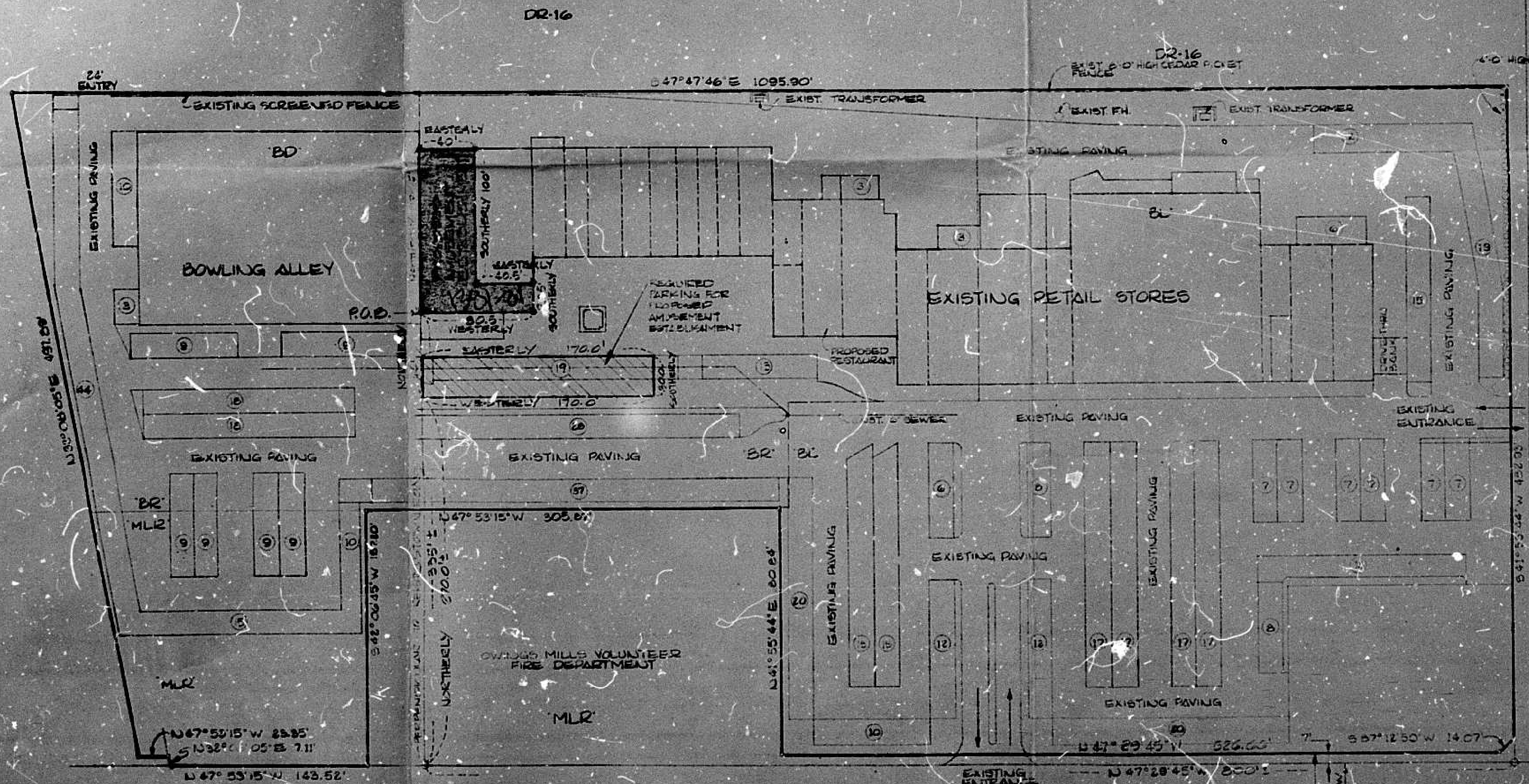
DRAWING NO. 3-86-06
 SHEET NO. 1 of 1

PARKING LEGEND

BOWLING ALLEY	30 LANE x 3 CARS/LANE	= 108 CARS
RETAIL	1 CAR/200 SF x 52020 SF	= 260 CARS
OFFICE, BANKS AND PROPOSED AMUSEMENT ESTABLISHMENT	1 CAR/300 SF x 3480 SF	= 78 CARS
OFFICE, 2ND FLOOR	1 CAR/300 SF x 5660 SF	= 19 CARS
RESTAURANT	1 CAR/50 SF x 9600 SF	= 192 CARS
	TOTAL PARKING REQUIRED	606 CARS
	TOTAL PARKING PROVIDED	531 CARS



1. All amusement devices shall be located within the enclosed area containing 5,450 square feet, designated and shown as the shaded area on Petitioner's Exhibit 1, 1,000 square feet of which is for use as an amusement center and 2,650 square feet of which is for use as an office therefor.
2. The use as an amusement park (center) shall cease upon termination or expiration of the lease with Replay Ltd., Inc., and may not be leased or subleased to another person, partnership, or corporation without a public hearing on a Petition for Special Hearing to extend the special exception to a new tenant.
3. The amusement devices to be located within the amusement park (center) shall be limited to "video" and "flippers" devices and no prizes, other than extended play or free games, shall be awarded for play thereon.
4. Rules for play and conduct required of patrons shall be conspicuously posted in and about the premises and shall be strictly enforced by the petitioner.
5. The hours of operation shall be limited to between 11:00 a.m. and 11:00 p.m., Monday through Thursday, 11:00 a.m. and 12:00 midnight on Friday and Saturday, and 12:00 Noon and 10:00 p.m. on Sunday, except for office and repair work.
6. Security personnel shall be arranged for by the petitioner and shall be on the premises during operational hours of the amusement park (center).



ROSEWOOD LANE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: PLANNING
DATE: 11/18
BY: ZONING COMMISSIONER
DATE: 1/14/11

GLARISON FOREST SHOPPING CENTER

FILE:
PLAN PREPARED FOR PETITION FOR SPECIAL EXCEPTION OF AN AMUSEMENT ESTABLISHMENT IN A BR ZONE

V. J. ROBERTSON & CO.
530 E. JONES RD.
TOWSON, MD.
DESIGNERS

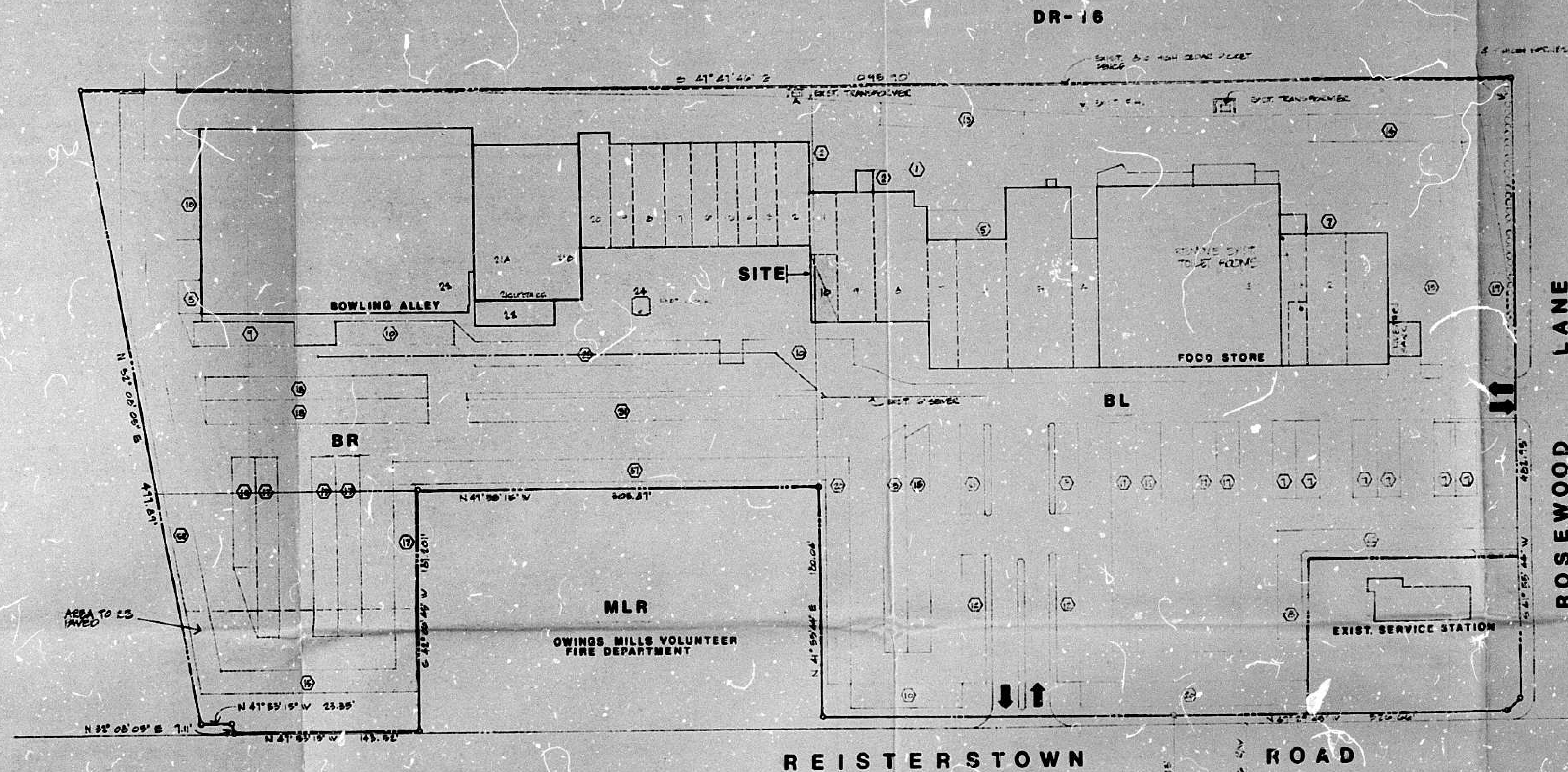
DATE: 11-18-10
DRAWN: MURKIN
CHECK: MURKIN
DATE: 11-18-10
PROJ: 101



PETITIONER'S EXHIBIT 5

SITE PLAN

SCALE: 1"=50'



S I T E P L A N

SCALE: 1" = 50'

OCTOBER 10 1980

PARKING NOTES
EXISTING 1000

REQUIRED 1000
ACTUAL 1000

* ACTUAL BASED ON PROVIDED NOTIFICATION TO EXISTING
PARKING LOT AS SHOWN ON PLAN

Store No.	Use	Square Footage	Parking Spaces
1	Bank (1/300)	1200	10.7
2	Merch. Bldg (1/200)	3000	15
3	Merch. Bldg (1/200)	2190	11.0
4	Merch. Bldg (1/200)	2000	10
5	Merch. Bldg (1/200)	7000	35
6	Restaurant (1/50)	4000	20
7	Bank (1/300)	2100	7
8	Merch. Bldg (1/200)	4000	20
9	Restaurant (1/50)	3000	15
10	Auto Wash (1/100)	1150	5
11	Office (1/300)	950	3.16
12	Merch. Bldg (1/200)	2000	10
13	Merch. Bldg (1/200)	1200	6
14	Merch. Bldg (1/200)	750	3.8
15	Merch. Bldg (1/200)	1500	7.5
16	Office (1/300)	1600	5.3
17	Restaurant (1/50)	1600	8
18	Merch. Bldg (1/200)	2000	10
19	Merch. Bldg (1/200)	1600	8
20	Merch. Bldg (1/200)	1800	9
21A	Merch. Bldg (1/200)	9600	26
21B	Library (1/300)	4000	19.2
21C	Office 2nd floor	9600	26
22	Merch. Bldg (1/200)	1200	6
23	Bowling Alley (3/1 lane)	26000	108
24	Wash. (1/725)	200	1

TOTAL PARKING REQUIRED: 618



KANN + AMMON, INC.
ARCHITECTS - PLANNERS - PRESERVATIONISTS
PLAZA SUITE ONE INVESTMENT PLACE
TOWSON, MARYLAND 21204
301-828-6010

CONSULTANTS:
LAMP ECHT CONSULTANTS



GARRISON FOREST SHOPPING CENTER

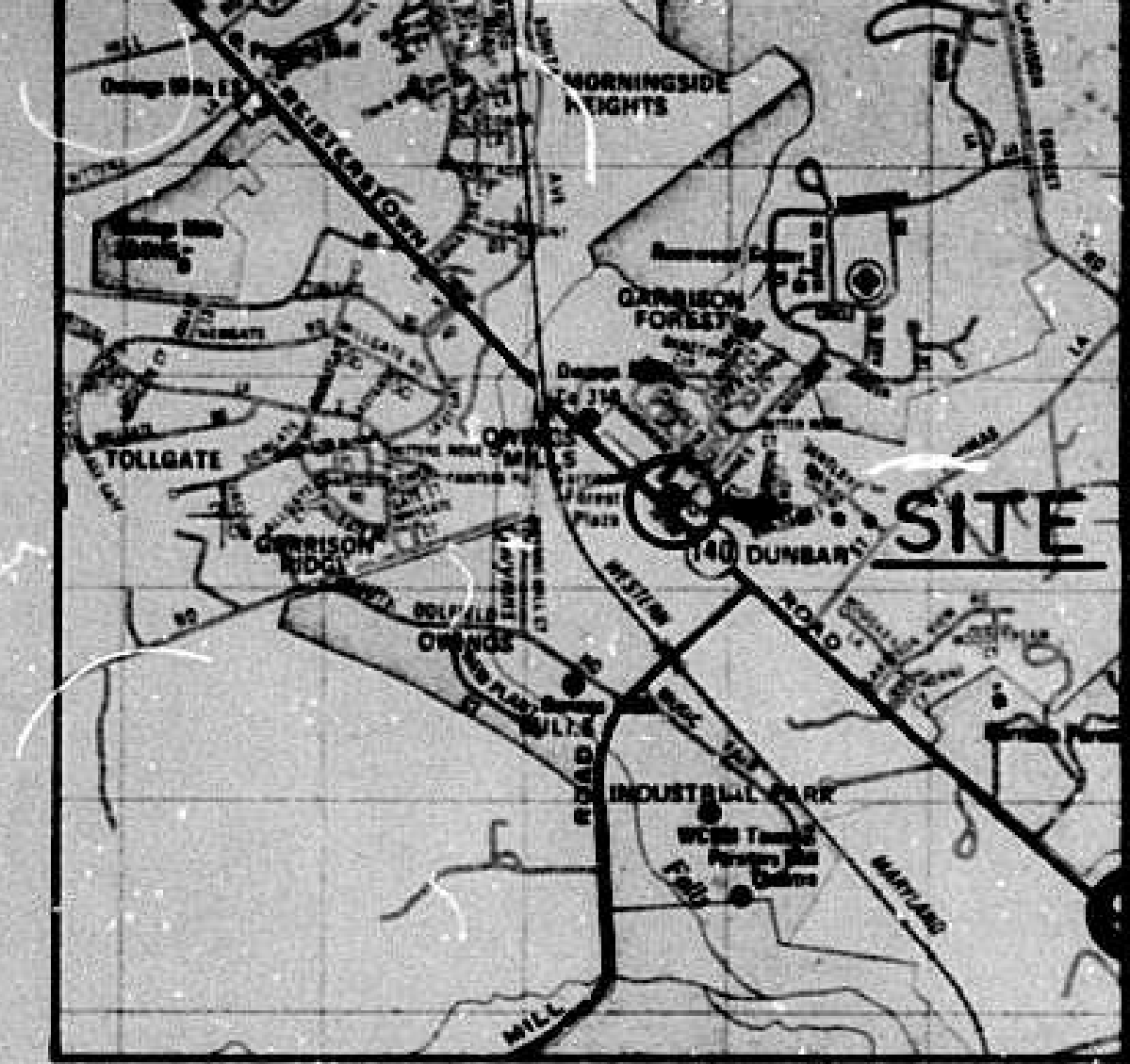
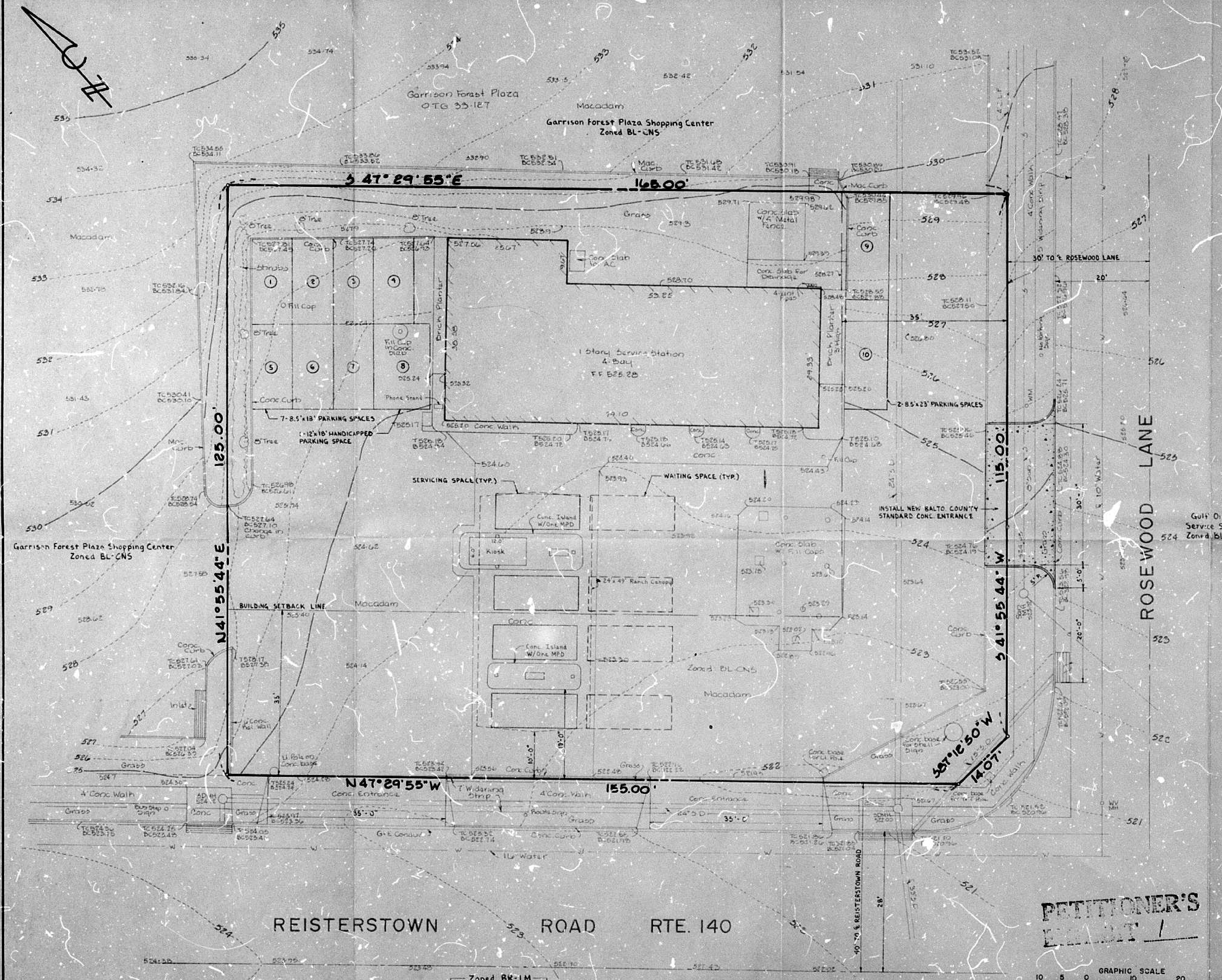
REVISIONS:

DATE: OCT. 10 1980	BY: [Signature]
DATE: [Blank]	BY: [Blank]
DATE: [Blank]	BY: [Blank]
DATE: [Blank]	BY: [Blank]

TITLE: **SITE PLAN**

SCALE: 1" = 50'

DRAWING NO. **SP**



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 - 13177 N 43130.03 W 45076.55
 - 13178 N 43470.88 W 45446.06
 - GARRISON FOREST PLAZA
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 - ELEVATIONS SHOWN HEREON ARE BASED ON A F.F. ELEV. 525.28.
 - OWNER: GEORGE B.P. WARD
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 320 ST. PAUL STREET, BALTIMORE, MD. 21202
 - BALTIMORE GAS & ELECTRIC COMPANY
 LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
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- AREA REQUIREMENTS:**
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- TOTAL SERVING SPACES = 4
 TOTAL SERVING BAYS = 4
 TOTAL SPACES 40 BAYS = 3
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- ANCILLARY USES:**
- VEHICLE REPAIR SERVICE
 VENDING MACHINES
 TIRE SALES & INSTALLATION
 SALE OF SMALL AUTO PARTS AND ACC.
 CHRISTMAS TREE SALES
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 REQUIRED SITE WIDTH = 130'
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- LANDSCAPING:**
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 AREA DISTURBED BY NEW CONSTRUCTION = 450 SF

PETITIONER'S EXHIBIT 1

LYON ASSOCIATES, INC.
 7131 Rutherford Road, Baltimore, Maryland 21207
 Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	4-12-83	REV. PARKING LAYOUT

Philip H. Payette 11/1/83

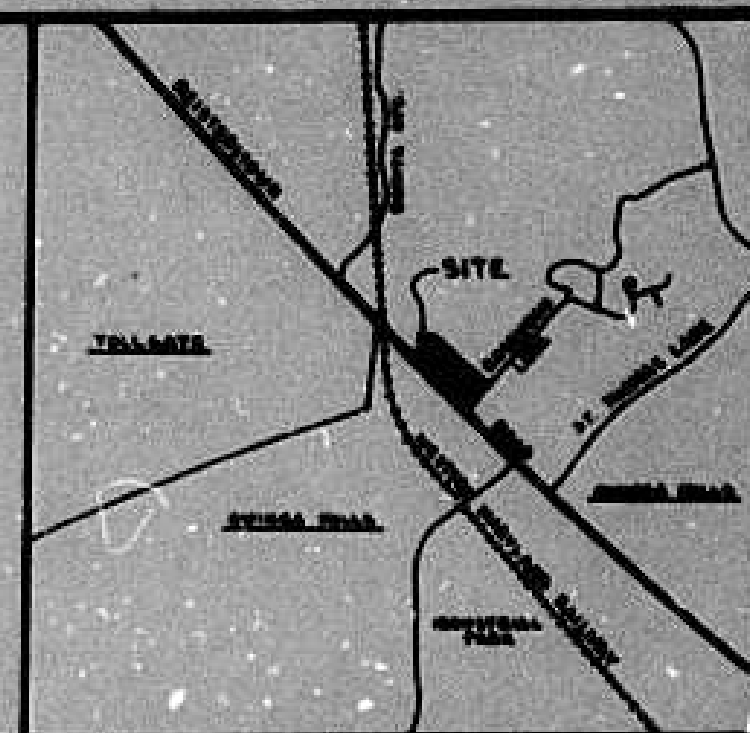


PLAN PREPARATION	
DRAWN BY: M.H. PORTS	DATE: NOV. 10, 1982
DESIGNED BY:	SCALE: 1" = 10'
CHECKED BY: A.J. COORTEAL	

SITE PLAN
CONSTRUCTION OF NEW ENTRANCE
SHELL OIL COMPANY
 10301 REISTERSTOWN ROAD
 ELECT. DIST. 4 BALTIMORE CO., MARYLAND

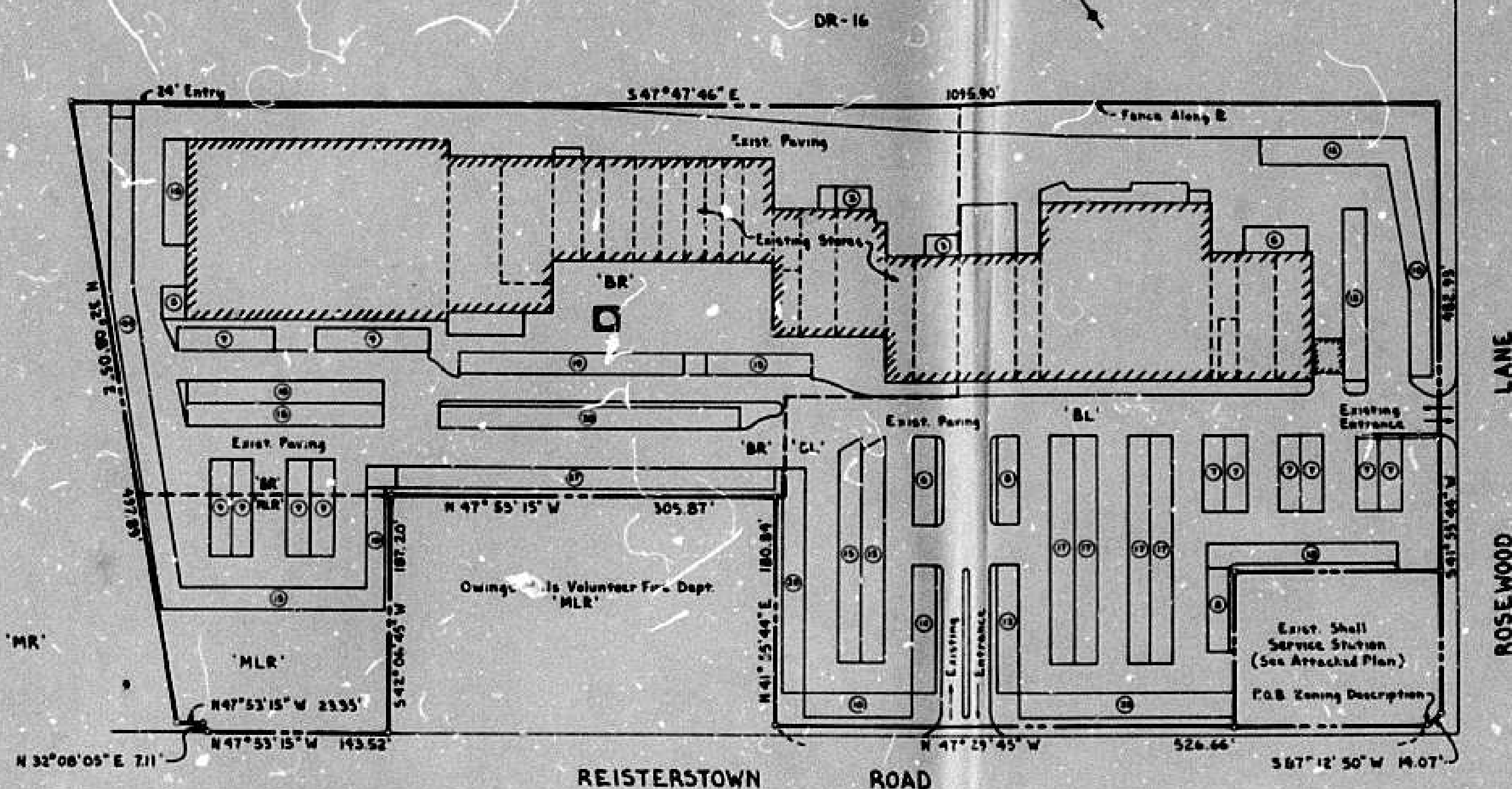
DRAWING NO.
 3-86-05
SHEET NO.
 1 of 1

TOTAL PARKING REQUIRED = 642 SPACES
TOTAL PARKING PROVIDED = 581 SPACES



VICINITY MAP

Bearings and distances shown herein are based upon a plat prepared by M.D. Bowers Assoc. Inc. dated November 18, 1980.



Philip S. Poyelle 11/10/82

LYON ASSOCIATES, INC.

7111 Reisterstown Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION

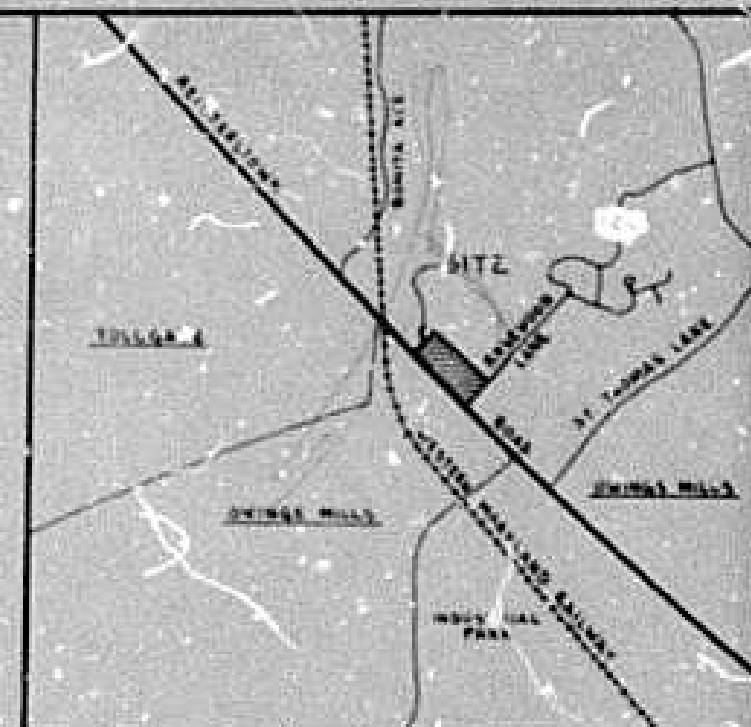
PLAN PREPARATION

DESIGNED BY: M. KOBUS	DATE: NOV. 3, 1982
DRAWN BY: J. J. CRONIN	SCALE: 1" = 100'

GARRISON FOREST SHOPPING CENTER
REISTERSTOWN RD. & ROSEWOOD LN.
BALTIMORE COUNTY, MARYLAND

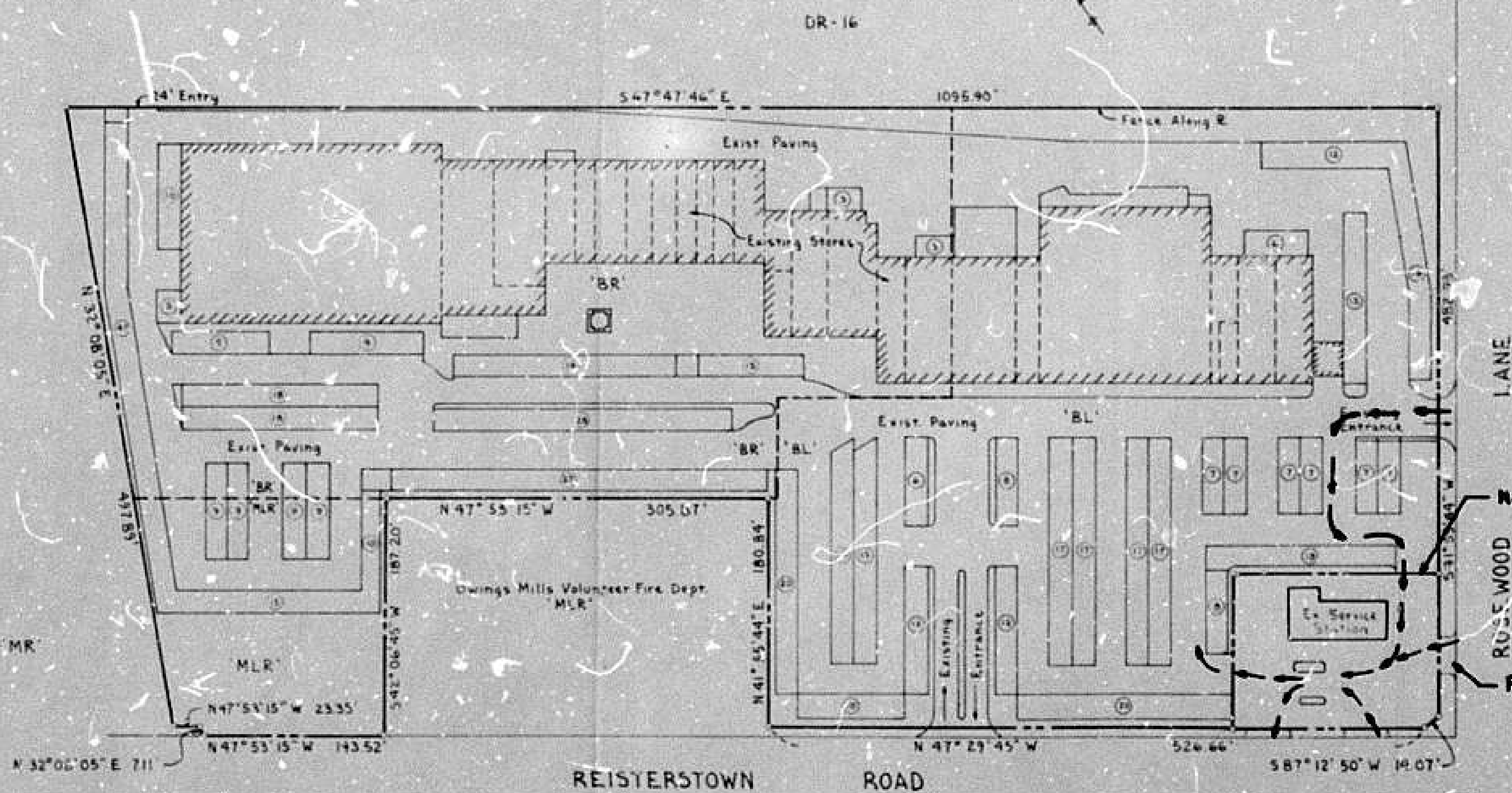
DRAWING NO. 3-86-06
SHEET NO. 1 of 1

TOTAL PARKING REQUIRED = 642 SPACES
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VICINITY MAP

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Northern Access Prop. to be Eliminated

Prop. Entrance Location

Ex. Traffic Flow
Prop. Entrance Flow

**PETITIONER'S
EXHIBIT 3**

TRAFFIC FLOW PLAN

Philip S. Poyelle 11/10/82

LYON ASSOCIATES, INC.

7111 Reisterstown Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION

PLAN PREPARATION

DESIGNED BY: M. KOBUS	DATE: NOV. 3, 1982
DRAWN BY: J. J. CRONIN	SCALE: 1" = 100'

GARRISON FOREST SHOPPING CENTER
REISTERSTOWN RD. & ROSEWOOD LN.
BALTIMORE COUNTY, MARYLAND

DRAWING NO. 3-86-06
SHEET NO. 1 of 1