

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, JOSEPH MICHAEL, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

Bank is located two (2) blocks from main thoroughfare and this variance is to permit the installation of a double face plywood painted directional sign, 4'-0" high x 8'-0" wide located East side of Reisterstown Rd. opp Painters Mill Rd. and is essential to direct customers to the new Maryland National Bank branch which is located on the corner of Painters Mill Rd. and Music Fair Rd. Total square footage of this sign is 32 sq. ft.

Location of this sign is 43 feet from center of road.
See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for OUTDOOR ADVERTISING SIGN.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Beltinger Sign Works, Inc.
1300 Bayard St., Balto., Md. 21230

Contract purchaser _____ Local Owner _____
Address _____ Address _____

_____ Protestor's Attorney _____
212 Washington Avenue _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1971, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioners of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1971, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 MOUNTAIN AVENUE
TOWSON, MARYLAND 21204

OFFICE BUILDING

RENDERED 7/1/71

December 10, 1970

DESCRIPTION OF PORTION OF PROPERTY OF
JOSEPH MICHAEL TO BE FILED WITH APPLICATION
FOR RECLASSIFICATION OF PORTION OF PROPERTY FOR
SPECIAL EXCEPTION FOR SIGN.

BEGINNING for the same at a point on the northeast right of Way line of Reisterstown Road at a distance of 634' ± from the intersection of the northeast right of Way line of Reisterstown Road and center line of St. Thomas Lane at the end of the first line of the land which by deed dated October 31, 1964 and recorded among the Land Records of Baltimore County in Liber RJS 1365, folio 185 was granted and conveyed by Elsie E. Demme, unmarried, unto Loretta Bats, et al., running thence on the northeast side of Reisterstown Road and reversely on part of the aforesaid first line S45°E 10' thence leaving Reisterstown Road and running for line of division N45°E 20' and N45°W 10' to intersect the 2nd line in aforesaid deed running thence and being reversely on part of said line S45°W 20' to the place of beginning.

CONTAINING 200 square feet of land more or less.

E. F. RAPHEL
Eugene F. Raphael, Jr.
Registered Professional
Land Surveyor

James D. C. Downes, Esq.,
212 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

_____ day of _____, 1971

Petitioner: Joseph E. Michael

Petitioner's Attorney: James D. C. Downes, Esq. Reviewed by _____

Chairman of the
Advisory Committee

TELEPHONE 494-3413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division TOWSON, MARYLAND 21204	NO 78649 DATE April 12, 1971
To: <u>Beltinger Sign Works, Inc.</u> 1300 Bayard St., Balto., Md. 21230	Billing Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 01-422	QUANTITY	TOTAL AMOUNT \$20.00
Petition for Special Exception for Joseph E. Michael #71-264-X		COST \$20.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

PETITION FOR SPECIAL
EXCEPTION
FOR OUTDOOR ADVERTISING SIGN
FOR THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
DATE: April 12, 1971
BY: James D. C. Downes, Esq.
Chairman of the
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 22 _____ 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. at _____ o'clock on _____ day of _____, 1971, the first publication appearing on the _____ day of _____, 1971.

THE JEFFERSONIAN
B. Frank Johnson
Manager.

Cost of Advertisement, \$ _____

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 APRIL 26 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of Joseph E. Michael, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ days before the _____ day of April, 1971, that is to say, the same was inserted in the issue of April 25, 1971.

STROMBERG PUBLICATIONS, Inc.

By Reed Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 9, 1971

James D. C. Downes, Esq.,
212 Washington Avenue
Towson, Maryland 21204

Re: Type of Hearing: Special Exception for sign
Location: N45°E Reisterstown Rd., 634' from Int. of NE R/W line of Reisterstown Rd. and center line of St. Thomas Lane
Petitioner: Joseph E. Michael
Committee Meeting of January 26, 1971
3rd District
Item 106

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property at the location of the sign is presently a vacant piece of land, with the surrounding character of the area being industrial and commercial. Reisterstown Road in this location is not improved (asphalt concrete curb and gutter are concerned; however, portions of it is in the vicinity. Painters Mill Road is also improved (asphalt concrete curb and gutter are concerned).

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The location of the proposed outdoor advertising sign is unsatisfactory as this area lies within the future proposed 80-foot right-of-way for the easterly extension of Painters Mill Road from Reisterstown Road. Therefore, the submitted plat must be revised. The petitioner is advised to contact the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard to future road requirements as they affect this property.

James D. C. Downes, Esq.,
Item 106
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February 9, 1971

DEPARTMENT OF TRAFFIC ENGINEERING

The subject special exception should have no major effect on traffic.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

BOARD OF EDUCATION

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE

See Section 409.10b. Also, petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

FIRE DEPARTMENT

This office has no comment on the proposed site.

HEALTH DEPARTMENT

Since this petition is for a sign, no health hazards are anticipated.

STATE ROADS COMMISSION

There is an 80' right of way proposed for Reisterstown Road (40' from center). The subject sign falls within the proposed right of way.

It is requested that the sign be moved back and the plan revised accordingly.

ZONING ADMINISTRATION DIVISION

This office is withholding a hearing date on the subject property until such time as the site plan is revised in accordance with the Bureau of Engineering and State Roads Commission comments in the foregoing.

OLM:JD

Enc.

Very truly yours,
Oliver L. Myers, Chairman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardisty Date: April 7, 1971

FROM: Oliver L. Myers, P.E.

SUBJECT: Item 106 (1970-1971)
Property Owner: Joseph E. Michael
N45°E Reisterstown Rd. 634' from Int. of N45°E right-of-way line of Reisterstown Road and centerline of St. Thomas Lane
Present Zoning: RI
Proposed Zoning: Special Exception for outdoor advertising sign
District: 3rd
No. Acres: .0459

We wish to amend the comments, dated February 4, 1971, furnished to the Zoning Advisory Committee in regard to the subject Special Exception as follows:

This office has no objection to the directional sign, as shown on the plat reviewed by this office, being located within the proposed future right-of-way required for the extension of Painters Mill Road, provided the following conditions are satisfied:

1. Commencement in approval by the Maryland State Roads Commission.
2. The owner of the sign must furnish this office with a legal agreement whereby the owner of the sign will assume all costs of relocating the existing sign and perform such relocation at the time that the construction of Painters Mill Road extension is constructed.

Oliver L. Myers
Oliver L. Myers, P.E.
Chief, Bureau of Engineering

3/23/71

cc: John J. Treaner
John Meyers - 3/23/71

TELEPHONE 494-3413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division TOWSON, MARYLAND 21204	NO 81220 DATE May 7, 1971
To: <u>Beltinger Sign Works, Inc.</u> 1300 Bayard St., Balto., Md. 21230	Billing Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 01-422	QUANTITY	TOTAL AMOUNT \$40.00
Advertising and posting of property for Joseph E. Michael #71-264-X		COST \$40.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

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PLAT TOS ACCOMPANY SPECIAL EXCEPT
BANK SIGN
LEICHTON DISTRICT BALTIMORE, CO, MD
SLE 117550 DECEMBER 4, 1970