

**IN RE: PETITIONS FOR SPECIAL HEARING \*  
AND VARIANCE**

NE Corner Reisterstown Road (MD Rt. 140), \*  
52' S of Owings Mills Boulevard  
(Garrison Forest Plaza) \*

2<sup>nd</sup> Council District \*  
4<sup>th</sup> Election District \*

Garrison Forest Associates, L.P.  
Petitioner \*

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
  
Case No. 2010-0253-SPHA

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner and long-term ground lessee of the subject property, Garrison Forest Associates Limited Partnership, by its Commercial Real Estate Director, Bruce I. Levine, and their attorneys, David H. Karceski, Esquire and Arnold E. Jablon, Esquire, with Venable, LLP. The Petitioner requests a special hearing to approve an amendment to the site plan approved in prior Case No. 99-391-SPHA. In addition, the Petitioner requests the following relief: (1) from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing parking spaces in an off-street parking facility for a non-residential use to be as close as 3 feet to a right-of-way of a public street in lieu of the required 10 feet, unless it is confirmed that the parking spaces are non-conforming; (2) from Section 409.4 of the B.C.Z.R. to allow existing off-street parking spaces with direct access to vehicular travelways; (3) to permit existing interior landscaping to be 2% of the parking lot area in lieu of 7% as required by the Baltimore County Landscape Manual, unless it is confirmed that the interior landscaping of 2% is non-conforming; (4) to permit an existing 0-foot wide landscape strip adjacent to residentially zoned property in lieu of 15 feet as required by the Baltimore County

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9-17-10

Date

By

Landscape Manual, unless it is confirmed that this 0-foot wide landscape strip is non-conforming, and (5) to permit existing 5-foot wide parking lot islands from face of curb to face of curb in lieu of 9 feet as required by the Baltimore County Landscape Manual, unless it is determined that these 5-foot wide islands are non-conforming. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.<sup>1</sup> Petitioner's Exhibit 2 serves as a key to easily identify the locations on the shopping center property where variance relief is requested.

Appearing at the requisite public hearing in support of these petitions were David Karceski, Esquire and Arnold Jablon, Esquire, with Venable, LLP, attorneys for Petitioner, and Kenneth J. Colbert, P.E., with Colbert Matz Rosenfelt, Inc., the engineer who prepared the site plan(s) for this shopping center. Dino LaFiandra, Esquire, appeared on behalf of his client, Whale LLC, owner of another commercial property located on the opposite side of Owings Mills Boulevard from the subject property. There were no Protestants or other interested persons present.

Testimony and evidence revealed that the subject property consists of approximately 10.36 acres, more or less, split-zoned B.M. (Business, Major) and B.L.-A.S. (Business, Local – Automotive Services) and is the site of the Garrison Forest Plaza shopping center, which contains numerous retail, restaurant and other commercial uses. The site has been a shopping center since the late 1960s and Petitioner desires to fill a vacancy in the center with a standard restaurant. Specifically, an existing pad site, labeled on Petitioner's Exhibit 1 as "#10391 VACANT PROPOSED RESTAURANT," was formerly occupied by Tweeter, a consumer

At the onset of the public hearing in this case, Petitioner withdrew from consideration by this Commission a parking variance originally filed as part of the Petition for Variance. Petitioner explained that the project engineer made certain minor revisions to the site plan originally filed and, in doing so, was able to eliminate the need for the variance involving the number of required parking spaces. The public hearing proceeded on the remaining list of five (5) requested variances.

electronics retailer no longer in business due to recent economic conditions that affected this particular retail market. It is this pad site that Petitioner desires to lease to a standard restaurant operator.

By way of brief history, a prior parking variance was granted for the shopping center in Case No. 99-301-SPHA. As noted above, Mr. Colbert was able to make minor modifications to the site plan originally filed in this case, to obviate the need for the additional parking variance that was made a part of the Petition for Variance. With these changes to the Petitioner's Exhibit 1, the remaining requested zoning relief relates to layout for the off-street parking that serves the shopping center and the existing landscaping on the shopping center property.

It was explained during the hearing that the uniqueness of the shopping center justifies the requested variances. As made clear by the evidence and testimony presented, Petitioner explained that the Garrison Forest Plaza was developed in the late 1960s, which development predated the adoption of the provisions of the Parking Regulations contained in Section 409 of the B.C.Z.R. and the current Baltimore County Landscape Manual from which variance relief is requested. In fact, this shopping center was developed in accordance with a different set of Zoning Regulations that pertained to off-street parking lots at that time as well as a different Landscape Manual that contained altogether different requirements for landscaping in shopping center parking lots. It is this site's development history together with the current configuration of the off-street parking and site landscaping that render the property unique in the context of this case. Petitioner further indicated, from its perspective, that a strict interpretation of the applicable parking regulations and relevant provisions of the Landscape Manual would create a practical difficulty requiring Petitioner to make changes to the layout of the existing parking and site landscaping that would result in a substantial reduction in the overall number of parking

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spaces now provided at the site. With regard to any adverse impact, the layout for off-street parking spaces and arrangement of landscaped areas, as shown and indicated on Petitioner's Exhibit 1, are not cause for concern.

After due consideration of the testimony and evidence presented, it is clear that Petitioner has met the standards set forth in B.C.Z.R. Section 307, and that the variance relief should be granted. The subject property is unique due to its development history and existing site conditions and requiring Petitioner to adhere strictly to the requirements of the B.C.Z.R. and County Landscape Manual would cause a practical difficulty. Finally, I find that no adverse impact will result if the requested relief is granted. It is also important to note that no reviewing County agency issued an adverse Zoning Advisory Committee (ZAC) comment.

The Petition for Special Hearing seeks approval to amend the site plan approved in Case No. 99-391-SPHA. As explained above, these changes to the site plan do not involve the addition of any more gross leasable area to the shopping center. The changes to the prior site plan relate generally to the layout of off-street parking spaces with the goal of maximizing the number of parking spaces Petitioner is able to provide on site. Thus, the special hearing relief should be granted to amend the previously approved site plan to reflect these plan changes.

Mr. LaFiandra, on behalf of his client Whale, LLC, noted that he had discussions with Petitioner prior to this public hearing and that his client does not object to approval of the requested zoning relief, provided certain conditions are made a part of this Commission's Order. These conditions were read into the record at the public hearing, and I will incorporate them as part of my Order in this case.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions 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 17<sup>th</sup> day of September 2010 that the Petition for Special Hearing for approval of an amendment to the site plan approved in prior Case No. 99-391-SPHA, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief as follows: (1) from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing parking spaces in an off-street parking facility for a non-residential use to be as close as 3 feet to a right-of-way of a public street in lieu of the required 10 feet, unless it is confirmed that the existing parking spaces are non-conforming; (2) from Section 409.4 of the B.C.Z.R. to allow existing off-street parking spaces with direct access to vehicular travelways; (3) to permit existing interior landscaping to be 2% of the parking lot area in lieu of 7% as required by the Baltimore County Landscape Manual, unless it is confirmed that this interior landscaping of 2% is non-conforming; (4) to permit an existing 0-foot wide landscape strip adjacent to residentially zoned property in lieu of the 15 feet as required by the Baltimore County Landscape Manual, unless it is confirmed that this 0-foot wide landscape strip is non-conforming, and (5) to permit existing 5-foot wide parking lot islands from face of curb to face of curb in lieu of 9 feet as required by the Baltimore County Landscape Manual, unless it is determined that these 5-foot wide islands are non-conforming, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; subject to the following conditions:

1. The Petitioner may apply for their necessary permits and be granted same upon the receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the thirty (30) day appeal period from the date of this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date

9-17-10

By

103

Date

9-17-10

By

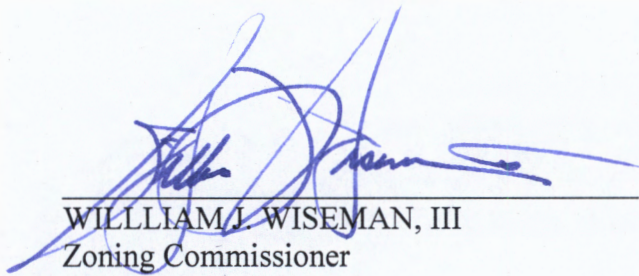
2. Petitioner will provide an area on the site for employee parking with enough parking spaces for one full shift of restaurant employees. This area will be located remotely from the restaurant pad (near Shell Station, Safeway, Bank of America, etc.) Restaurant employees will be instructed to park in this location. There is no penalty for non-employees parking in this area.
3. Petitioner will install a fence in the median of Owings Mills Boulevard, provided Petitioner is able to obtain all necessary approvals and permits from Baltimore County. With approval by the County, Petitioner will then work with Whale, LLC to determine the specific location for the fence, which shall extend no farther than the subject property's frontage on Owings Mills Boulevard. If not permitted by Baltimore County, Petitioner and Whale, LLC will work in good faith to agree upon an alternate location for a fence of the same length. Installation of the fence shall be at Petitioner's expense.
4. Petitioner will install up to ten (10) signs on the subject property instructing restaurant employees and customers not to park on the Whale Property. Additionally, with the consent of Whale, LLC, Petitioner will install up to ten (10) signs on the Whale Property in locations selected by Whale, LLC notifying parkers on the Whale Property that parking on the Whale Property is for customers of the Whale Property, or a like message, to be determined by Whale, LLC.
5. For as long as the pad site, labeled "#10391" on the site plan, is used for a standard restaurant or, if another tenant space in the center of the same or greater size is converted to standard restaurant use, upon request by Whale LLC, Petitioner will utilize at least one security personnel who shall have the following responsibilities:
  - a. Subject to subsections (e), (f) and (g) below, monitor the parking lots of the Whale property for the sole purpose of identifying any parkers that are parking on Whale property and walking over to the subject property;
  - b. Timely report the parkers identified in (a), above, to a designated agent of Whale, LLC;
  - c. Upon further request by Whale, LLC or its agent, Petitioner or its agent will call a licensed trespass tower to have the cars identified in (a), above, towed from the Whale property;
  - d. The signage required by Baltimore County Code (B.C.C.) to notify parkers of the towing potential may be combined with the signs provided in (3), above, or, at the discretion of Whale, LLC, Petitioner shall provide additional signage meeting the code requirements for the Whale property;

- e. If requested, the security personnel will undertake these responsibilities starting at 5:00 PM and concluding at 10:00 PM;
- f. Beginning October 1<sup>st</sup> through December 31<sup>st</sup>, Whale, LLC can request a maximum of 45 days for monitoring. Each individual request is for a period of three (3) days with no time limitation between calls. The maximum number of requests by Whale, LLC is 15 for a total of 45 days for monitoring during this period; and
- g. Beginning January 1<sup>st</sup> through September 30<sup>th</sup>, Whale, LLC can request a maximum of 15 days for monitoring/towing.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.6 of the B.C.Z.R. to permit 597 off-street parking spaces in lieu of the required 751 parking spaces, be and is hereby DISMISSED AS MOOT.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

9-17-10

By

DLW



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

September 17, 2010

David H. Karceski, Esquire  
Arnold E. Jablon, Esquire  
Venable, LLP  
210 West Pennsylvania Avenue  
Suite 500  
Towson, MD 21204

**RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE**  
NE Corner Reisterstown Road and Owings Mills Boulevard  
(Garrison Forest Plaza)  
2<sup>nd</sup> Council District - 4<sup>th</sup> Election District  
Garrison Forest Associates, L.P. - Petitioner  
**Case No. 2010-0253-SPHA**

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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,

WILLIAM J. WISEMAN  
Zoning Commissioner  
for Baltimore County

WJW:dlw  
Enclosure

c: Bruce I. Levine, Commercial Real Estate Director, Garrison Forest Associates Limited Partnership,  
25 Hooks Lane, Suite 312, Baltimore, MD 21208  
Kenneth J. Colbert, P.E., Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G,  
Baltimore, MD 21209  
Dino LaFiandra, Esquire, Whiteford, Taylor & Preston, L.L.P., Towson Commons,  
Suite 300, One West Pennsylvania Avenue, Towson, MD 21204  
People's Counsel, Office of Planning, File



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

10301 - 10400 Reisterstown Rd  
for the property located at NE CORNER OF REISTERSTOWN RD. + OWINGS MILLS BLVD.  
which is presently zoned BM (GARRISON FOREST PLAZA)

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve  
(This box to be completed by planner)

An amendment to the site plan approved in Case No. 99-391-SPHA

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Special Hearing, 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:

Name - Type or Print  
Signature  
Address  
City State Zip Code  
Telephone No.

## Attorney For Petitioner:

Date  
David H. Karceski  
Name - Type or Print  
Signature  
Venable, LLP  
Company  
210 W. Pennsylvania Avenue, Suite 500 (410) 494-6285  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

## Legal Owner and Long Term Ground Lessee

Garrison Forest Associates, Limited Partnership, c/o M. Leo Storch Management Corporation

Name - Type or Print  
Signature  
Bruce I. Levine, Commercial Real Estate Director  
Name - Type or Print  
Signature  
25 Hooks Lane, Suite 312 (410) 486-0800  
Address Telephone No.  
Baltimore MD 21208  
City State Zip Code

## Representative to be Contacted:

David H. Karceski  
Name  
210 W. Pennsylvania Avenue, Suite 500 (410) 494-6285  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2010-0253-SPHA  
REV 9/15/98

UNAVAILABLE FOR HEARING  
Reviewed By D.T. Date 3/26/10  
DROP-OFF



# Petition for Variance

to the Zoning Commissioner of Baltimore County for the property  
located at NE CORNER OF REISTERSTOWN RD. & OWINGS MILLS BLVD. (GARRISON FOREST PLAZA)  
which is presently zoned BM

Deed Reference: 1 2 9 8 8 / 4 6 5 Tax Account # 0415081125; 1600000748  
2 3 2 6 3 / 4 4 7 0412002090; 1600013377

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:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

David H. Karciski  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Venable, LLP  
Company  
210 W. Pennsylvania Avenue, Suite 500 (410) 494-6285  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

## Legal Owner and Long Term Ground Lessee

Garrison Forest Associates Limited Partnership d/b/a M. Lee Smith Management Corporation

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Bruce I. Levine, Commercial Real Estate Director  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
25 Hooks Lane, Suite 312 (410) 486-0800  
Address Telephone No.  
Baltimore MD 21208  
City State Zip Code

## Representative to be Contacted:

David H. Karciski  
Name  
210 W. Pennsylvania Avenue, Suite 500 (410) 494-6285  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

Case No. 2010-0253-SPHA

## Office Use Only

Estimated Length of Hearing \_\_\_\_\_  
Unavailable For Hearing \_\_\_\_\_

REV 8/2007 ORDER RECEIVED FOR FILING

Reviewed by D.T. Date: 3/26/10  
DROP-OFF

Date 9-17-10

By [Signature]

**PETITION FOR VARIANCE  
ATTACHED SHEET**

**10301-10400 Reisterstown Road**

1. Section 409.6 of the Baltimore County Zoning Regulations ("BCZR") to permit 597 off-street parking spaces in lieu of the required 751 parking spaces.
2. Section 409.8.A.4 of the BCZR to permit existing parking spaces in a surface parking facility for a nonresidential use to be as close as 3 feet to a right-of-way line of a public street in lieu of the required 10 feet, unless it is confirmed that these parking spaces are non-conforming.
3. Section 409.4 of the BCZR to allow existing off-street parking spaces with direct access to vehicular travelways.
4. To permit existing interior landscaping to be 2% of the parking lot area in lieu of 7% as required by the Baltimore County Landscape Manual, unless it is confirmed that this interior landscaping of 2% is non-conforming.
5. To permit an existing 0-foot wide landscape strip adjacent to residentially-zoned property in lieu of 15 feet as required by the Baltimore County Landscape Manual, unless it is confirmed that this 0-foot wide landscape strip is non-conforming.
6. To permit existing 5-foot wide parking lot islands from face of curb to face of curb in lieu of 9 feet as required by the Baltimore County Landscape Manual, unless it is confirmed that these 5-foot wide islands are non-conforming.

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G Baltimore, MD 21209

## LETTER OF TRANSMITTAL

To: Venable, LLC  
210 W. Pennsylvania Ave.  
Towson, MD

Date: March 29, 2010  
Attn: Kedrick Whitmore  
Re: Garrison Forest Plaza  
Cc:

2009026

We are forwarding

☒ Attached  
☐ Prints

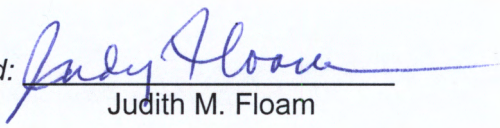
☐ Under Separate Cover  
☒ Originals

| No. | Date | Description                |
|-----|------|----------------------------|
| 3   |      | Revised Zoning Description |
|     |      |                            |
|     |      |                            |
|     |      |                            |
|     |      |                            |

These are transmitted as checked below:

☐ Information Only ☐ As Requested ☐ For Approval ☐ Review & Comment ☒ For your use

**Message:**

Signed: 

Judith M. Floam

*If enclosures are not as noted, kindly notify me at once.*

Telephone: 410-653-3838

Fax: 410-653-7953



## ZONING DESCRIPTION NORTHEAST CORNER OF REISTERSTOWN ROAD AND OWINGS MILLS BOULEVARD (GARRISON FOREST PLAZA)

Beginning at a point on the northeastern side of Reisterstown Road, which is of varying width, at distance of 52.5 feet south of the centerline of Owings Mills Boulevard, which is of varying width. Thence the following courses and distances:

N 32°08'05" E, 16.51 ft., thence  
By a curve to the left, radius 1195.92 ft., Length 74.22 ft.;  
By a curve to the left, radius 1749.87 ft., Length 98.40 ft.;  
By a curve to the left, radius 1749.87 ft., Length 297.20 ft.;  
N 32°08'05" E, 24.79 ft.;  
S 47°47'46" E, 1095.90 ft.;  
S 43°56'44" W, 56.91 ft.;  
S 41°55'44" W, 307.29 ft.;  
N 47°29'45" W, 162.66 ft.;  
S 41°55'44" W, 163.19 ft.;  
N 47°29'45" W, 370.95 ft.;  
S 41°55'44" W, 7.00 ft.;  
N 47°46'05" W, 306.47 ft.;  
N 47°53'15" W, 143.52 ft. to the Point of Beginning.

As recorded in Deeds Liber 12988, folio 465 and Liber 23263, folio 447, and containing 10.36 acres, more or less.

Also known as #10315-10391 Reisterstown Road and located in the 4<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-10

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION NORTHEAST CORNER OF REISTERSTOWN ROAD AND OWINGS MILLS BOULEVARD (GARRISON FOREST PLAZA)

Beginning at a point on the north side of Reisterstown Road, which is of varying width, at distance of 52.5 feet south of the centerline of Owings Mills Boulevard, which is of varying width. Thence the following courses and distances:

N 32°08'05" E, 16.51 ft., thence  
By a curve to the left, radius 1749.87 ft., Length 297.20 ft.;  
N 32°08'05 E, 24.79 ft.;  
S 47°47'46" E, 1095.90 ft.;  
S 43°56'44" W, 56.91 ft.;  
S 41°55'44" W, 307.10 ft.;  
N 47°29'45" W, 162.95 ft.;  
S 41°55'44" W, 123.67 ft.;  
N 47°29'45" W, 361.05 ft.;  
S 41°55'44" W, 7.00 ft.;  
N 47°46'05" W, 306.47 ft.;  
N 47°53'15" W, 143.52 ft. to the Point of Beginning.

As recorded in Deeds Liber 12988, folio 465 and Liber 23263, folio 447, and containing 10.36 acres, more or less.

Also known as #10315-10385 Reisterstown Road and located in the 4<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District.



**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2010-0253-SPHA

Petitioner: GARRISON FOREST ASSOC., LIMITED PARTNERSHIP

Address or Location: NE CORNER OF REISTERSTOWN RD & OWINGS MILLS BLVD.  
(GARRISON FOREST PLAZA)

PLEASE FORWARD ADVERTISING BILL TO:

Name: KED WHITMORE

Address: VENABLE LLP

210 W. PENNSYLVANIA AVE., SUITE 500

TOWSON, MD 21204

Telephone Number: 410-494-6285

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET AND FINANCE  
MISCELLANEOUS CASH RECEIPT

No. 53970

Date: 4/27/10

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|---------|------|------|-----|---------|--------|
|      |      |      |          | Source/ | Rev/ |      |     |         |        |
| 001  | 800  | 0000 |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |

Total: 500.00

Rec

From: VEHICLE REG

For: 2010 - 13-58 - 401

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **53264**

Date: **12/21/01**

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|---------|------|------|-----|---------|--------|
|      |      |      |          | Source/ | Rev/ |      |     |         |        |
| 001  | 301  | 0100 |          | 151     |      |      |     |         | 50.00  |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |

Total: **50.00**

Rec

From: **1710000000**

For: **2010-2050-0000**

**NEED FOR FUNDING FOR 2010-2050**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: # 2010-0253-SPHA**

NE/corner of Reisterstown Road & Owings Mills Boulevard  
(Garrison Forest Plaza)  
4th Election District - 2nd Councilmanic District  
Legal Owner(s): Garrison Forest Associate Ltd.  
Partnership, Bruce Levine

**Special Hearing:** for an amendment to the site plan approved in Case No. 99-391-SPHA. **Variance:** to permit 597 off-street parking spaces in lieu of the required 751 parking spaces; to permit existing parking spaces in a surface parking facility for a non-residential use to be as close as 3 ft. to a right-of-way line of a public street in lieu of the required 10 ft., unless it is confirmed that these parking spaces are non-conforming; to allow existing off-street parking spaces with direct access to vehicular travelways; to permit existing interior landscaping to be 2% of the parking lot area in lieu of 7% as required by the Baltimore County Landscape manual, unless it is confirmed that this interior landscaping of 2% is non-conforming; to permit an existing 0 foot wide landscape strip adjacent to residentially zoned property in lieu of the 15 ft. as required by the Baltimore County Landscape Manual, unless it is confirmed that this 0 foot wide landscape strip is non-conforming; to permit existing 5 foot wide parking lot islands from face of curb to face of curb in lieu of 9 ft. as required by the Baltimore County Landscape Manual, unless it is confirmed that these 5 foot wide islands are non-conforming.

**Hearing: Tuesday, May 11, 2010 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III

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.

JT/4/907 Apr. 27

238078

## CERTIFICATE OF PUBLICATION

4/29/2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/27/2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING

# **+ - CERTIFICATE OF POSTING**

2010-0253-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Garrison Forest Associate Ltd. Partnership, Bruce Levine

May 11 2010

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristin Matthews

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: \_\_\_\_\_  
NE/Corner of Reisterstown Road & Owings Mills Boulevard ( Garrison Forest Plaza )

April 26 2010

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

Robert Black 4/28 /10  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# ZONING NOTICE

CASE # 2010-0253-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: Room 104 JEFFERSON BUILDING  
105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: TUESDAY, MAY 11, 2010 AT 10:00 A.M.

REQUEST: SPECIAL HEARING FOR AN AMENDMENT TO THE SITE  
PLAN APPROVED IN CASE NO. 99-391-SPHA.

VARIANCE TO PERMIT 597 OFF-STREET PARKING SPACES IN LIEU OF  
THE REQUIRED 751 PARKING SPACES, TO PERMIT EXISTING PARKING  
SPACES IN A SURFACE PARKING FACILITY FOR A NON-RESIDENTIAL USE TO BE  
AS CLOSE AS 3 FT. TO A RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF

THE REQUIRED 10 FT. UNLESS IT IS CONFIRMED THAT THESE PARKING SPACES  
ARE NON-CONFORMING, TO ALLOW EXISTING OFF-STREET PARKING SPACES WITH  
DIRECT ACCESS TO VEHICULAR TRAVELWAYS, TO PERMIT EXISTING INTERIOR LAND-  
SCAPING TO BE 2% OF THE PARKING LOT AREA IN LIEU OF 7% AS REQUIRED  
BY THE BALTIMORE COUNTY LANDSCAPE MANUAL, UNLESS IT IS CONFIRMED THAT

THIS INTERIOR LANDSCAPING OF 2% IS NON-CONFORMING, TO PERMIT AN  
EXISTING 0 FOOT WIDE LANDSCAPE STRIP ADJACENT TO RESIDENTIALLY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

# ZONING NOTICE

CASE # 2010-0253-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: Room 104 JEFFERSON BUILDING  
105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: TUESDAY, MAY 11, 2010 AT 10:00 A.M.

REQUEST: CONTINUED TO RESIDENTIALLY ZONED PROPERTY

IN LIEU OF THE 15 FT. AS REQUIRED BY THE BALTIMORE COUNTY LAND-  
SCAPE MANUAL, UNLESS IT IS CONFIRMED THAT THIS 0 FOOT WIDE LANDSCAPE  
STRIP IS NON-CONFORMING, TO PERMIT EXISTING 5 FOOT WIDE PARKING  
LOT ISLANDS FROM FACE OF CURB TO FACE OF CURB IN LIEU OF 9 FT AS  
REQUIRED BY THE BALTIMORE COUNTY LANDSCAPE MANUAL, UNLESS IT IS  
CONFIRMED THAT THESE 5 FOOT WIDE ISLANDS ARE NON-CONFORMING

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, April 27, 2010 Issue - Jeffersonian

Please forward billing to:

Ked Whitmore  
Venable, LLP  
210 W. Pennsylvania Avenue, Ste. 500  
Towson, MD 21204

410-494-6285

---

## 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: 2010-0253-SPHA**

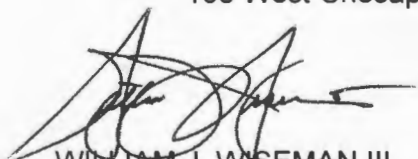
NE/corner of Reisterstown Road & Owings Mills Boulevard (Garrison Forest Plaza)

4<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Garrison Forest Associate Ltd. Partnership, Bruce Levine

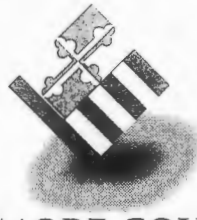
Special Hearing for an amendment to the site plan approved in Case No. 99-391-SPHA. Variance to permit 597 off-street parking spaces in lieu of the required 751 parking spaces; to permit existing parking spaces in a surface parking facility for a non-residential use to be as close as 3 ft to a right-of-way line of a public street in lieu of the required 10 ft., unless it is confirmed that these parking spaces are non-conforming; to allow existing off-street parking spaces with direct access to vehicular travelways; to permit existing interior landscaping to be 2% of the parking lot area in lieu of 7% as required by the Baltimore County Landscape manual, unless it is confirmed that this interior landscaping of 2% is non-conforming; to permit an existing 0 foot wide landscape strip adjacent to residentially zoned property in lieu of the 15 ft as required by the Baltimore County Landscape Manual, unless it is confirmed that this 0 foot wide landscape strip is non-conforming; to permit existing 5 foot wide parking lot islands from face of curb to face of curb in lieu of 9 ft as required by the Baltimore County Landscape Manual, unless it is confirmed that these 5 foot wide islands are non-conforming.

Hearing: Tuesday, May 11, 2010 at 10:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III  
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.



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

TIMOTHY M. KOTROCO, Director  
Department of Permits and  
April 8, 2010  
Planning and Management

**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: 2010-0253-SPHA**

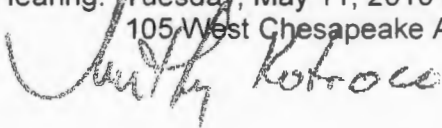
NE/corner of Reisterstown Road & Owings Mills Boulevard (Garrison Forest Plaza)

4<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Garrison Forest Associate Ltd. Partnership, Bruce Levine

Special Hearing for an amendment to the site plan approved in Case No. 99-391-SPHA. Variance to permit 597 off-street parking spaces in lieu of the required 751 parking spaces; to permit existing parking spaces in a surface parking facility for a non-residential use to be as close as 3 ft to a right-of-way line of a public street in lieu of the required 10 ft., unless it is confirmed that these parking spaces are non-conforming; to allow existing off-street parking spaces with direct access to vehicular travelways; to permit existing interior landscaping to be 2% of the parking lot area in lieu of 7% as required by the Baltimore County Landscape manual, unless it is confirmed that this interior landscaping of 2% is non-conforming; to permit an existing 0 foot wide landscape strip adjacent to residentially zoned property in lieu of the 15 ft as required by the Baltimore County Landscape Manual, unless it is confirmed that this 0 foot wide landscape strip is non-conforming; to permit existing 5 foot wide parking lot islands from face of curb to face of curb in lieu of 9 ft as required by the Baltimore County Landscape Manual, unless it is confirmed that these 5 foot wide islands are non-conforming.

Hearing: Tuesday, May 11, 2010 at 10:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

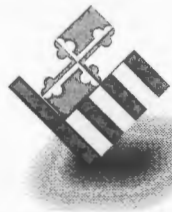
  
Timothy Kotroco  
Director

TK:klm

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204  
Brue Levine, 25 Hooks Lane, Ste. 312, Baltimore 21208

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 26, 2010.**

- (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.



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

May 5, 2010

David Karceski  
Venable, LLP  
210 W. Pennsylvania Ave. Ste. 500  
Towson, MD 21204

Dear: David Karceski

RE: Case Number 2010-0253-SPHA, NE corner of Reisterstown Rd. & Owings Mills Blvd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 26, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Bruce I. Levine; 25 Hooks Ln. Ste. 312; Baltimore, MD 21208

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director  
Department of Permits &  
Development Management

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 19, 2010  
Item Nos. 2010-251, 252, 253, 255,  
256, 257, 258 and 260

**DATE:** April 8, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04192010 -NO COMMENTS.doc

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director  
Department of Permits &  
Development Management

**DATE:** May 7, 2010

**FROM:** Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 17, 2010  
Item Nos. 2010-253, 270, 271, 290,  
291, 292, & 294

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05172010 -NO COMMENTS.doc



## BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 19, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 19, 2010

Item Numbers: 0250 through 0260

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File



Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

Beverley K. Swaim-Staley, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

April 12, 2010

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

RE: Baltimore County  
Item No. 2010-0253-SPHA  
MD 140 (Reisterstown Road)  
at Owings Mills Blvd.  
10387 Reisterstown Road  
Proposed Restaurant  
Special Hearing Variance -

Dear Ms. Matthews:

Thank you for the opportunity to review of the plan to accompany zoning petition and proposed improvements on the subject of the above captioned, which was received April 5, 2010. We understand that this plan illustrates a proposal to covert an existing shopping center vacant retail building into a restaurant.

We have completed a cursory review of the site plan as well as existing conditions. Access onto the property is to be served by a full movement entrance onto Reisterstown Road, a full movement entrance onto Owings Mills Boulevard and Rosewood Lane. The State Highway Administration (SHA) has determined that the existing entrances are adequate for the existing and intended use. Based on SHA Guidelines and requirements, proposed improvements for the Garrison Forest Plaza property we find acceptable. Please include our comment in your staff report to the Zoning Advisor Committee in the matter of Case Number 2010-0253-SPHA.

If you have any questions, please feel free to contact Michael Bailey at 410-545-5593 or in Maryland only 1-800-876-4742 extension 5593. Also, you may E-mail him at ([mbailey@sha.state.md.us](mailto:mbailey@sha.state.md.us)). Thank you for your attention.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael Bailey', is written over the typed name of Steven D. Foster.

for Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/mb

Cc: Mr. Dennis A. Kennedy, Bur. Of Development Plans Review, Baltimore County  
Mr. Joe Merrey, Permits & Development Management, Balto. Co.  
Mr. David Malkowski, District Engineer, SHA  
Mr. Robert M. Colbert, Engineer, Colbert Matz & Rosenfelt, Inc.,

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • [www.marylandroads.com](http://www.marylandroads.com)





Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

State Highway  
Administration

Beverly K. Swain-Staley, Secretary  
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: **MAY 4, 2010**

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

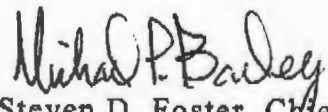
RE: Baltimore County  
Item No. 2010-0253 - SDHA  
MD140 (REGISTERED TOWN RD)  
CARLSON FOREST PLAZA  
SPECIAL HEARING -  
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 05/03/2010. A field inspection and internal review reveals that an entrance onto MD140 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for CARLSON FOREST PLAZA, Case Number 2010-0253-SDHA.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at ([mbailey@sha.state.md.us](mailto:mbailey@sha.state.md.us)). Thank you for your attention.

Very truly yours,

  
For <sup>A</sup> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA  
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.sha.maryland.gov](http://www.sha.maryland.gov)

BW 5/11 10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** May 6, 2010

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

RECEIVED

**SUBJECT:** Garrison Forest Shopping Center

**INFORMATION:** 2<sup>nd</sup> Councilmanic District

MAY 07 2010

**Item Number:** 10-253

ZONING COMMISSIONER

**Petitioner:** Bruce I. Levine

**Zoning:** BM and BL-AS

**Requested Action:** Special Hearing and Variance

The property in question is located within the Owings Mills Growth Area and is within the Rosewood Institutional Educational Center Plan adopted by the Baltimore County Planning Board on February 4, 2010. The petitioner's attorney and design professionals have worked closely with the Office of Planning and have addressed the office's concerns by adding pedestrian crosswalks and showing a proposed sidewalk connection from the shopping center to the public sidewalk along Owings Mills Boulevard.

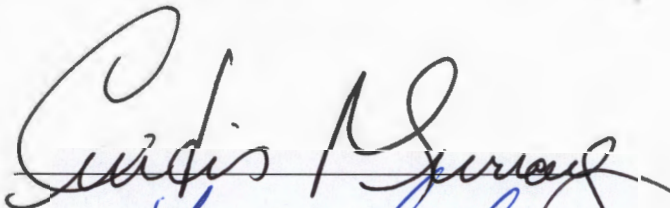
**SUMMARY OF RECOMMENDATIONS:**

The revised site plan dated revised April 30, 2010 addresses the Office of Planning's concerns. Revised architectural elevation drawings for the proposed Buffalo Wild Wings dated April 28, 2010 are acceptable as submitted.

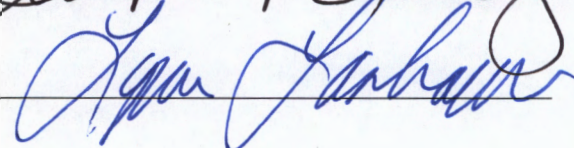
The Office of Planning recommends approval of the special hearing to amend the site plan in Case No. 99-391SPHA and accompanying variances.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



**Division Chief:**  
AFK/LL: CM



Bw 5/11  
10am

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



**RECEIVED**

**APR 30 2010**

**ZONING COMMISSIONER**

**TO:** Timothy M. Kotroco

**FROM:** Dave Lykens, DEPRM - Development Coordination

**DATE:** April 30, 2010

**SUBJECT:** Zoning Item # 10-253-SPHA  
Address North side corner of Reisterstown Rd; 52.5 feet south of the  
centerline of Owings Mills Boulevard  
(Garrison Forest Limited Partnership)

Zoning Advisory Committee Meeting of April 5, 2010.

X The Department of Environmental Protection and Resource Management has no  
comments on the above-referenced zoning item.

Reviewer: JWL

Date: 4/30/10

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE \*  
NE Corner of Reisterstown Road, 52.5' S of \* ZONING COMMISSIONER  
c/line Owings Mills Boulevard \*  
4<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts \* FOR  
Legal Owner(s): Garrison Forest Ltd Partnership \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 10-253-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

APR 12 2010

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 12<sup>th</sup> day of April, 2010, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 West Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**From:** Debra Wiley  
**To:** Lewis, Kristen  
**CC:** Itter, Diana  
**Date:** 5/11/2010 11:20 AM  
**Subject:** 2010-0253-SPHA

Kristen,

Bill advised that the above-referenced case set for 10 AM today(Garrison Forest) is being rescheduled to Fri., May 21 @ 2 PM, Rm. 104.

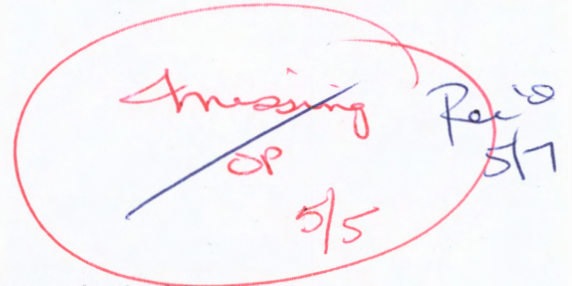
Dino LaFiandra, Esq. has entered his appearance on behalf of Whale, LLC and all parties in attendance this morning have been advised of the new hearing date.

By copy of this email, I am notifying Diana Itter, Office of Planning, of the new hearing date as well.

Our office plans to hold the file til the next hearing.

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

**From:** Debra Wiley  
**To:** Murray, Curtis  
**CC:** Are, Kathy  
**Date:** 5/5/2010 3:19 PM  
**Subject:** Comment Needed for Bill  
**Attachments:** May Calendar - Z.C. Office



Hi Curtis,

In reviewing Bill's case files for next week, it appears he needs a comment for the following:

5/11 @ 10 AM - Case No. 2010-0253-SPH

Thank you very much.

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

IMPORTANT MESSAGE

FOR

*Bill*

DATE

*5-20*

TIME

*120*

M

OF

*Arnald Jablon*

PHONE

☐ FAX

☐ MOBILE

AREA

NUMBER

EXTENSION

☒ PLEASE CALL

☐ WILL CALL AGAIN

☐ CAME TO SEE YOU

☐ WANTS TO SEE YOU

☐ RETURNED YOUR CALL

☐ URGENT

NOTE

*2010-0253-SPHA -*

*he will ask for a  
past pone ment at  
tomorrow's hearing; they  
are trying to work things  
out*

OPERATOR



BLIND INDUSTRIES  
1-888-322-4567

NSN 7530-00-NIB-0547

IMPORTANT MESSAGE

FOR

Bice

DATE

8-13

TIME

8:50

M

Dave Karceski

OF

PHONE

410 . 494 . 6285

AREA

NUMBER

EXTENSION

☐ FAX

☐ MOBILE

☒ PLEASE CALL

☐ WILL CALL AGAIN

☐ CAME TO SEE YOU

☐ WANTS TO SEE YOU

☐ RETURNED YOUR CALL

☐ URGENT

NOTE

Re: Garrison Ford

Looking for perhaps 1/2 hr.

on 8-17 to wrap<sup>up</sup> this

case or another day you  
can fit this in. OPERATOR Del



BLIND INDUSTRIES  
1-888-322-4567

NSN 7530-00-NIB-0547

IMPORTANT MESSAGE

FOR Bill  
 DATE 8-12 TIME 8:55  
 M Dave Kovenski  
 OF \_\_\_\_\_  
 PHONE Alt. 494. 6285  
AREA NUMBER EXTENSION  
☐ FAX  
☐ MOBILE

|                                                 |                                           |
|-------------------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> PLEASE CALL | <input type="checkbox"/> WILL CALL AGAIN  |
| <input type="checkbox"/> CAME TO SEE YOU        | <input type="checkbox"/> WANTS TO SEE YOU |
| <input type="checkbox"/> RETURNED YOUR CALL     | <input type="checkbox"/> URGENT           |

NOTE Re: 2010-0253 - SPHA

Garrison Forest Plaza

Been in contact w/ Pat. +  
they're ready to move  
forward. OPERATOR

~~XX~~ BLIND INDUSTRIES  
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NSN 7530-00-NIB-0547

**CHECKLIST****Comment  
Received****Department****Support/  
Oppose**✓ 4/8

DEVELOPMENT PLANS REVIEW

No Comment✓ 4/30

DEPRM

No Comment✓ 4/19

FIRE DEPARTMENT

No Comment✓ 5/7  
Amusing 5/5

PLANNING (Email to Curtis 5/5)

Comments✓ 4/12

STATE HIGHWAY ADMINISTRATION

Comment      

TRAFFIC ENGINEERING

ZONING VIOLATION

      ✓ 4/27

NEWSPAPER ADVERTISEMENT

      ✓ 4/12

PEOPLE'S COUNSEL APPEARANCE

      ✓       

PRIOR ZONING (99-391-SPHA)

      ✓ 4/26

SIGN POSTING

      Comments, if any:

IN RE: PETITIONS FOR SPECIAL HEARING  
AND VARIANCE – SE/Corner Owings  
Mills Boulevard and Reisterstown Road  
(Garrison Forest Plaza)  
4<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

Garrison Forest Assoc., L.P.  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-391-SPHA  
\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Garrison Forest Associates Limited Partnership, by Bruce I. Levine, Commercial Real Estate Director, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval to abandon the previously approved special exception use and to amend the site plan approved in prior Case No. 94-187-X, accordingly. In addition, variance relief is sought from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 576 parking spaces in lieu of the required 719 spaces. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing in support of the requests were Bruce Levine, a representative of the Garrison Forest Associates, L.P., Owners of the subject property, Ed Haile and John Seefried, Professional Engineers with Daft-McCune-Walker, Inc., who prepared the site plan for this property, Wes Guckert, Traffic Engineering consultant, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 11.68 acres, more or less, split zoned B.M. and B.L.-A.S., and is the site of the Garrison Forest Plaza shopping center, which contains a number of retail/commercial uses as well as an automotive service garage. The site has been used as a shopping center for many years and the

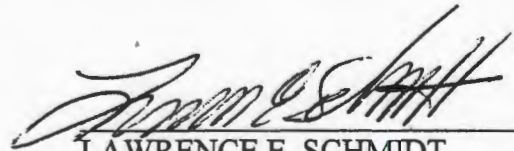
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the special hearing and variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of June, 1999 that the Petition for Special Hearing to abandon the previously approved special exception use and to amend the site plan approved in prior Case No. 94-187-X, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 576 parking spaces in lieu of the required 719 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit 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.

LES:bjs



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw5.1d)

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**Account Identifier:** District - 04 **Account Number -** 0412002090

**Owner Information**

**Owner Name:** GARRISON FOREST ASSOCIATES LP  
 M. LEO STORCH MANAGEMENT CORP  
**Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** HOOKS VILLAGE STE 312  
 25 HOOKS LN  
 BALTIMORE MD 21208-1617  
**Deed Reference:** 1) /23263/ 447  
 2)

**Location & Structure Information**

**Premises Address** 10367 REISTERSTOWN RD  
 OWINGS MILLS MD 21117-3617  
**Legal Description** 9.28 AC  
 10315-10387 REISTERSTWN  
 GARRISON FOREST PLAZA

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:          |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-------------------|
| 58  | 21   | 638    |              |             |         |       |     | 2               | Plat Ref: 33/ 127 |

**Special Tax Areas**  
**Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 2001                    | 55,470 SF     | 9.28 AC            | 14         |
| Stories                 | Basement      | Type               | Exterior   |

**Value Information**

|                    | Base Value        | Value             | Phase-in Assessments |                   |  |
|--------------------|-------------------|-------------------|----------------------|-------------------|--|
|                    |                   | As Of             | As Of                | As Of             |  |
|                    |                   | 01/01/2008        | 07/01/2009           | 07/01/2010        |  |
| Land               | 2,580,400         | 3,135,900         |                      |                   |  |
| Improvements:      | 11,168,800        | 14,067,700        |                      |                   |  |
| <b>Total:</b>      | <b>13,749,200</b> | <b>17,203,600</b> | <b>16,052,132</b>    | <b>17,203,600</b> |  |
| Preferential Land: | 0                 | 0                 | 0                    | 0                 |  |

**Transfer Information**

|                                      |                           |                   |
|--------------------------------------|---------------------------|-------------------|
| <b>Seller:</b> GARRISON FOREST PLAZA | <b>Date:</b> 01/18/1990   | <b>Price:</b> \$0 |
| <b>Type:</b> NOT ARMS-LENGTH         | <b>Deed1:</b> /23263/ 447 | <b>Deed2:</b>     |
| <b>Seller:</b>                       | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                         | <b>Deed1:</b>             | <b>Deed2:</b>     |
| <b>Seller:</b>                       | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                         | <b>Deed1:</b>             | <b>Deed2:</b>     |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

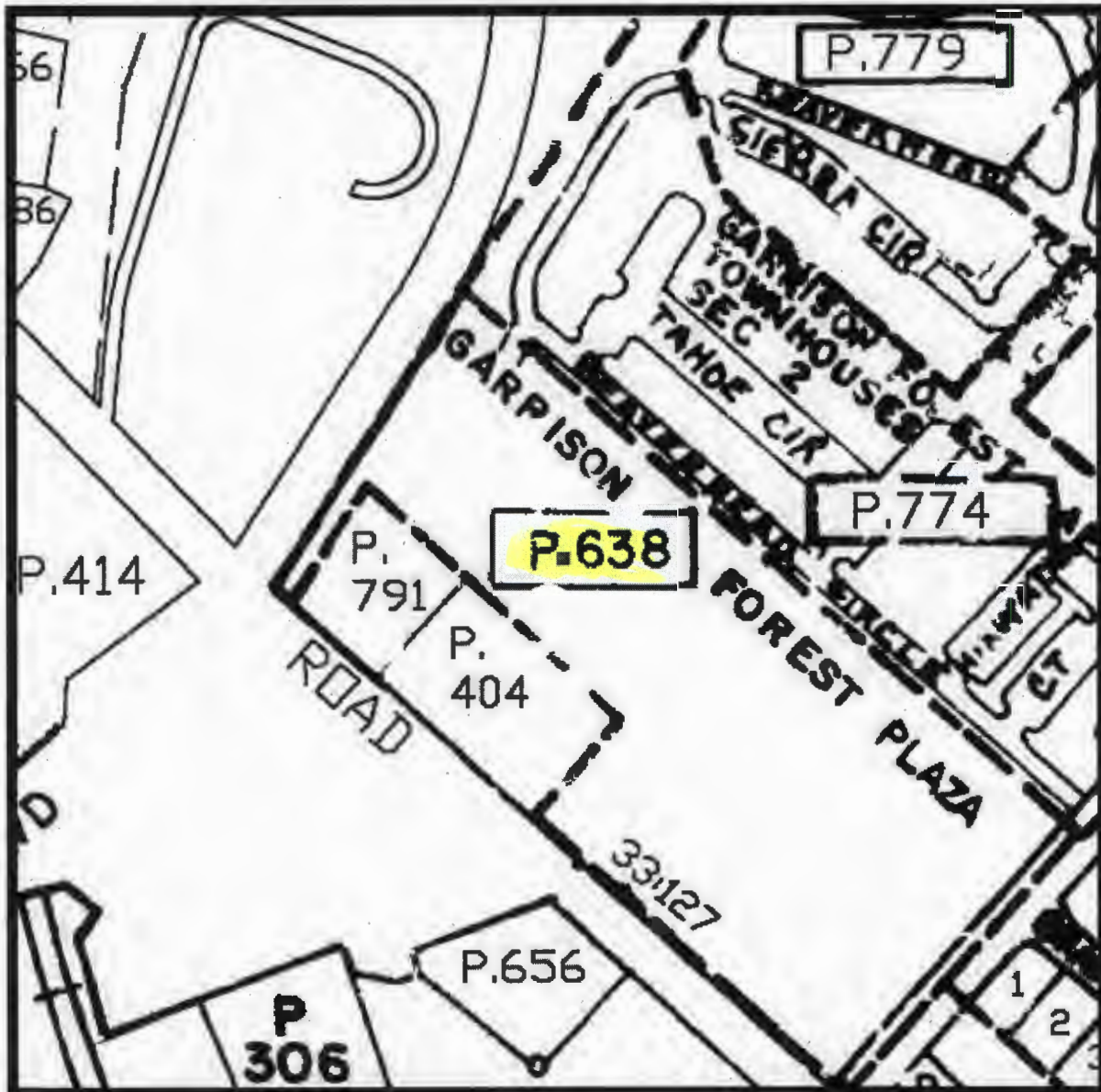
**Special Tax Recapture:**  
 \* NONE \*



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**District - 04 Account Number - 0412002090**



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If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

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**BALTIMORE COUNTY**  
 Real Property Data Search (2007 vw5.1d)

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Account Identifier: District - 04 Account Number - 1600013377

**Owner Information**

**Owner Name:** GARRISON FOREST ASSOCIATES LP  
 C/O M. LEO STORCH MANAGEMENT CORP  
**Mailing Address:** HOOKS VILLAGE STE 312  
 25 HOOKS LN  
 BALTIMORE MD 21208-1617

**Use:** COMMERCIAL  
**Principal Residence:** NO  
**Deed Reference:** 1) /12998/ 465  
 2)

**Location & Structure Information**

**Premises Address**  
 REISTERSTOWN RD  
 BALTIMORE MD 21215

**Legal Description**  
 LT NES REISTERSTOWN  
 .6676 AC  
 875 NW ROSEWOOD LANE

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 58  | 21   | 791    |              |             |         |       |     | 2               | Plat Ref: |

**Special Tax Areas**

**Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 2000                    | 8,481 SF      | .66 AC             | 06         |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
|         |          |      |          |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |  |
|---------------------------|------------|------------|----------------------|------------|--|
|                           |            | As Of      | As Of                | As Of      |  |
|                           |            | 01/01/2008 | 07/01/2009           | 07/01/2010 |  |
| <b>Land</b>               | 166,900    | 200,200    |                      |            |  |
| <b>Improvements:</b>      | 583,700    | 713,600    |                      |            |  |
| <b>Total:</b>             | 750,600    | 913,800    | 859,400              | 913,800    |  |
| <b>Preferential Land:</b> | 0          | 0          | 0                    | 0          |  |

**Transfer Information**

|                                                   |                           |                           |
|---------------------------------------------------|---------------------------|---------------------------|
| <b>Seller:</b> OWINGS MILLS VOL FIRE CO LEASED TO | <b>Date:</b> 07/09/1998   | <b>Price:</b> \$1,200,000 |
| <b>Type:</b> MULT ACCTS ARMS-LENGTH               | <b>Deed1:</b> /12998/ 465 | <b>Deed2:</b>             |
| <b>Seller:</b> GARRISON FOREST ASSOCIATES         | <b>Date:</b> 01/18/1990   | <b>Price:</b> \$0         |
| <b>Type:</b> NOT ARMS-LENGTH                      | <b>Deed1:</b> / 8379/ 378 | <b>Deed2:</b>             |
| <b>Seller:</b>                                    | <b>Date:</b>              | <b>Price:</b>             |
| <b>Type:</b>                                      | <b>Deed1:</b>             | <b>Deed2:</b>             |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

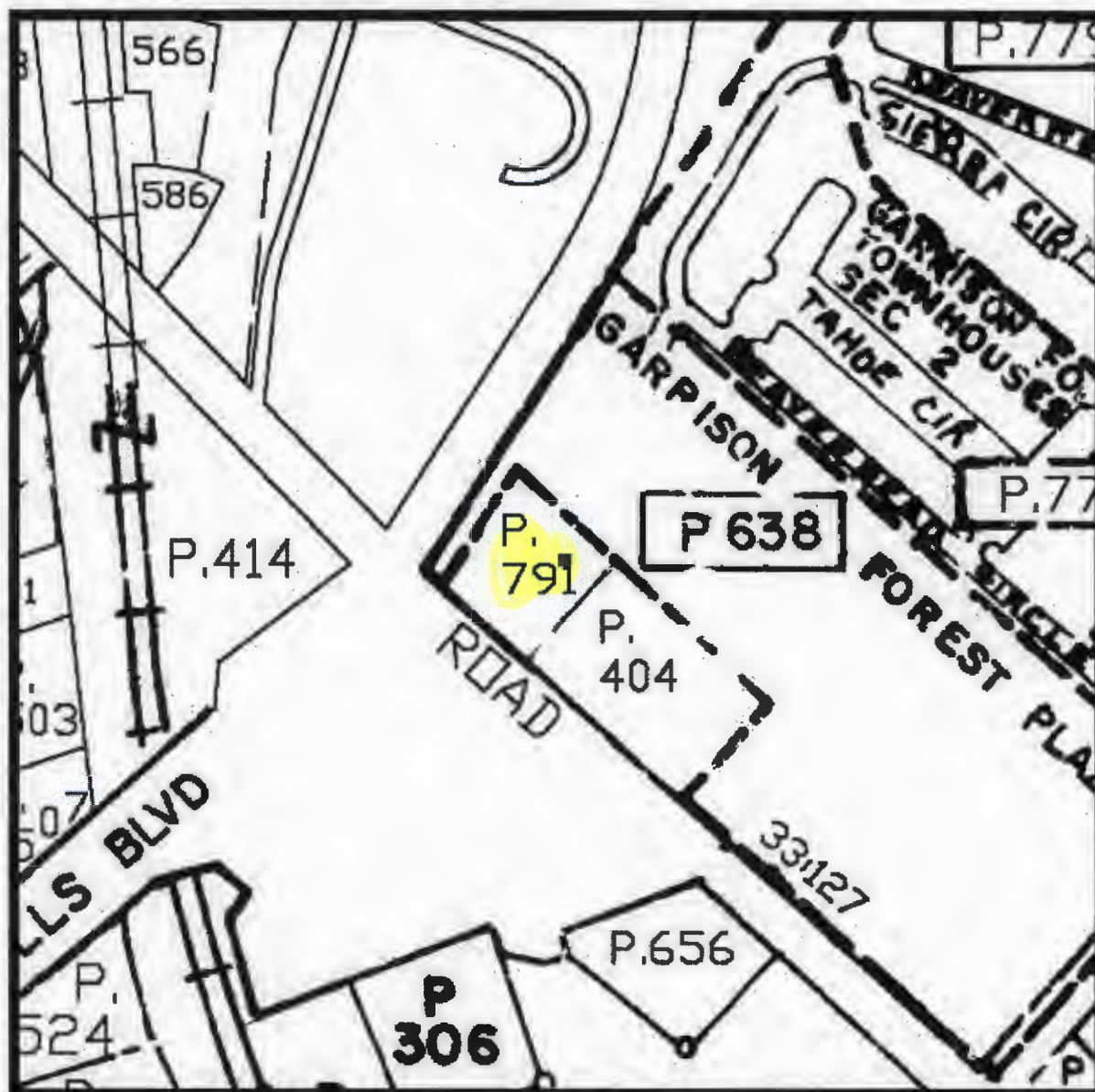
**Special Tax Recapture:**  
 \* NONE \*



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**District - 04 Account Number - 1600013377**



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**Account Identifier:** District - 04 Account Number - 0415081125

**Owner Information**

**Owner Name:** GARRISON FOREST ASSOCIATES LP  
 C/O M. LEO STORCH MANAGEMENT CORP  
**Use:** COMMERCIAL  
**Mailing Address:** HOOKS VILLAGE STE 312  
 25 HOOKS LN  
 BALTIMORE MD 21208-1617  
**Principal Residence:** NO  
**Deed Reference:** 1) /12998/ 465  
 2)

**Location & Structure Information**

**Premises Address** REISTERSTOWN RD  
**Legal Description** LT NES REISTERSTOWN  
 570 NW ROSEWOOD LANE

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 58  | 21   | 404    |              |             |         |       |     | 2               | Plat Ref: |

**Special Tax Areas**  
 Town  
 Ad Valorem  
 Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000                    |               | 1.27 AC            | 06         |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
|         |          |      |          |

**Value Information**

|                    | Base Value | Value As Of 01/01/2008 | Phase-in Assessments As Of 07/01/2009 | As Of 07/01/2010 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land               | 319,200    | 383,100                |                                       |                  |
| Improvements:      | 240,000    | 240,000                |                                       |                  |
| <b>Total:</b>      | 559,200    | 623,100                | 601,800                               | 623,100          |
| Preferential Land: | 0          | 0                      | 0                                     | 0                |

**Transfer Information**

|                                            |                           |                           |
|--------------------------------------------|---------------------------|---------------------------|
| <b>Seller:</b> OWINGS MILLS VOLUNTEER FIRE | <b>Date:</b> 07/09/1998   | <b>Price:</b> \$1,200,000 |
| <b>Type:</b> MULT ACCTS ARMS-LENGTH        | <b>Deed1:</b> /12998/ 465 | <b>Deed2:</b>             |
| <b>Seller:</b>                             | <b>Date:</b>              | <b>Price:</b>             |
| <b>Type:</b>                               | <b>Deed1:</b>             | <b>Deed2:</b>             |
| <b>Seller:</b>                             | <b>Date:</b>              | <b>Price:</b>             |
| <b>Type:</b>                               | <b>Deed1:</b>             | <b>Deed2:</b>             |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

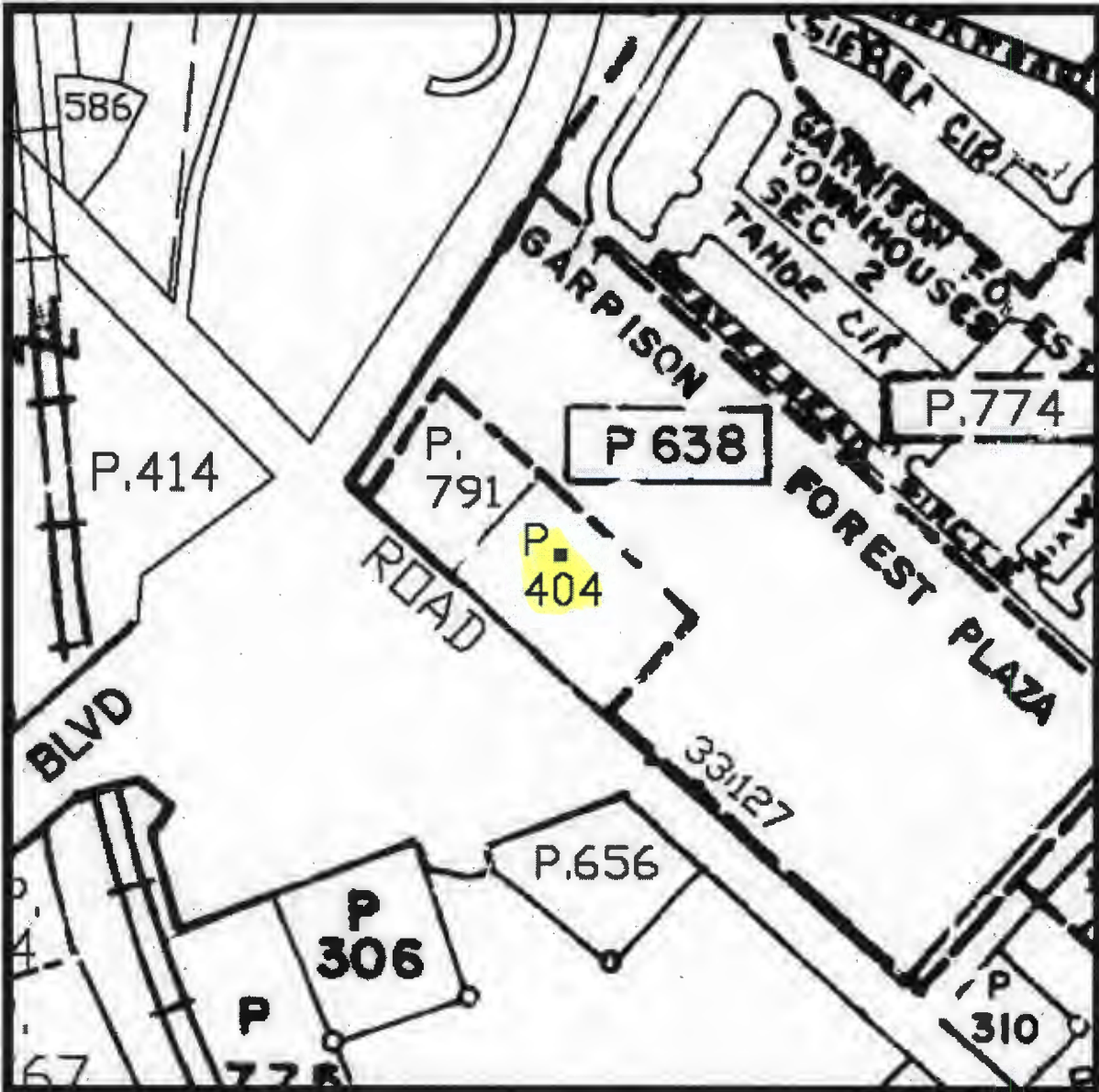
**Special Tax Recapture:**  
 \* NONE \*



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**District - 04** **Account Number - 0415081125**



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**Account Identifier:** District - 04 Account Number - 1600000748

**Owner Information**

**Owner Name:** GARRISON FOREST ASSOCIATES LP  
 C/O M. LEO STORCH MANAGEMENT CORP  
**Use:** COMMERCIAL  
**Mailing Address:** HOOKS VILLAGE STE 312  
 25 HOOKS LN  
 BALTIMORE MD 21208-1617  
**Principal Residence:** NO  
**Deed Reference:** 1) /23263/ 447  
 2)

**Location & Structure Information**

**Premises Address**  
 ROSEWOOD LA  
**Legal Description**  
 .073 AC NWS  
 ROSEWOOD LANE  
 400 NE REISTERSTOWN ROA

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 58  | 21   | 638    |              |             |         |       |     | 2               | Plat Ref: |

**Special Tax Areas**  
 Town  
 Ad Valorem  
 Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000                    |               | .07 AC             | 06         |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
|         |          |      |          |

**Value Information**

|                    | Base Value | Value As Of 01/01/2008 | Phase-in Assessments As Of 07/01/2009 | As Of 07/01/2010 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land               | 3,600      | 5,400                  |                                       |                  |
| Improvements:      | 0          | 0                      |                                       |                  |
| <b>Total:</b>      | 3,600      | 5,400                  | 4,800                                 | 5,400            |
| Preferential Land: | 0          | 0                      | 0                                     | 0                |

**Transfer Information**

|                                                 |                           |                   |
|-------------------------------------------------|---------------------------|-------------------|
| <b>Seller:</b> LAPIDUS, ALVIN M GREENBERG, ERWI | <b>Date:</b> 01/18/1990   | <b>Price:</b> \$0 |
| <b>Type:</b> NOT ARMS-LENGTH                    | <b>Deed1:</b> /23263/ 447 | <b>Deed2:</b>     |
| <b>Seller:</b>                                  | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                                    | <b>Deed1:</b>             | <b>Deed2:</b>     |
| <b>Seller:</b>                                  | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                                    | <b>Deed1:</b>             | <b>Deed2:</b>     |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

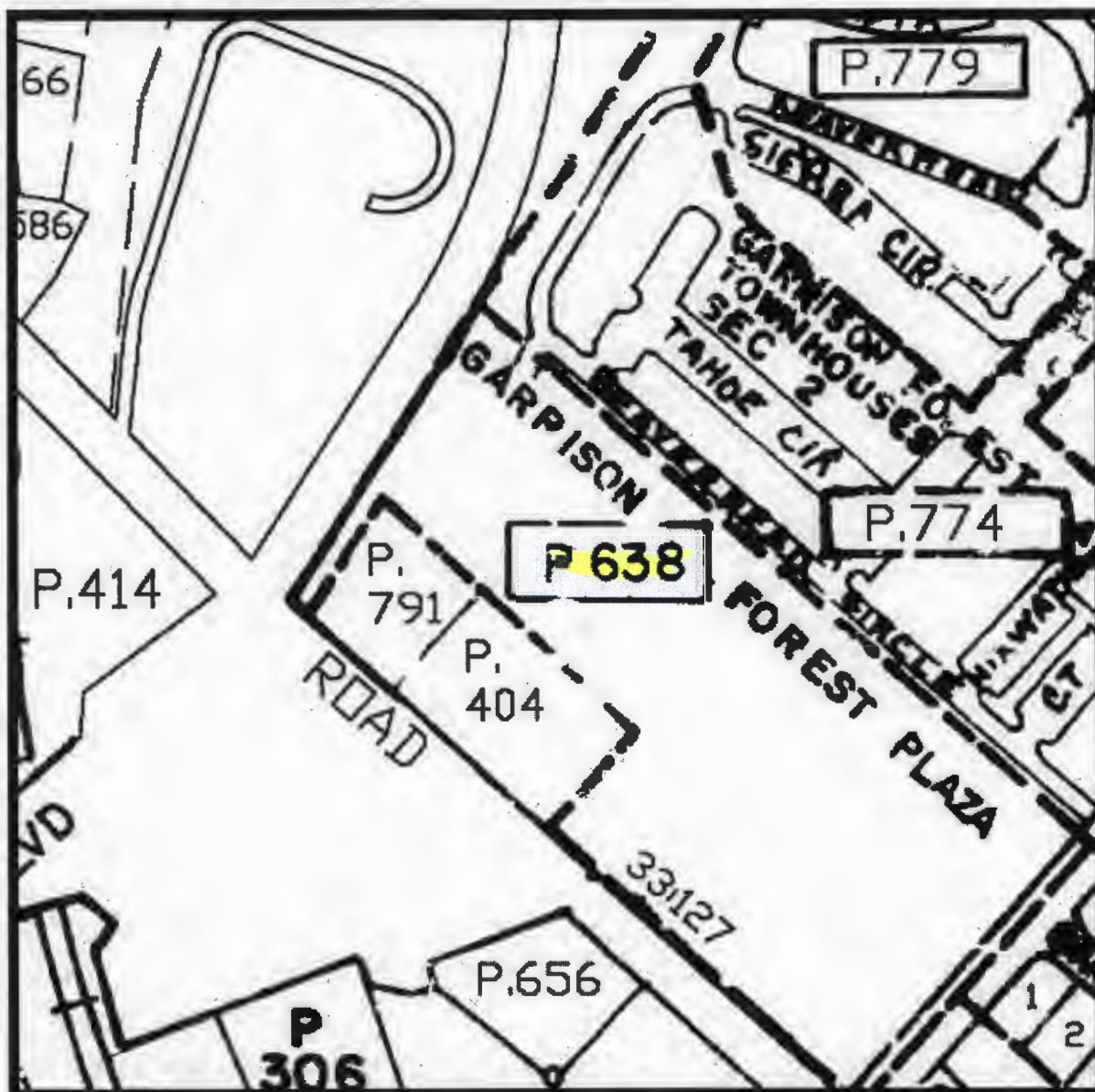
**Special Tax Recapture:**  
 \* NONE \*



**Maryland Department of Assessments and Taxation**  
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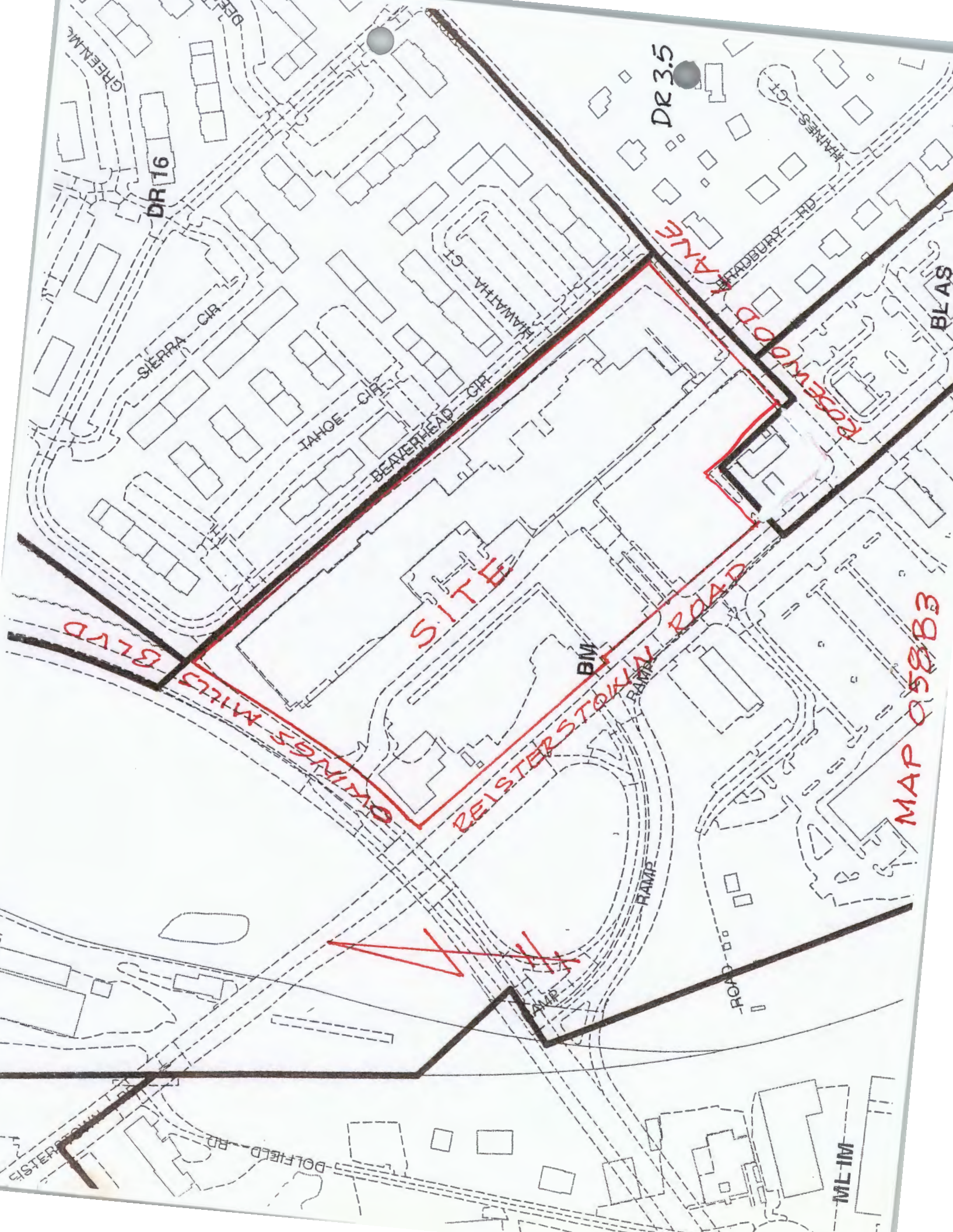
**District - 04 Account Number - 1600000748**



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DR 3.5

DR 16

SIERRA CIR

TAHOE CIR

BEAVERHEAD CIR

HAWAIIA CT

WADSBURY RD

WAINES CT

BLAS

BLVD

MILLS

SITING

REISTERSTOWN ROAD

BM

RAMP

RAMP

ROAD

MLIM

MAP 058B3

CASE NAME \_\_\_\_\_  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

[illegible]

CASE NAME 2010-253-SPH/A  
CASE NUMBER Garrison Forest  
DATE 5/11/10 Peago

[illegible]

CASE NAME Garrison Forest Plaza  
CASE NUMBER 10-253-SPHA  
DATE 5/11/10

[illegible]

Case No.: 2010-0253-SPHA 10301 - 10400 REISTERSTOWN RD

Exhibit Sheet

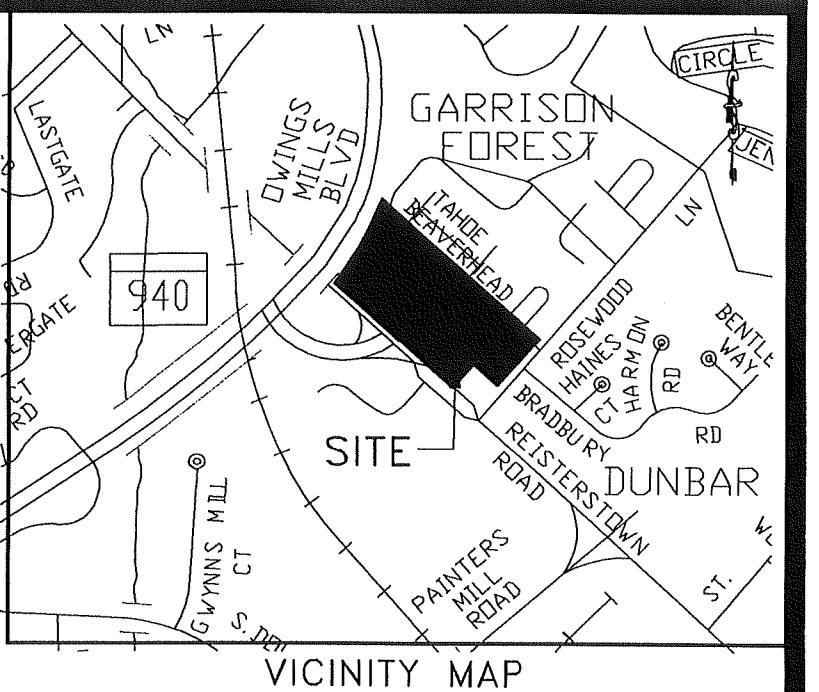
Petitioner/Developer

Protestant

|        |                               |  |
|--------|-------------------------------|--|
| No. 1  | AMENDED SITE PLAN             |  |
| No. 2  | KEY TO VARIANCES<br>REQUESTED |  |
| No. 3  |                               |  |
| No. 4  |                               |  |
| No. 5  |                               |  |
| No. 6  |                               |  |
| No. 7  |                               |  |
| No. 8  |                               |  |
| No. 9  |                               |  |
| No. 10 |                               |  |
| No. 11 |                               |  |
| No. 12 |                               |  |

# **LIGHTING LEGEND**

18" HIGH EXISTING LIGHT POLE W/ CONVEX LENSES  
30" HIGH EXISTING LIGHT POLE W/ CONVEX LENSES



## **GENERAL NOTES**

- OWNER: PARCELS 791 & 404  
GARRISON FOREST ASSOCIATES LP  
HOOKS VILLAGE SITE 312  
25 HOOKS LANE  
BALTIMORE, MARYLAND 21208-1617  
LONG TERM LESSEE OF PARCEL 638:  
GARRISON FOREST ASSOCIATES LP  
HOOKS VILLAGE SITE 312  
25 HOOKS LANE  
BALTIMORE, MARYLAND 21208-1617  
APPLICANT: GARRISON FOREST ASSOCIATES LP  
HOOKS VILLAGE SITE 312  
25 HOOKS LANE  
BALTIMORE, MARYLAND 21208-1617
- SITE DATA:  
TAX MAP 58 - PARCELS 404, 791, & P10 638  
DEED REFERENCE: PARCELS 791 & 404 - SEE 1/2880/465  
DEED REFERENCE: PARCEL 638 - SM 8379/378  
PLAT REFERENCE: PARCEL 638 - PG 33, FOLIO 127  
TAX ACCT. NO. PARCEL 404 - 041081129  
TAX ACCT. NO. PARCEL 791 - 160000748 & 041200200  
TAX ACCT. NO. PARCEL 638 - 160001537  
SITE AREA: 10.36 ACRES
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A LEASING PLAN DONE BY DAFT-MCCUNE WALKER, INC. DATED 01/19/01.
- ZONING: BM & BL-AS (ZONING MAP NO. 5863)
- OFF STREET PARKING:  
REQUIRED:  
TOTAL GLA: 149,789 SQ. FT.  
TOTAL REQUIRED: @ 5'1000 SQ. FT. = 749 SPACES  
TRANSIT ADJUSTMENT FOR OFFICES: 14,558 SQ. FT. @ 65SP/1000  
SF = 73 X 0.95 = 70 SPACES (866 MTA BUS ON REISTERSTOWN ROAD)  
749 SPACES - 3 (TRANSIT ADJUSTMENT) = 746 SPACES REQUIRED  
VARIANCE FOR 576 SPACES IN LIEU OF 719 APPROVED IN CASE NO. 88-391 SPHA (143 SPACES)  
TOTAL PARKING REQUIRED (746 - 143) = 603 SPACES  
TOTAL PROVIDED: 604 SPACES  
ALL PARKING IS DURABLE, DUST-FREE, AND PERMANENTLY STRIPED.
- ZONING HISTORY:  
71-191-A PETITION FOR A VARIANCE TO PERMIT A SIGN OF 216-SQUARE FEET INSTEAD OF THE REQUIRED 100-SQUARE FEET AND SHOWN AS THE SHADED AREA ON PETITIONER'S EXHIBIT 1, 3,000-SQUARE FEET OF WHICH IS FOR USE AS AN AMUSEMENT CENTER AND 2,650-SQUARE FEET OF WHICH IS FOR USE AS AN OFFICE THEREOF.  
74-86-A PETITION FOR A VARIANCE FROM SECTION 413.2.F TO INCREASE EXISTING SIGN TO 163-SQUARE FEET INSTEAD OF THE REQUIRED 100-SQUARE FEET. GRANTED SEPTEMBER 18, 1973. SUBJECT TO NO OTHER FREE-STANDING SIGNS BEING LOCATED ON THE SITE AND APPROVAL OF A SITE PLAN BY THE STATE HIGHWAY ADMINISTRATION, DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING.  
75-234-A PETITION FOR A VARIANCE FROM SECTION 413.2.F TO PERMIT A SIGN AREA OF 184-SQUARE FEET INSTEAD OF THE REQUIRED 100-SQUARE FEET. GRANTED APRIL 9, 1975. SUBJECT TO THE APPROVAL OF A SITE PLAN BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING.  
81-150-X PETITION FOR A SPECIAL EXCEPTION FOR AN AMUSEMENT PARK (CENTER), GRANTED MARCH 30, 1981, WITH THE FOLLOWING RESTRICTIONS AND CONDITIONS:  
1. ALL AMUSEMENT DEVICES SHALL BE LOCATED WITHIN THE ENCLOSED AREA CONTAINING 5,650-SQUARE FEET. DESIGNED AND SHOWN AS THE SHADED AREA ON PETITIONER'S EXHIBIT 1, 3,000-SQUARE FEET OF WHICH IS FOR USE AS AN AMUSEMENT CENTER AND 2,650-SQUARE FEET OF WHICH IS FOR USE AS AN OFFICE THEREOF.  
2. THE USE AS AN AMUSEMENT PARK (CENTER) SHALL BE CANCELED UPON TERMINATION OR EXPIRATION OF THE LEASE WITH REPLY LTD., INC., AND MAY NOT BE LEASED OR SUBLEASED TO ANOTHER PERSONAL 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 "FLIPPER" DEVICES AND NO PRIZES, OTHER THAN EXTENDED PLAY OR FREE GAMES, SHALL BE ALLOWED 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 12:00 P.M. ON SUNDAY, EXCEPT FOR OFFICE AND REPAIR WORK.  
6. SECURITY PERSONNEL SHALL BE ARRANGED FOR THE PETITIONER AND SHALL BE ON THE PREMISES DURING OPERATIONAL HOURS OF THE AMUSEMENT PARK (CENTER).  
7. A REVISED SITE PLAN, INCORPORATING THE ABOVE RESTRICTIONS, SHALL BE SUBMITTED FOR APPROVAL BY THE OFFICE OF PLANNING AND ZONING.  
83-256-A PETITION FOR A VARIANCE FROM SECTION 405.5.A.2.A (10) TO ALLOW THREE POINTS OF ACCESS TO PUBLIC STREETS FOR A SERVICE STATION IN A PLANNED SHOPPING CENTER IN LIEU OF THE PERMITTED NUMBER OF TWO ACCESS POINTS AND A TOTAL OF 5 ACCESS POINTS FOR A PLANNED SHOPPING CENTER IN LIEU OF THE PERMITTED NUMBER OF FOUR POINTS OF ACCESS. DENIED APRIL 22, 1983.  
84-305-SPH PETITION FOR SPECIAL HEARING FOR THE EXTENSION OF THE SPECIAL EXCEPTION, GRANTED BY ORDER DATED MARCH 30, 1981, IN CASE 81-150-X, TO A NEW TENANT. DISMISSED MAY 9, 1994.  
94-187-X PETITION FOR A SPECIAL EXCEPTION FOR AN ARCADE PURSUANT TO SECTION 233.4 AND SECTION 423.B. GRANTED DECEMBER 7, 1993, WITH THE FOLLOWING RESTRICTIONS:  
1) THE PETITIONER MAY APPLY FOR ITS BUILDING PERMIT 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 SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREON SHALL BE RESCINDED.  
97-313-SPHA PETITION FOR THE FOLLOWING:  
1. VARIANCE FROM SECTIONS 405.4.A.3.D AND 419.B TO PERMIT 9 PARKING SPACES IN LIEU OF THE 22-SPACES REQUIRED.  
2. VARIANCE FROM SECTION 405.4.2.B TO PERMIT A MINIMUM WIDTH LANDSCAPE TRANSITION AREAS OF 6.75 FEET AND 3.52 FEET ALONG REISTERSTOWN ROAD AND ROSEWOOD LANE, RESPECTIVELY, IN LIEU OF THE MINIMUM 10 FEET FOR EACH.  
3. VARIANCE FROM SECTION 405.4.2.B TO PERMIT MINIMUM WIDTH LANDSCAPE TRANSITION AREAS OF 5 FEET AND 3.42 FEET ALONG THE REAR YARD AND SIDE YARD, RESPECTIVELY.  
4. A SPECIAL HEARING TO APPROVE THE AMENDMENT OF THE PREVIOUSLY APPROVED PLAN IN CASE 84-187X TO INCLUDE A ROLL-OVER CAR WASH ON SERVICE STATION SITE. GRANTED MARCH 17, 1997, FOR PETITION FOR SPECIAL HEARING AND VARIANCES, SUBJECT TO THE FOLLOWING RESTRICTIONS:  
1) THE PETITIONER MAY APPLY FOR THEIR BUILDING PERMIT AND MAY 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 SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREON SHALL BE RESCINDED.

## **GENERAL NOTES (CONT.)**

| 14. RECENT COMMERCIAL PERMITS OF RECORD: | PERMIT NO. | CONTROL NO.         |
|------------------------------------------|------------|---------------------|
| 1315 REISTERSTOWN ROAD                   | 988575     | C-                  |
| 1317 REISTERSTOWN ROAD                   | E88077     | 688077              |
| 1315 REISTERSTOWN ROAD                   | E70528     | 720528              |
| 1335 REISTERSTOWN ROAD                   | B64573     | S-2                 |
| 1335 REISTERSTOWN ROAD                   | B65509     | S-1                 |
| 1335 REISTERSTOWN ROAD                   | E95612     | 685612              |
| 1335 REISTERSTOWN ROAD                   | B64538     | C-                  |
| 1335 REISTERSTOWN ROAD                   | E64784     | 64784               |
| 1335 REISTERSTOWN ROAD                   | P647025    | 647025              |
| 1337 REISTERSTOWN ROAD                   | B70708     | C-                  |
| 1337 REISTERSTOWN ROAD                   | B70963     | S-1                 |
| 1337 REISTERSTOWN ROAD                   | E70943     |                     |
| 1337 REISTERSTOWN ROAD                   | E71053     |                     |
| 1337 REISTERSTOWN ROAD                   | E71096     |                     |
| 1335 REISTERSTOWN ROAD                   | E85981     | S-1                 |
| 1335 REISTERSTOWN ROAD                   | B62840     | 682845              |
| 1335 REISTERSTOWN ROAD                   | E86245     | S-1                 |
| 1337 REISTERSTOWN ROAD                   | B654059    | CAC-                |
| 1337 REISTERSTOWN ROAD                   | B658890    | CAC-                |
| 1337 REISTERSTOWN ROAD                   | B70690     | FD-09               |
| 1337 REISTERSTOWN ROAD                   | B711344    | S-1                 |
| 1337 REISTERSTOWN ROAD                   | B72075     | 685094              |
| 1337 REISTERSTOWN ROAD                   | E94594     |                     |
| 1337 REISTERSTOWN ROAD                   | P710107    | C-                  |
| 1337 REISTERSTOWN ROAD                   | B732760    | C-                  |
| 1337 REISTERSTOWN ROAD                   | B732959    | C-                  |
| 1337 REISTERSTOWN ROAD                   | B736179    | C- (ISSUED 5/30/10) |
| 1337 REISTERSTOWN ROAD                   | B736318    | FD-10               |
| 1337 REISTERSTOWN ROAD                   | E737449    | 737449              |
| 1337 REISTERSTOWN ROAD                   | P737057    | 737057              |

15. THIS SITE IS NOT IN ANY DEFICIENT AREA ON THE BASIC SERVICES MAPS.

16. NO NEW SIGNAGE IS PROPOSED AT THIS TIME.

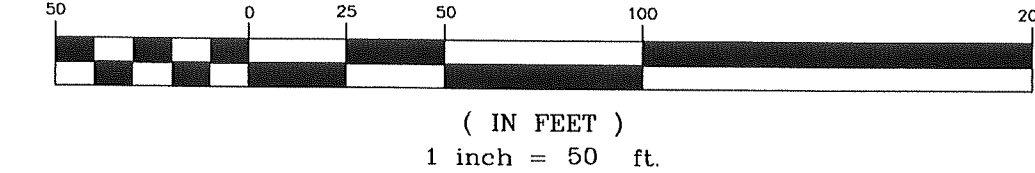
## **GENERAL NOTES (CONT.)**

- 99-391-SPHA PETITION FOR A SPECIAL HEARING TO ABANDON THE PREVIOUSLY APPROVED SPECIAL EXCEPTION USE AND TO AMEND THE SITE PLAN TO APPROVED IN PRIOR CASE NO. 94-187-X AND A PETITION FOR A VARIANCE FROM SECTION 409.6 TO PERMIT 576 PARKING SPACES IN LIEU OF THE 719 SPACES REQUIRED GRANTED JUNE 21, 1999 SUBJECT TO THE FOLLOWING RESTRICTIONS:  
1) THE PETITIONER MAY APPLY FOR THEIR BUILDING PERMIT 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 SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREON SHALL BE RESCINDED.
- 02-257-A PETITION FOR A VARIANCE FROM SECTION 421.2, BCZR, TO PERMIT AN EXISTING PET SHOP TO BE LOCATED 35 FEET FROM A RESIDENTIAL ZONE BOUNDARY IN LIEU OF THE REQUIRED 200 FEET, GRANTED MARCH 8, 2002. ANY APPEAL OF THIS DECISION SHALL BE ENTERED WITHIN 30 DAYS OF THE DATE OF THIS ORDER.
- 1) THE PETITIONER MAY APPLY FOR THEIR BUILDING PERMIT 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 SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREON SHALL BE RESCINDED.
- FLOOR AREA RATIO:  
MAX. PERMITTED - 4.0  
PROPOSED (EXIST.) - 0.33
- SETBACKS REQUIRED:  
FRONT - NOT LESS THAN 15 FT. & NOT LESS THAN 40 FT. FROM CENTERLINE OF ROAD  
STREETSIDE - 10 FT.  
INT. SIDE - 0 FT.  
REAR - 0 EXCEPT WHEN ABUTTING RESIDENCE ZONE - 20 FT.
- PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO WETLANDS OR FLOODPLAINS ON THIS SITE.
- THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
- ALL BUILDINGS ARE ONE-STORY, UNLESS OTHERWISE NOTED.
- DRC HISTORY:  
NO. 092038 - THE DRC APPROVED AN (A) (7) LIMITED EXEMPTION FOR ADDITIONAL PARKING SPACES.  
NO. 062190 - THE DRC IMPROVED AN (A) (7) LIMITED EXEMPTION FOR THE SAFEWAY AND PAD SITE.  
NO. 010510 - A REQUEST FOR A LIMITED EXEMPTION FOR A WALK-IN COOLER WAS WITHDRAWN.  
THERE ARE NO CRG PLANS ON FILE FOR THIS SITE.

PETITIONER'S  
EXHIBIT NO. 1

## **PLAN TO ACCOMPANY VARIANCE AND SPECIAL HEARING PETITIONS GARRISON FOREST PLAZA**

ELECTION DISTRICT 4 - COUNCIL DISTRICT 2  
OWINGS MILLS, MARYLAND  
BALTIMORE COUNTY  
GRAPHIC SCALE

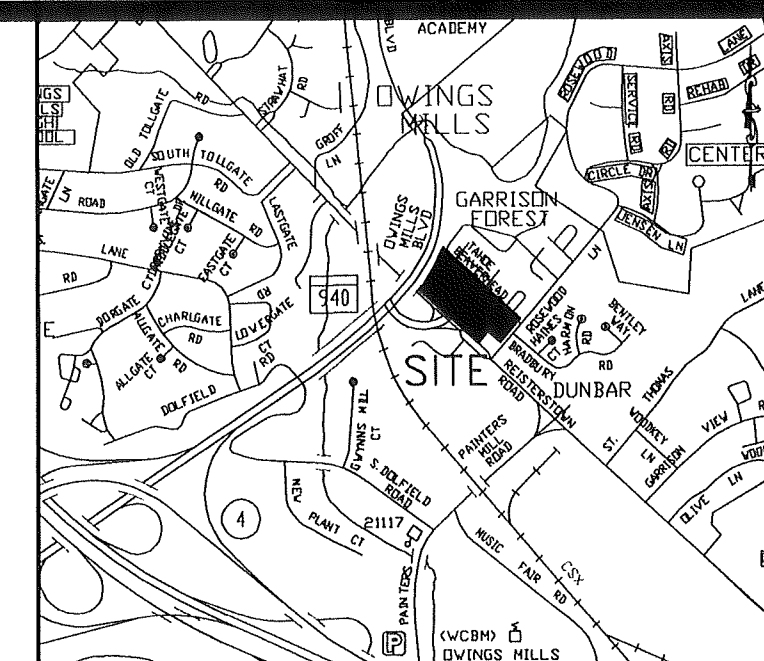


**Colbert Matz Rosenfelt, Inc.**

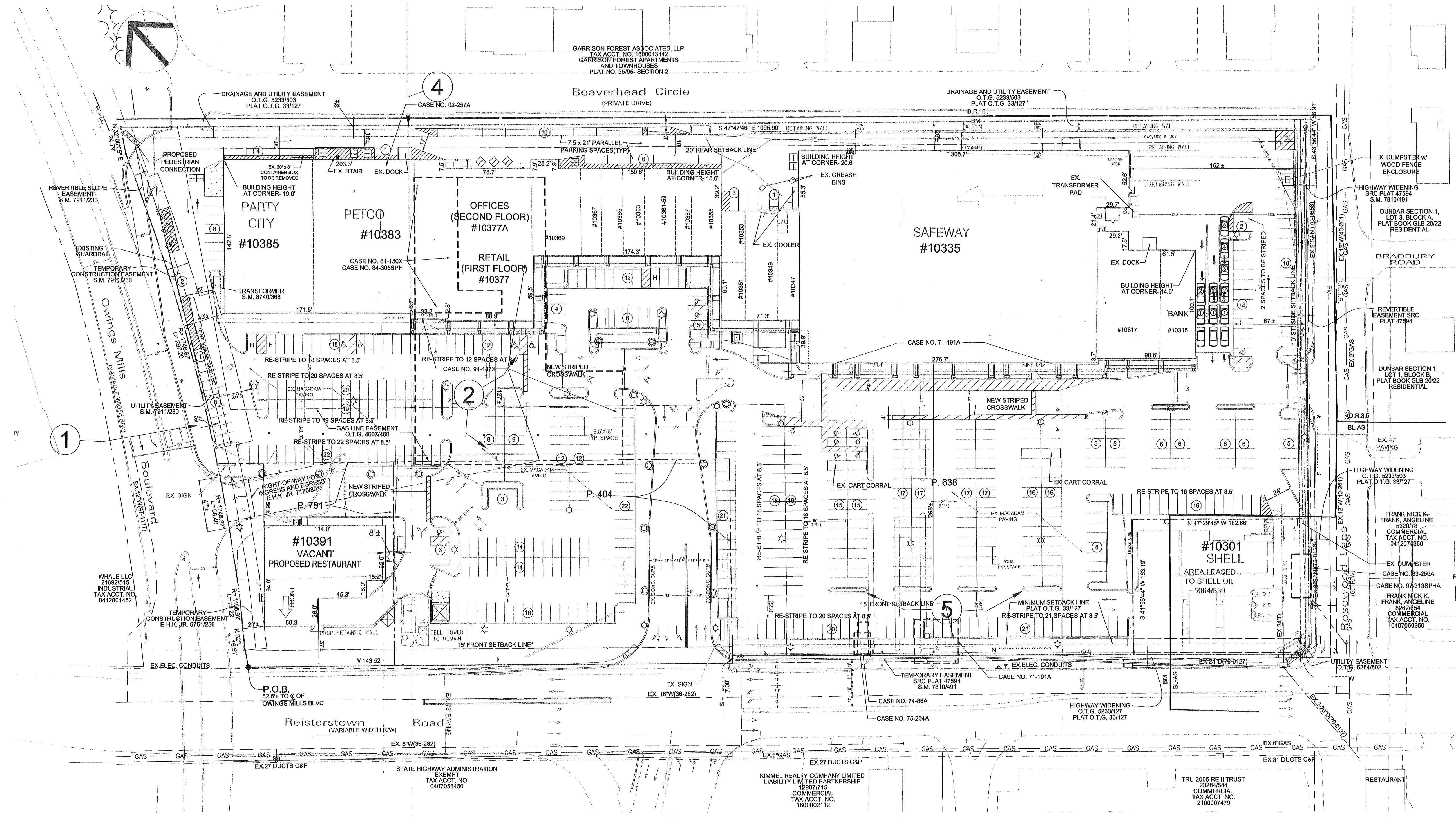
Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



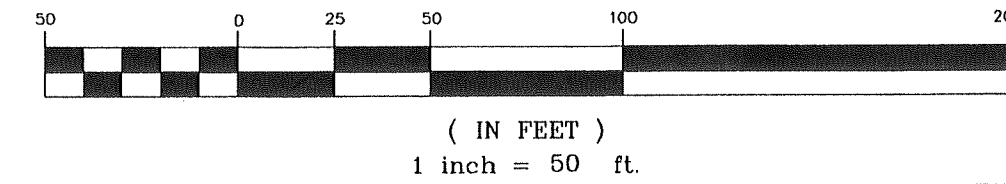
| Professional Certification                                                                                                                                          |  | SCALE: 1" = 50'                 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|--|
| I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. |  | DATE: 04/13/10                  |  |
| License No. 9752 Expiration Date: 02-28-12                                                                                                                          |  | JOB NO.: 2009-026               |  |
|                                                                                                                                                                     |  | DESIGNED: CMR                   |  |
|                                                                                                                                                                     |  | DRAWN: AKC                      |  |
|                                                                                                                                                                     |  | CHECKED: CMR                    |  |
|                                                                                                                                                                     |  | FILE: 2009026 PARK VAR 2010.dwg |  |
|                                                                                                                                                                     |  | DRAWING: KJC                    |  |
|                                                                                                                                                                     |  | NUMBER: VAR-1                   |  |
|                                                                                                                                                                     |  | SHEET 1 OF 1                    |  |



VICINITY MAP  
SCALE: 1"=2000'



PLAN TO ACCOMPANY VARIANCE  
AND SPECIAL HEARING PETITIONS  
GARRISON  
FOREST PLAZA  
ELECTION DISTRICT 4 - COUNCIL DISTRICT 2  
OWINGS MILLS, MARYLAND  
BALTIMORE COUNTY  
GRAPHIC SCALE



- VARIANCES REQUESTED:
1. Section 409.8.A.4 to permit existing parking spaces as close as 3 feet to a right-of-way line of a public street in lieu of the required 10 feet.
  2. Section 409.4 to allow existing off-street parking spaces with direct access to vehicular travelways.
  3. To permit existing interior landscaping to be 2% of the parking lot area in lieu of the required 7%, unless it is confirmed that the 2% interior landscaping is non-conforming.

4. To permit an existing 0 foot wide landscape strip adjacent to residnetially zoned property in lieu of the required 15 feet unless it is confirmed that the 0 foot wide landscape strip is non-conforming.
5. To permit existing 5 foot wide parking lot islands in lieu of the required 9 feet unless it is confirmed that the 5 foot wide landscape islands are non-conforming.

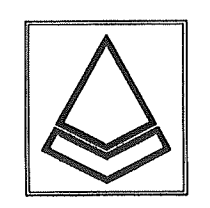
**1 = KEY TO VARIANCES REQUESTED**

NOTE: VARIANCE REQUEST #3  
ENCOMPASSES THE ENTIRE SITE

PETITIONER'S  
EXHIBIT NO. **2**

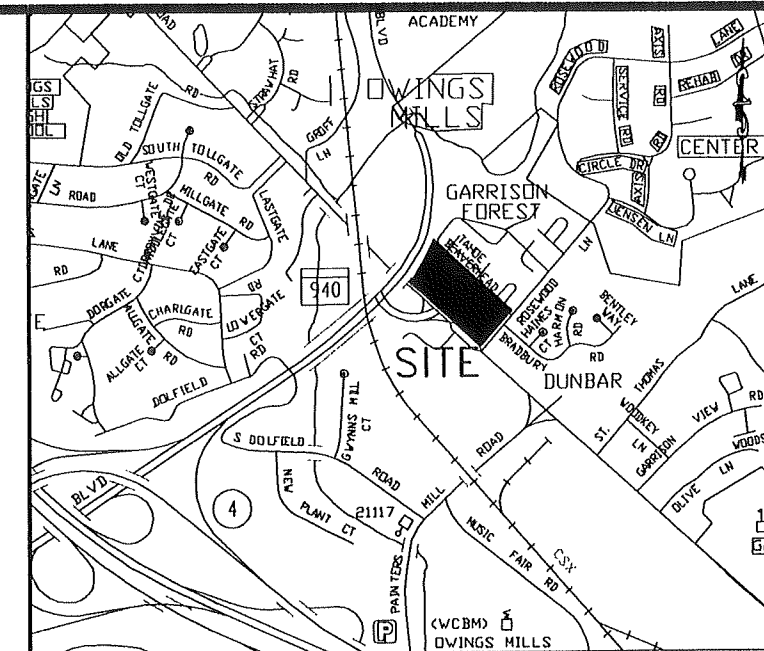
Colbert Matz Rosenfelt, Inc.

Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



|                                                                                                                                                                                                          |                               |                                 |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------|--------------|
| <b>Professional Certification</b><br>I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. |                               | SCALE: 1"= 50'                  |              |
| License No. 9752                                                                                                                                                                                         | Expiration Date: 02-28-10     | DATE: 04/13/10                  | J.K.C.       |
|                                                                                                                                                                                                          |                               | JOB NO.: 2009-026               | CMR          |
|                                                                                                                                                                                                          |                               | DESIGNED: CMR                   | CMR          |
|                                                                                                                                                                                                          |                               | CHECKED: CMR                    | CMR          |
|                                                                                                                                                                                                          |                               | FILE: 2009026 PARK VAR 2010.dwg | CMR          |
| 3 8/16/10                                                                                                                                                                                                | RE-NUMBER VARIANCES REQUESTED | DRAWING NUMBER: VAR-5           | KJC          |
| 2 5/10/10                                                                                                                                                                                                | ADJUSTED PARKING              |                                 | KJC          |
| 1 4/30/10                                                                                                                                                                                                | OWNERSHIP & PEDESTRIAN WAYS   |                                 | KJC          |
| NO. DATE                                                                                                                                                                                                 | REVISIONS:                    | BY                              | SHEET 1 OF 1 |



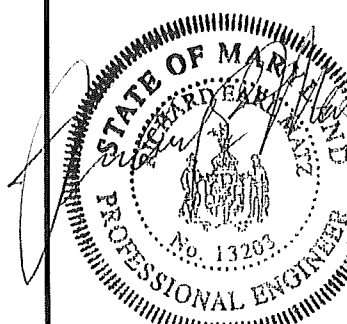
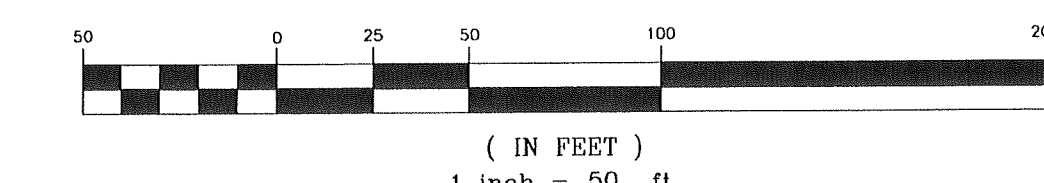


VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- OWNER: PARCELS 791 & 404  
GARRISON FOREST ASSOCIATES LP  
HOOKS VILLAGE SITE 312  
25 HOOKS LANE  
BALTIMORE, MARYLAND 21208-1617
- OWNER & LONG TERM LESSEE OF PARCEL 638:  
GARRISON FOREST ASSOCIATES LP  
HOOKS VILLAGE SITE 312  
25 HOOKS LANE  
BALTIMORE, MARYLAND 21208-1617
- APPLICANT: GARRISON FOREST ASSOCIATES LP  
HOOKS VILLAGE SITE 312  
25 HOOKS LANE  
BALTIMORE, MARYLAND 21208-1617
- SITE DATA:  
TAX MAP 58- PARCELS 404, 791, & P/O 638  
DEED REFERENCE: PARCELS 791 & 404- SEB/ 12980/ 405  
DEED REFERENCE: PARCEL 638- SM/ 837/ 979  
PLAT REFERENCE: PARCEL 638- PD 33, FOLIO 127  
TAX ACCT. NO. PARCEL 404- 041601122  
TAX ACCT. NO. PARCEL 638- 1600000748 & 0412020090  
TAX ACCT. NO. PARCEL 791- 1600013377  
SITE AREA: 10.36 ACRES
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASE UPON A LEASING PLAN DONE BY DAFT-MCCUNE WALKER, INC. DATED 01/19/01.
- ZONING: BM & BL-AS (ZONING MAP NO. 58B3)
- OFF STREET PARKING:  
REQUIRED:  
TOTAL GLA: 100,177 SQ. FT.  
TOTAL REQUIRED: @ 5' 1000 SQ. FT. = 754  
TRANSIT ADJUSTMENT FOR OFFICES: 15250 SF @ 55P/ 1000 SF= 72 @ 0.95= 69 SPACES (69 MTA BUS ON REISTERSTOWN ROAD)  
754 SPACES - 3 (TRANSIT ADJUSTMENT)= 751 SPACES REQUIRED  
TOTAL PROVIDED (EXIST.): 897 SPACES  
VARIANCE FOR 678 SPACES IN LIEU OF 719 APPROVED IN CASE NO. 99-391-SPHA (143 SPACES)  
VARIANCE REQUESTED FOR 897 IN LIEU OF 781 SPACES (154 SPACES)  
ALL PARKING IS DURABLE, DUST-FREE, AND PERMANENTLY STRIPPED
- ZONING HISTORY:  
71-191-A PETITION FOR A VARIANCE TO PERMIT A SIGN OF 219-SQUARE FEET INSTEAD OF THE REQUIRED 150-SQUARE FEET AND SIGN HEIGHT OF 35-FEET INSTEAD OF THE REQUIRED 25-FEET. GRANTED JANUARY 13, 1971.  
74-86-A PETITION FOR A VARIANCE FROM SECTION 413.2 F TO INCREASE EXISTING SIGN TO 163-SQUARE FEET INSTEAD OF THE REQUIRED 100-SQUARE FEET. GRANTED SEPTEMBER 18, 1973. SUBJECT TO NO OTHER FREE-STANDING SIGNS BEING LOCATED ON THE SITE.  
75-234-A PETITION FOR A VARIANCE FROM SECTION 413.2 F TO PERMIT A SIGN AREA OF 184-SQUARE FEET INSTEAD OF THE REQUIRED 100-SQUARE FEET. GRANTED APRIL 9, 1975.  
61-150-X PETITION FOR A SPECIAL EXCEPTION FOR AN AMUSEMENT PARK (CENTER). GRANTED MARCH 30, 1981, WITH RESTRICTIONS AND CONDITIONS.  
83-256-A PETITION FOR A VARIANCE FROM SECTION 405.5 A.2 (101) TO ALLOW THREE POINTS OF ACCESS TO PUBLIC STREETS FOR A SERVICE STATION IN A PLANNED SHOPPING CENTER IN LIEU OF THE PERMITTED NUMBER OF TWO ACCESS POINTS AND A TOTAL OF 3 ACCESS POINTS FOR A PLANNED SHOPPING CENTER IN LIEU OF THE PERMITTED NUMBER OF FOUR POINTS OF ACCESS. DENIED APRIL 22, 1993.  
84-305-SPH PETITION FOR SPECIAL HEARING FOR THE EXTENSION OF THE SPECIAL EXCEPTION, GRANTED BY ORDER DATED MARCH 30, 1981, IN CASE 61-150-X, TO A NEW TENANT. DISMISSED MAY 9, 1994.  
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1. VARIANCE FROM SECTIONS 405.4 A.3.D AND 419.B TO PERMIT 9 PARKING SPACES IN LIEU OF THE 22-SPACES REQUIRED.  
2. VARIANCE FROM SECTION 405.4.2.B TO PERMIT A MINIMUM WIDTH LANDSCAPE TRANSITION AREAS OF 7.5-FEET AND 3.42-FEET ALONG REISTERSTOWN ROAD AND ROSEWOOD LANE, RESPECTIVELY, IN LIEU OF THE MINIMUM 10-FEET FOR EACH.  
3. VARIANCE FROM SECTION 405.4.2.B TO PERMIT A MINIMUM WIDTH LANDSCAPE TRANSITION AREAS OF 5-FEET AND 3.42-FEET ALONG THE REAR YARD AND SIDE YARD, RESPECTIVELY.  
4. A SPECIAL HEARING TO APPROVE THE AMENDMENT OF THE PREVIOUSLY APPROVED PLAN IN CASE 94-187-X TO INCLUDE A ROLL-OVER CAR WASH ON SERVICE STATION SITE. GRANTED MARCH 17, 1997, FOR PETITION FOR SPECIAL HEARINGS AND VARIANCES, SUBJECT TO RESTRICTIONS.  
99-391-SPHA PETITION FOR A SPECIAL HEARING TO ABANDON THE PREVIOUSLY APPROVED SPECIAL EXCEPTION USE AND TO AMEND THE SITE PLAN APPROVED IN PRIOR CASE NO. 94-187-X, AND A PETITION FOR A VARIANCE FROM SECTION 405.6 TO PERMIT 576 PARKING SPACES IN LIEU OF 719 SPACES REQUIRED GRANTED JUNE 21, 1999.  
7. FLOOR AREA RATIOS:  
MAX. PERMITTED: 4.0  
PROPOSED (EXIST.): 0.33  
8. SETBACKS REQUIRED:  
FRONT: NOT LESS THAN 15 FT & NOT LESS THAN 40 FT FROM CENTERLINE OF ROAD  
SIDE: 10 FT  
INT. SIDE: 0 FT  
REAR: 0 EXCEPT WHEN ABUTTING RESIDENCE ZONE: 20 FT  
9. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.  
10. THERE ARE NO WETLANDS OR FLOODPLAINS ON THIS SITE.  
11. THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.

## PLAN TO ACCOMPANY VARIANCE AND SPECIAL HEARING PETITIONS GARRISON FOREST PLAZA ELECTION DISTRICT 4 - COUNCIL DISTRICT 2 OWINGS MILLS, MARYLAND BALTIMORE COUNTY GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

|                                                                                                                                                                                                          |       |                                                                                                                                                                  |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Professional Certification</b><br>I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. |       | SCALE: 1"= 50'<br>DATE: 04/13/10<br>JOB NO.: 2009-026<br>DESIGNED: CMR<br>DRAWN: AKC<br>CHECKED: CMR<br>FILE: 2009026 PARK VAR 2010.dwg<br>DRAWING NUMBER: VAR-1 |              |
| License No.                                                                                                                                                                                              | 13203 | Expiration Date:                                                                                                                                                 | 11-2-10      |
| NO.                                                                                                                                                                                                      | DATE  | REVISIONS:                                                                                                                                                       | BY           |
|                                                                                                                                                                                                          |       |                                                                                                                                                                  | SHEET 1 OF 1 |

Lashenda -  
4/28/10  
This is a revised plan. The only  
change was ownership. It does not  
need to be reposted. (advertized?)  
Can you put on Agenda  
Denma