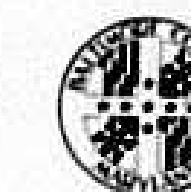


My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 585-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

STEPHEN K. COOK
C. Richard Moore
Acting Director

May 8, 1987

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Property Owner: Garrison Forest School, Inc.
Contract Purchaser: ---
Location: NE/S Reisterstown Rd., approximately 880' NW of the Centerline of Kenmar Rd.
Existing Zoning: D.R. 3.5 and D.R. 1
Election District: 3rd
Councilmanic District: 3rd
Acres: 2.5
Proposed Zoning: B.M.

Dear Mr. Hackett:

The existing D.R. 3.5 & D.R. 1 zoning can be expected to generate approximately 65 trips per day and the proposed B.M. zoning can be expected to generate approximately 1250 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

March 2, 1987

JAMES H. COOK
JOHN B. HOWARD
DAVID S. DOWNES
DANIEL G. TRACY, JR.
JOHN W. FINE, III
JOSEPH C. WICK, JR.
HERBERT A. O'CONNOR, III
THOMAS L. HUBBARD
C. CARL SEELY, JR.
H. KING HILL, III

JAMES D. C. DOWNES
(1906-1978)
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 821-0147

Petition for Reclassification
Property Located: Northeast side
of Reisterstown Road, North of
Greenspring Valley Road
Garrison Forest School, Inc.,
Petitioner

County Court of Appeals
Baltimore County
2nd Floor
Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Property Located: Northeast side of
Reisterstown Road, North of
Greenspring Valley Road
Garrison Forest School, Inc.,
Petitioner

Dear Board Members:

This firm represents the Garrison Forest School, Inc. ("Garrison Forest") in its petition to reclassify a small portion of the school campus from DR-1 and DR-3.5 to BM.

Garrison Forest submits that the County Council erred in not rezoning this property to BM on the 1984 comprehensive maps.

By way of background, Garrison Forest has been operating as a school for girls at this location for many years. A major concern has been the increasing commercial zoning surrounding the school. In response to that commercialization and in an attempt to control the type of adjacent commercial growth, Garrison Forest suggested certain zoning changes on the 1984 Comprehensive Map. Although it opted not to pursue the request, it was clearly a mistake on the part of the County Council in not imposing a proper zoning classification at that time.

In fact, it is patently obvious from a review of the 1000 scale zoning map that residential zoning along Reisterstown Road at this location is highly inappropriate.

County Court of Appeals
March 2, 1987
Page - Two

This is one of the only parcels of low density residential zoning along Reisterstown Road within a substantial distance in either direction of the site; and clearly the County Council could not expect utilization of this property in a low density residential manner. Therefore, the County Council erred in not extending the BM zone north to encompass the subject site.

Moreover, the subject property abuts a restaurant and is contiguous to a car dealership. Had the County Council considered the zoning on the subject property in light of the surrounding uses, it would have rezoned this property in 1984.

For these reasons, Garrison Forest respectfully requests that the Petition for Reclassification be granted.

Yours truly,

John B. Howard
John B. Howard

JBH/jes



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

April 13, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Garrison Forest School, Inc.

Location: NE/S Reisterstown Rd., approx. 880' NW of the centerline of
Kenmar Road

Item No.: 4 Zoning Agenda: Cycle V 4/87 - 10/87

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

REVIEWER: Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Chairman
Appeals Board
FROM: Charles E. Burnham, Plans Review Chief - Department of Permits & Licenses
SUBJECT: April - October 1987 - Zoning Classification - Cycle V

Date: May 5, 1987

C.E.B.

Item # 4 Property Owner: Garrison Forest School, Inc.
Contract Purchaser: ---
Location: NE/S Reisterstown Road, approximately 880' NW of the centerline of Kenmar Road
Existing Zoning: DR 3.5 and DR 1
Proposed Zoning: B.M.
Acres: 2.5
District: 3rd

- 1. Any proposed construction or change of use of existing structures shall comply to the requirements of the Baltimore County Building Code as adopted by Council Bill #47-85 or the Building Code in effect at the time of any permit filings.

cc: Zoning Advisory Committee

CEB:bac

GARRISON FOREST SCHOOL, INC.

#R-87-454

NE/S Reisterstown Rd., approximately
880' NW of the c/l of Kenmar Road

Item #4, Cycle V, 1987

D.R. 3.5 and D.R. 1 to B.M.
(Open Plan)

3rd Election District
3rd Councilmanic Dist.

2.5 acres

March 2, 1987 Petition Filed

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204
823-4111 Counsel for Petitioner

William C. Trimble, Asst. Secty
Garrison Forest School, Inc.
9819 Reisterstown Road
Garrison, MD 21055 Petitioner

Mr. James Earl Kraft
Baltimore Co Board of Education
940 York Road 21204

Phyllis Cole Friedman, Esquire People's Counsel

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

REQUEST COPY OF DISMISSAL:
Ms. Lisa Keir
Valley's Planning Council
P.O. Box 5402 21204



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

September 22, 1987

John B. Howard, Esquire
COOK, HOWARD, DOWNES & TRACY
210 Allegheny Avenue, Post Office Box 5517
Towson, MD 21204

Re: Case No. R-87-454
Garrison Forest School, Inc.

Dear Mr. Howard:

Enclosed is a copy of the Order for Dismissal passed today by the County Board of Appeals regarding the subject case.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Robert A. Hoffman, Esquire
William C. Trimble, Asst. Secty.
Garrison Forest School, Inc.
Mr. James Earl Kraft
Phyllis C. Friedman, Esquire
Norman E. Gerber
Frank H. Fisher
J. Robert Haines
James E. Dyer
Margaret E. du Bois
James G. Hoswell

EMERITUS
PAUL G. DOLLENSBERG
TED M. DOLLENSBERG

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

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COUNTY BOARD OF APPEALS
1987 SEP 18 A 11:34

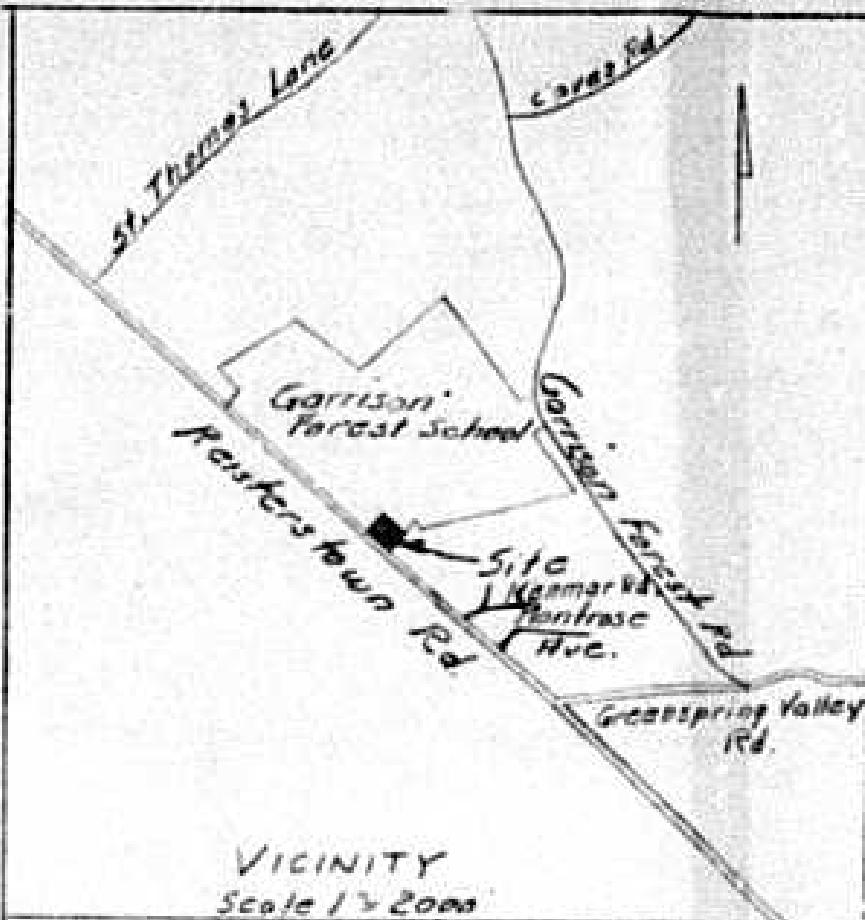
1986-1987

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1987 AUG 17 A 10 46

W.T.H.

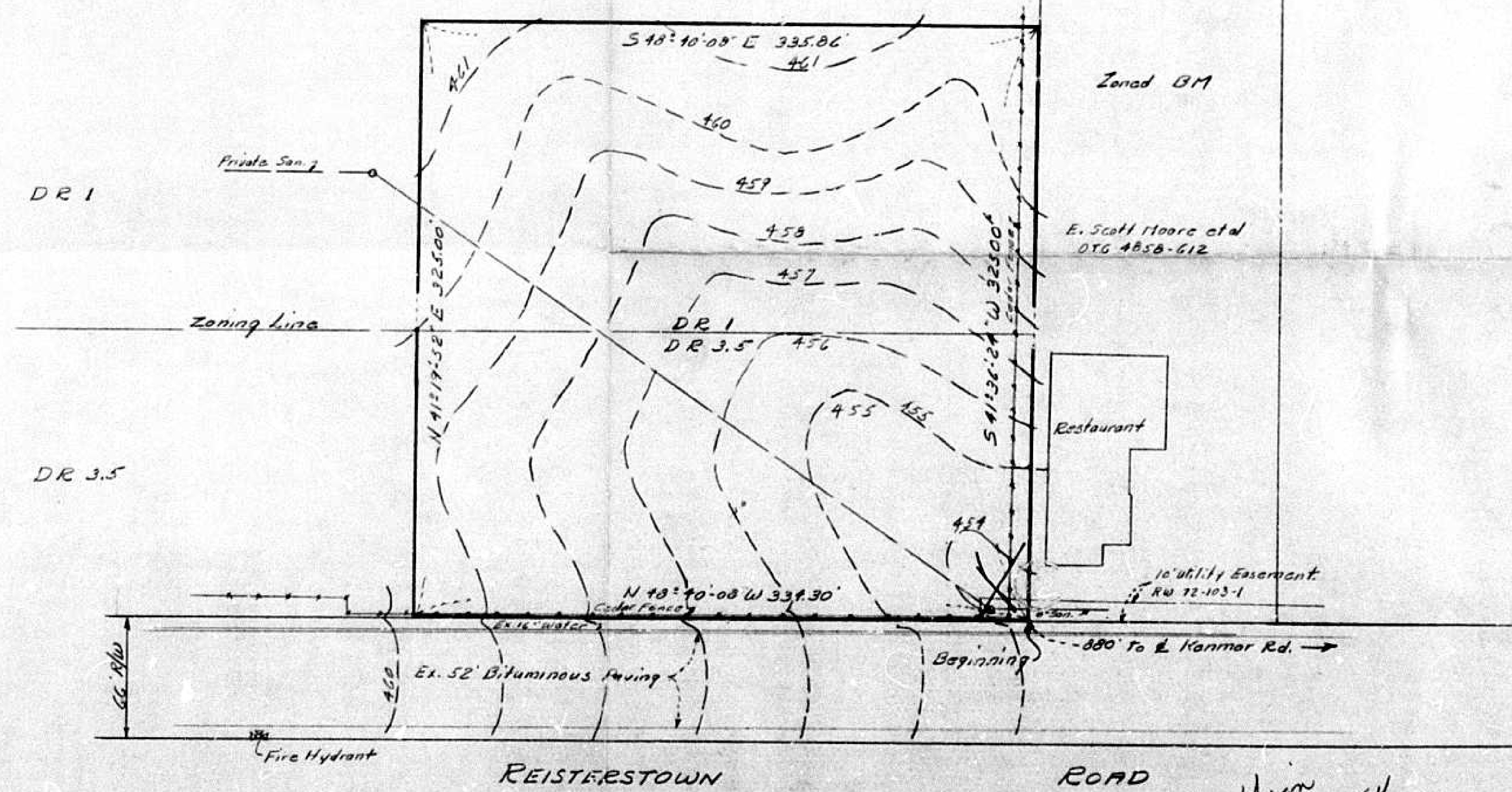
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32





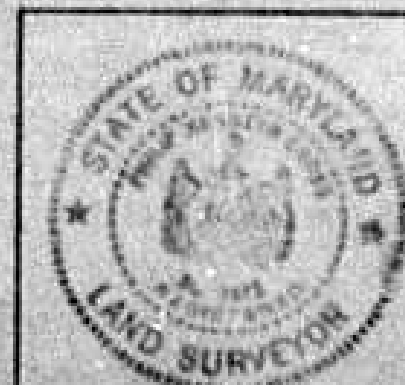
Election District 3
 Councilmanic District 3
 Area in DR-1 1.29 Acres ±
 Area in DR-3.5 1.21 Acres ±
 Total Area 2.50 Acres ±
 Present zoning DR-1 and DR-3.5
 Proposed zoning BM

Garrison Forest School Property
 GLB 2019.59



Plot Plan to Accompany
 ZONING RECLASSIFICATION PETITION

Cycle 4
 Item 4



Scale 1" = 50' Feb. 27, 1987
 Gerhard, Cross & Gysel
 Professional Land Surveyors
 412 Delaware Ave.
 Towson, Md. 21204