

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, IRA E. CHAFFMAN, et al., legal owners 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 131.1 to permit a sign of 20 sq. ft. instead of the required 11 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) There will be 5 tenants in the building including myself and the regular type sign is not large enough. We wish to put a 7 ft. posts with 1/2 long name signs that can be removed and replaced when the tenants move. The name signs would be 7 ft. wide. We would like a permit to shine flood lights on each side of the sign with a timer to go off about 9:30 p.m.

See attached description

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

Contract purchaser Don E. Chaffman
Address 1200 E. Joppa Road, Towson, Md. 21204
Petitioner's Attorney Edward D. Hardisty
Protestant's Attorney Robert Morgan

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of June, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of June, 1971, at 10:30 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1971

Mr. Ira E. Chaffman
7 Church Lane
Pikesville, Maryland 21208

RE: Type of Hearing: Sign Variance
Location: Beg. on Rd/5 of Sudbrook Lane, 551/1 SW of Reisterstown Rd.
Petitioners: Ira E. Chaffman, et al.
Committee Meeting of April 20, 1971
3rd District
Item 152

Dear Sirs:

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 is presently improved with an office building, with surrounding property improved with institutional uses in character, ranging from a church, convenience store and offices, to heavier commercial uses which front Reisterstown Road. Sudbrook Lane in this location is not improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

No public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

FIRE PREVENTION BUREAU

This office has no comment on the proposed site.

BOARD OF EDUCATION

No bearing on student population.

Mr. Ira E. Chaffman
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April 30, 1971

HEALTH DEPARTMENT

Public water and sewers are available to the site.

Air Pollution Comment: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject sign variance should have no effect on traffic.

BUILDINGS ENGINEER'S OFFICE

No comment from this office at this time.

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Vail: 3-6420

DESCRIPTION FOR ZONING VARIANCE, #12 SUDBROOK LANE,
3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the Northwest side of Sudbrook Lane, 60 feet wide, at the distance of 458 feet, more or less, measured Southwesterly along the Northwest side of Sudbrook Lane from the Southwest side of Reisterstown Road and running thence and binding on the Northwest side of Sudbrook Lane South 61 Degrees 38 Minutes West 63.56 feet, thence leaving the Northwest side of Sudbrook Lane and running North 26 Degrees 54 Minutes West 210.06 feet to the Southeast side of a 17 foot unimproved alley and running thence and binding thereon North 61 Degrees 38 Minutes East 56.56 feet, thence leaving said alley and running South 28 Degrees 51 Minutes East 108.81 feet, South 28 Degrees 51 Minutes East 20.17 feet and South 28 Degrees 31 Minutes East 81.06 feet to the place of beginning. CONTAINING 0.29 acres of land, more or less.

4.1.71

PETITION FOR A VARIANCE

ZONING: Petition for a Variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) There will be 5 tenants in the building including myself and the regular type sign is not large enough. We wish to put a 7 ft. posts with 1/2 long name signs that can be removed and replaced when the tenants move. The name signs would be 7 ft. wide. We would like a permit to shine flood lights on each side of the sign with a timer to go off about 9:30 p.m.

DATE: 1971
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, has received and considered the request for a Variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) There will be 5 tenants in the building including myself and the regular type sign is not large enough. We wish to put a 7 ft. posts with 1/2 long name signs that can be removed and replaced when the tenants move. The name signs would be 7 ft. wide. We would like a permit to shine flood lights on each side of the sign with a timer to go off about 9:30 p.m.

The Zoning Regulations to be excepted as follows:
Section 131.1 - Signs - One square foot.

That parcel of land in the Third District of Baltimore County, containing 0.29 acres of land, more or less, bounded on the Northwest side of Sudbrook Lane, 60 feet wide, at the distance of 458 feet, more or less, measured Southwesterly along the Northwest side of Sudbrook Lane from the Southwest side of Reisterstown Road and running thence and binding on the Northwest side of Sudbrook Lane South 61 Degrees 38 Minutes West 63.56 feet, thence leaving the Northwest side of Sudbrook Lane and running North 26 Degrees 54 Minutes West 210.06 feet to the Southeast side of a 17 foot unimproved alley and running North 61 Degrees 38 Minutes East 56.56 feet, thence leaving said alley and running South 28 Degrees 51 Minutes East 108.81 feet, South 28 Degrees 51 Minutes East 20.17 feet and South 28 Degrees 31 Minutes East 81.06 feet to the place of beginning. CONTAINING 0.29 acres of land, more or less.

Being the property of Ira E. Chaffman, et al., as shown on plat filed with the Zoning Department.

Witness my hand and seal of office this 12th day of May, 1971.

EDWARD D. HARDISTY
ZONING COMMISSIONER OF BALTIMORE COUNTY

May 12, 1971



THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County, was inserted in THE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 17 day of MAY 1971 that is to say, the same was inserted in the issue of May 13, 1971.

STROMBERG PUBLICATIONS, Inc.

By Robert Morgan

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Being the property of Ira E. Chaffman, et al., as shown on plat filed with the Zoning Department.

Witness my hand and seal of office this 12th day of May, 1971.

EDWARD D. HARDISTY
ZONING COMMISSIONER OF BALTIMORE COUNTY

May 12, 1971

CERTIFICATE OF PUBLICATION

TOWSON MD May 13 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., once a week before the 17th day of May 1971 that is to say, the same was inserted in the issue of May 13, 1971.

By one time XXXXXX before the 17th day of May 1971.

Day of June 1971 the 19th publication

appearing on the 13th day of May 1971.

By Edward D. Hardisty
Zoning Commissioner

Cost of advertisement \$

THE JEFFERSONIAN
Manager

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
Zoning Dept. of Baltimore County
Nº 81218
DATE: May 7, 1971
BILLED

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	25.00	25.00
Petition for Variance #1-275-A		25.00
RETURN THIS PORTION WITH YOUR REMITTANCE		25.00
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
Zoning Dept. of Baltimore County
Nº 81222
DATE: June 2, 1971
BILLED

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	51.50	51.50
Advertising and posting of property #71-275-A		51.50
RETURN THIS PORTION WITH YOUR REMITTANCE		51.50
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		51.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION

Mr. Ira E. Chaffman
7 Church Lane
Pikesville, Md. 21208
Item 152

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21202

Your Petition has been received and accepted for filing this 28th day of April, 1971.

Edward D. Hardisty
Zoning Commissioner

Petitioner Ira E. Chaffman

Petitioner's Attorney Robert Morgan Reviewed by Chairman of the Advisory Committee

15166 71-275-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th Date of Posting May 14, 1971

Posted for Petition For A Variance

Petitioner IRA E. CHAFFMAN

Location of property 1200 E. Joppa Road, Towson, Md. 21204

Location of Signs On the 1200 E. Joppa Road

Remarks See 71-275-A Date of return May 14, 1971

Posted by Robert Morgan Secretary

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship and the requested variance would give relief without substantial injury to the public health, safety or general welfare, a variance to permit a sign of 20 sq. ft. in area, instead of the required 1 sq. ft., should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of June, 1971, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a sign of 20 sq. ft. in area instead of the required 1 sq. ft., subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship and the requested variance would give relief without substantial injury to the public health, safety or general welfare, a variance to permit a sign of 20 sq. ft. in area, instead of the required 1 sq. ft., should be GRANTED.

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of June, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

17A CHAFFIN
#1 of Subbrook Lane 4581 SW of
Baltimore County

71-295-A
#152

