

IN RE: PETITION FOR VARIANCE

NS Reisterstown Road, between Rosewood
Lane and Owings Mills Boulevard
(10335 Reisterstown Road)
4th Election District
3rd Council District

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 01-286-A

Garrison Forest Assoc. L.P., Owners;
Safeway, Inc., Contract Lessees

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of an amended Petition for Variance filed by the owner of the subject property, Garrison Forest Associates Limited Partnership, and the Contract Lessees, Safeway, Inc., through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 450.4.F.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a second wall-mounted sign of 14 sq.ft. in lieu of the one sign permitted (for proposed Sign #1, One Hour Photo); to permit a third wall-mounted sign of 15.5 sq.ft. in lieu of the one permitted (for proposed Sign #2, Sun Trust Bank); to permit a fourth wall-mounted sign of 31.5 sq.ft. in lieu of the one permitted (for proposed Sign #3, Starbucks Coffee); to permit a fifth wall-mounted sign of 22 sq.ft. in lieu of the one permitted (for proposed Sign #4, Bergmann's Dry Cleaners); to permit a second canopy sign of 44 sq.ft. in lieu of the one permitted (for proposed Sign #5, Safeway Insignia); and, to amend the previously approved site plan in prior Case No. 99-391-SPHA, accordingly. The subject property and requested relief are more particularly described on the revised site plan and amended Petition which were submitted into evidence and marked as Petitioner's Exhibits 1 and 1A, respectively.

Appearing at the requisite public hearing in support of the request were Jim Brooks, a representative of Safeway, Inc., Lessees of the subject property; Mitchell Kellman, a representative of Daft-McCune-Walker, Inc., who prepared the site plan for this property; and, David Karceski, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property is a roughly rectangular shaped parcel located on the north side of Reisterstown Road between Rosewood Lane and Owings Mills Boulevard in Owings Mills. The property consists of a gross area of 11.68 acres, more or less, zoned B.L.-A.S. and B.M. and is improved with a strip shopping center, known as the Garrison Forest Plaza. The shopping center consists of a combination of retail uses, including a bank, an automotive service station, and a Safeway Grocery Store. Presently, the building contains approximately 8,500 sq.ft. of leasible space and provides parking for 576 vehicles. In this regard, the undersigned Hearing Officer granted special hearing and variance relief for the existing improvements in prior Case No. 99-391-SPHA on June 21, 1999. In addition, I granted approval to abandon a previously approved special exception use and an amendment to the site plan previously approved in prior Case No. 94-187-X, to reflect the modifications for the existing improvements.

The Petitioners now come before me seeking approval as outlined above to permit the inclusion of additional business entities within the existing Safeway food store on the subject site. Reflecting a recent trend nationwide, Safeway, Inc. proposes to lease an area within its stores to other businesses in an effort to provide its customers with one-stop convenience shopping. At the subject site, four additional businesses are proposed within the Safeway store, including a One-Hour Photo Shop, a Sun Trust Bank Branch, a Dry Cleaners and a Starbucks Coffee Shop. In this regard, variance relief is requested to approve the wall-mounted sign package as described above. As more particularly shown on the site plan, there are two entrances to the Safeway store. The one on the left will feature signage above the entranceway containing a 44 sq.ft. Safeway logo sign, a sign for the Sun Trust Bank and a sign for Bergmann's Dry Cleaners. The entrance on the right will feature a 77.5 sq.ft. Safeway logo sign, as well as a sign for the One-Hour Photo Store and a sign for Starbucks Coffee Shop. The proposed signs are more particularly shown on the site plan and a detailed sign drawing which was submitted into evidence as Petitioner's Exhibit 2.

It was indicated at the hearing that Section 450.4.F.5.d of the B.C.Z.R. apparently provides that but a single wall-mounted sign is allowed for Safeway. In this case, variance relief is requested in that two Safeway logo signs are proposed (one atop each entrance) as well as separate

signs for the four other businesses that will be located therein (i.e., Sun Trust Bank, Bergmann's Dry Cleaners, One-Hour Photo and Starbucks Coffee).

Based upon the testimony and evidence presented, I am persuaded to grant the variance. This is clearly a case where the marketing trend in this industry is inherently inconsistent with the provisions of the B.C.Z.R. A denial of the requested relief would result in no advertising for the four individual shops which will be located within the Safeway store. This could cause confusion and inconvenience to those who shop at Safeway and the Garrison Forest Shopping Center. It is also to be noted that the proposed location for these signs will correlate with the entrance closest to the space leased to these four business entities.

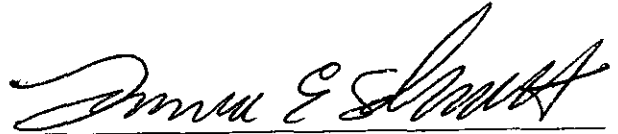
After due consideration of the testimony and evidence offered, I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. I find that the property and development are unique and that the Petitioners would suffer a practical difficulty if relief is denied. Moreover, there were no adverse Zoning Advisory Committee comments from any Baltimore County reviewing agency, and no one appeared in opposition to the request. It is also to be noted that the Petitioners' proposal has been reviewed and endorsed by the Reisterstown/Owings Mills/Glyndon Community Council.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the zoning Commissioner for Baltimore County this 4th day of April, 2001 that the Petition for Variance seeking relief from Section 450.4.F.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a second wall-mounted sign of 14 sq.ft. in lieu of the one sign permitted (for proposed Sign #1, One Hour Photo); to permit a third wall-mounted sign of 15.5 sq.ft. in lieu of the one permitted (for proposed Sign #2, Sun Trust Bank); to permit a fourth wall-mounted sign of 31.5 sq.ft. in lieu of the one permitted (for proposed Sign #3, Starbucks Coffee); to permit a fifth wall-mounted sign of 22 sq.ft. in lieu of the one permitted (for proposed Sign #4, Bergmann's Dry Cleaners); to permit a second canopy sign of 44 sq.ft. in lieu of the one permitted (for proposed Sign #5, Safeway Insignia); and, to amend the

previously approved site plan in prior Case No. 99-391-SPHA, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/4/01
By bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 3, 2001

David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Reisterstown Road, between Rosewood Lane & Owings Mills Boulevard
(10335 Reisterstown Road)
4th Election District – 3rd Council District
Garrison Forest Assoc., L.P., Owners; Safeway, Inc., Lessees - Petitioners
Case No. 01-286-A

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an
appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For
further information on filing an appeal, please contact the Department of Permits and Development
Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Bruce Levine, Director of Commercial Real Estate, Garrison Forest Assoc. L.P.
Hooks Village, 25 Hooks Lane, Suite 312, Baltimore, Md. 21208
Messrs. Jim Brooks & Tim Castleberry, Safeway, Inc.,
4551 Forbes Boulevard, Lanham, Md. 20706
Mr. Mitchell Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10335 Reisterstown Road
(Garrison Forest Shopping Center) which is presently zoned BL-AS, BM

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Determined At Hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Safeway, Inc.
Name - Type or Print
Tom Castleberry
Signature Tom Castleberry, V.P. of Real Estate
4551 Forbes Boulevard (301) 918-6661
Address Telephone No.
Lanham MD 20706
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire
Name - Type or Print
Robert A. Hoffman
Signature
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue (410) 494-6262
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Garrison Forest Associates Limited Partnership
Name - Type or Print
Bruce Levine
Signature Bruce Levine, Dir. of Commercial Real Estate
Name - Type or Print
Hooks Village
25 Hooks Lane, Suite 312 (410) 486-0800
Address Telephone No.
Baltimore MD 21208
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire
Name
210 Allegheny Avenue (410) 494-6262
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING
Reviewed By JC Date 1/19/01

ORDER RECEIVED FOR FILING

Date
By

Case No. 01 286 A
Date 1/15/98

SAFeway (Store No. 1657)
VARIANCES REQUESTED FOR
GARRISON SHOPPING CENTER

Variance from Section 450.4.F.5.d of the Baltimore County Zoning Regulations to allow a second wall-mounted sign of 14 square feet in lieu of the one wall-mounted sign permitted (Sign #1 – One Hour Photo).

Variance from Section 450.4.F.5.d of the Baltimore County Zoning Regulations to allow a third wall-mounted sign of 15.5 square feet in lieu of the one wall-mounted sign permitted (Sign #2 – SunTrust Bank).

Variance from Section 450.4.F.5.d of the Baltimore County Zoning Regulations to allow a fourth wall-mounted sign of 31.5 square feet in lieu of the one wall-mounted sign permitted (Sign #3 – Starbucks Coffee).

Variance from Section 450.4.F.5.d of the Baltimore County Zoning Regulations to allow a fifth wall-mounted sign of 22 square feet in lieu of the one wall-mounted sign permitted (Sign #4 – Bergmann's Dry Cleaners).

Variance from Section 450.4.F.5.d of the Baltimore County Zoning Regulations to allow a second canopy sign of 44 square feet in lieu of the one canopy sign permitted (Sign #5 – Safeway Insignia).

And to amend the site plan last approved in case # 99-391-SPHA.

TOIDOC51/#107765 v1

ORDER RECEIVED FOR FILING
Date 4/2/07
By [Signature]

New Petition
Revised
EX 1A

286

Description
to Accompany Petition for Variance
Safeway at the
Garrison Forest Shopping Center
Northeast Side of Reisterstown Road
Northwest Side of Rosewood Lane

Fourth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances, measured from the intersection of the centerline of Reisterstown Road (variable width) with the centerline of Rosewood Lane (60 feet wide), viz: (1) Northeasterly 50 feet, more or less, along the centerline of Rosewood Lane, and thence (2) Northwesterly 30 feet, more or less, to the point of beginning, thence leaving said point of beginning and binding on the northeast side of Reisterstown Road for the following five courses and distances, viz: (1) South 87 degrees 17 minutes 35 seconds West 11.24 feet, thence (2) North 47 degrees 29 minutes 45 seconds West 526.66 feet, thence (3) South 41 degrees 55 minutes 44 seconds West 7.00 feet, thence (4) North 47 degrees 46 minutes 05 seconds West 306.47 feet, and thence (5) North 47 degrees 53 minutes 15 seconds West 143.52 feet to the northeast side of Owings Mills Boulevard, thence binding thereon the following four courses and distances, viz: (6) North 32 degrees 08 minutes 05 seconds East 16.51 feet to a point of nontangency, thence (7) Northeasterly by a line curving to the left with a radius of 1195.92 feet for a distance of 74.22 feet (the arc of said curve being

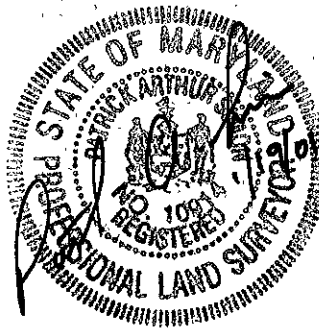
01-286-A

subtended by a chord bearing North 36 degrees 16 minutes 19 seconds East 74.21 feet) to a point of curvature, thence (8) Northeasterly by a line curving to the left with a radius of 1748.87 feet for a distance of 98.40 feet (the arc of said curve being subtended by a chord bearing North 32 degrees 52 minutes 58 seconds East 98.39 feet) to a point of curvature, thence (9) Northeasterly by a line curving to the left with a radius of 1748.87 feet, for a distance of 297.20 feet (the arc of said curve being subtended by a chord bearing North 26 degrees 24 minutes 10 seconds East 296.84 feet) to a point of nontangency, and thence (10) North 32 degrees 08 minutes 05 seconds East 24.79 feet, thence (11) South 47 degrees 47 minutes 46 seconds East 1095.90 feet to the southwest side of Rosewood Lane, thence binding thereon the following two courses and distances, viz: (12) South 43 degrees 56 minutes 44 seconds West 56.91 feet, and thence (13) South 41 degrees 55 minutes 44 seconds West 428.06 feet to the point of beginning; containing 11.68 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

January 16, 2001

Project No. 96093.F (L96093.F)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 90628

DATE

1/19/01

ACCOUNT

R0016150

AMOUNT

\$ 250.00

RECEIVED
FROM

Venette Bostjan, Howard

FOR

Comm. Varnance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
1/22/2001 1/19/2001 14:58:05

REG 4805 CASHIER NOTE MES INQUIRY

Dep 5 525 ZONE VERIFICATION

Receipt # 190222

DEPT

CR NO. 090638

Receipt No.

25.00

250.00

OK

00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-286-A
10335 Reisterstown Road
NWG Reisterstown Road and Rosewood Lane
4th Election District - 3rd Councilmanic District
Legal Owner(s): Garrison Forest Associates Limited Partnership
Contract Purchaser(s): Safeway, Inc

Variance: to allow a second wall-mounted sign of 17.5 square ft in lieu of the one wall-mounted sign permitted (sign #1); to allow a third wall-mounted sign of 15.625 square feet in lieu of the one wall-mounted sign permitted (sign #2); to allow a fourth wall-mounted sign of 39.69 square feet in lieu of the one wall-mounted sign permitted (sign #3); to allow a fifth wall-mounted sign of 34.125 square feet in lieu of the one wall-mounted sign permitted (sign #4); to allow a second canopy sign of 24 525 square feet in lieu of the one canopy sign permitted (sign #5); and to amend the site plan approved in case number 99-391-SPHA.

Hearing: Monday, March 12, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/307 Feb. 22

C451709

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/22/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/22/, 2001.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 01-286-A

Petitioner/Developer SAFEWAY, ETAL

% AMY DONTALL (VBH)

Date of Hearing/Closing 3/12/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10335 REISTERSTOWN RD
& ROSEWOOD LA.

The sign(s) were posted on

2/22/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/24/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

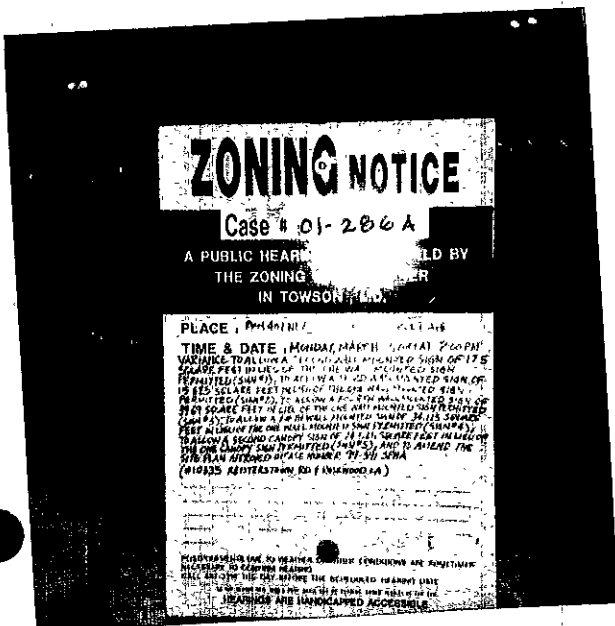
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No 01-286-A

Petitioner/Developer SAFENAY, ETAL

% AMY DONTELL, (VBH)

Date of Hearing/Closing 3/12/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10335 REISTERSTOWN RD.

9 ROSEWOOD LA.

The sign(s) were posted on

3/22/01

(Month, Day, Year)

Sincerely,

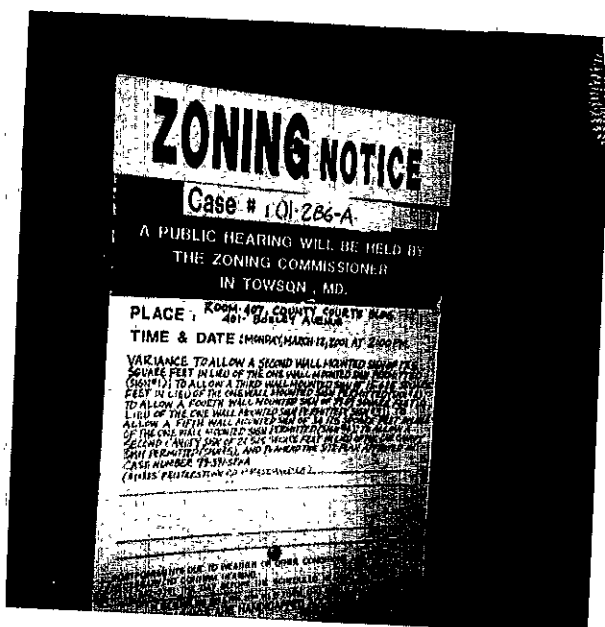
Patrick M. O'Keefe 3/24/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



RE: PETITION FOR VARIANCE
10335 Reisterstown Road, NWC Reisterstown Rd
and Rosewood Ln
4th Election District, 3rd Councilmanic

Legal Owner: Garrison Forest Associates L.P.
Contract Purchaser: Safeway, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-286-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 31, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-286-A
10335 Reisterstown Road
NWC Reisterstown Road and Rosewood Lane
4th Election District – 3rd Councilmanic District
Legal Owner: Garrison Forest Associates Limited Partnership
Contract Purchaser: Safeway, Inc

Variance to allow a second wall-mounted sign of 17.5 square feet in lieu of the one wall-mounted sign permitted (sign #1); to allow a third wall-mounted sign of 15.625 square feet in lieu of the one wall-mounted sign permitted (sign #2); to allow a fourth wall-mounted sign of 39.69 square feet in lieu of the one wall-mounted sign permitted (sign #3); to allow a fifth wall-mounted sign of 34.125 square feet in lieu of the one wall-mounted sign permitted (sign #4); to allow a second canopy sign of 24.525 square feet in lieu of the one canopy sign permitted (sign #5); and to amend the site plan approved in case number 99-391-SPHA.

HEARING: Monday, March 12, 2001 at 2:00 p.m. in Room 407 County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon". Below the signature is the handwritten number "602".

Arnold Jablon
Director



C: Robert A. Hoffman, Esquire, Venable, Baetjer and Howard LLP, 210 Allegheny Avenue, Towson 21204
Garrison Forest Associates Limited Partnership, Bruce Levine, 25 Hooks Lane Suite 312, Baltimore 21208
Tom Castleberry VP, Safeway Inc, 4551 Forbes Blvd, Lanham 20706

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 24, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 22, 2001 Issue – Jeffersonian

Please forward billing to:

Robert A Hoffman Esquire
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6262

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-286-A

10335 Reisterstown Road

NWC Reisterstown Road and Rosewood Lane

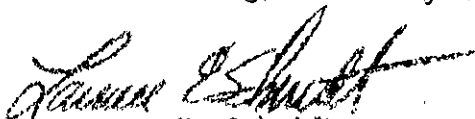
4th Election District – 3rd Councilmanic District

Legal Owner: Garrison Forest Associates Limited Partnership

Contract Purchaser: Safeway, Inc

Variance to allow a second wall-mounted sign of 17.5 square feet in lieu of the one wall-mounted sign permitted (sign #1); to allow a third wall-mounted sign of 15.625 square feet in lieu of the one wall-mounted sign permitted (sign #2); to allow a fourth wall-mounted sign of 39.69 square feet in lieu of the one wall-mounted sign permitted (sign #3); to allow a fifth wall-mounted sign of 34.125 square feet in lieu of the one wall-mounted sign permitted (sign #4); to allow a second canopy sign of 24.525 square feet in lieu of the one canopy sign permitted (sign #5); and to amend the site plan approved in case number 99-391-SPHA.

HEARING: Monday, March 12, 2001 at 2:00 p.m. in Room 407 County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
602

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-286-A
Petitioner: GARRISON FOREST ASSOCIATES LTD. PARTNERSHIP
Address or Location: 10335 REISTERSTOWN RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Venable Baetjer + Howard
Address: 210 Allegheny Ave
Towson, MD 21204
Telephone Number: (410) 444-6262



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 9, 2001

Robert A Hoffman, Esquire
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-286-A, 10335 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 19, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. *CRJ*
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bruce Levine, Garrison Forest Associates Limited Partnership, 25 Hooks Lane
Suite 312, Baltimore 21208
Tom Castleberry VP, Safeway Inc, 4551 Forbes Blvd, Lanham 20706
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 6, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 5, 2001
Item Nos. 279, 280, 281, 283, 285,
286, and 287

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 29, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

281, 282, 285, 286, AND 287

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MRBS*

DATE: February 13, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 29, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
280	5620 Southwestern Boulevard
286	10335 Reisterstown Road
287	1 Sheepfold Lane

LB
Jm
3/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 31, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-279, 01-286, & 01-287.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.31.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 286

JLL

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

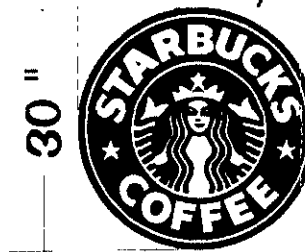
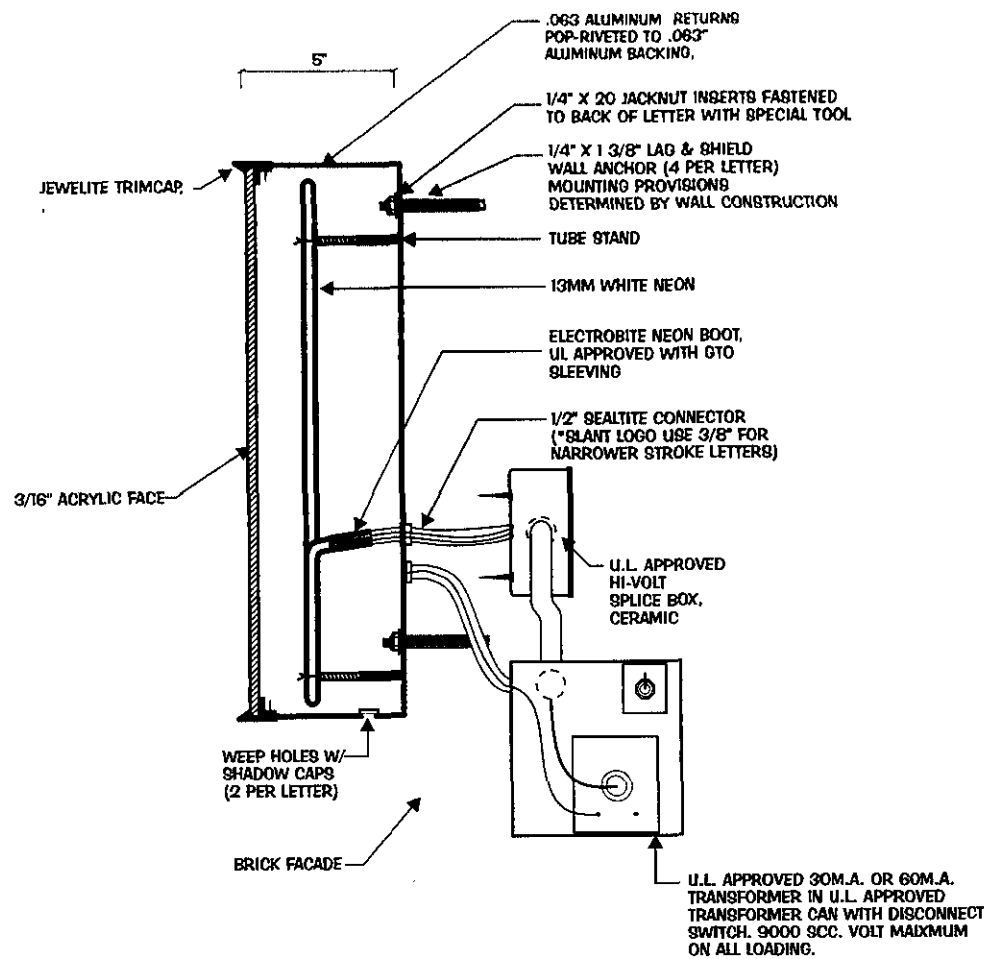
Very truly yours,

~ Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



12'-9 1/2"

STARBUCKS COFFEE

12"

31.5 SQ. FT.

11'-1"

2'-0"

Bergman's
DRY CLEANERS

SINCE 1917

22 SQ. FT.

Call No 2/

12'-6 1/2"

13 1/2"

ONE HOUR PHOTO

14 SQ. FT.

11'-8"

16"

SUNTRUST BANK

15.5 SQ. FT.

● CHANNEL LETTER SET
SCALE: 1/2" = 1' - 0"



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DAVID

DESIGNER

DELANCY

WORK ORDER

REVISIONS

NO.	BY	DATE
△	DR	11/13/00
△	DR	03/01/01
△		
△		
△		

ISSUE DATE

10/5/00

APPROVED BY

Sales

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Project Mgr

FILE NAME

1528

PAGE

1

Per WCR,
if I don't
have Stem 286
by 3 PM today,
it goes on next
week's agenda

Soph
1/24/00

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID KARCESKI

210 ALLEGHENY AVENUE 21204

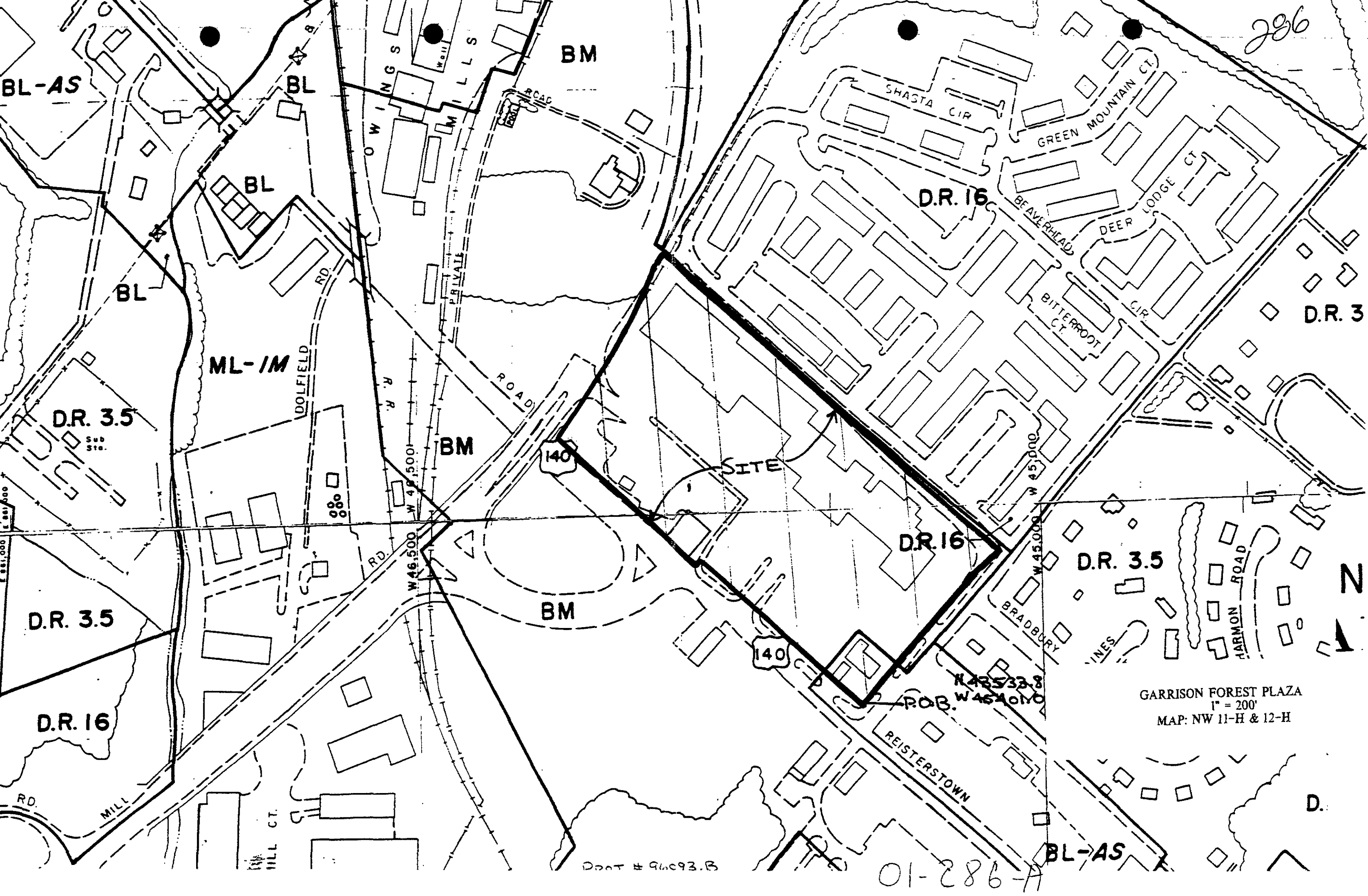
Jim Brooks

4551 Forbes Blvd, Lanham 20706

Mitch Kellman

DMW 200 E. Pennsylvania Ave ^{TOWSON} 21286





BL-AS

BL

BL

BL

ML-IM

D.R. 3.5

D.R. 3.5

D.R. 16

BM

BM

BM

D.R. 16

D.R. 16

D.R. 3.5

D.R. 3

N

GARRISON FOREST PLAZA
1" = 200'
MAP: NW 11-H & 12-H

Draw # 96093.B

01-286-A

BL-AS

D.

286

N 43° 33' 8"
W 45° 40' 10"

ROB.

140

140

RD.

RD.

R.R.

W 46° 50' 00"

W 45° 00' 00"

BRADBURY

REISTERSTOWN

HARMON ROAD

BEAVERHEAD

DEER

LODGE CT

BITTERROOT

CIR.

SHASTA CIR

GREEN MOUNTAIN CT

OWINGS

PRIVATE

MILLS

ROAD

MILL

HILL CT.

