

**BALTIMORE COUNTY, MARYLAND**

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

May 30, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 188 - ZAC - April 3, 1973
Property Owner: Marlene J. Lenick
50' NE of Joppa and Jenifer Roads
Special Exception for Two (2) illuminated advertising signs
District 9

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception for outdoor advertising signs.

Very truly yours,

A handwritten signature in cursive script, reading "Michael S. Flanigan".

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

PETITION FOR ZONING VARIANCE AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY OFFICE OF THE DIRECTOR

I, or we, Marlene J. Lenick, 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 the Zoning Commission of Baltimore County, for a Special Exception to the Zoning Law of Baltimore County, from the following reasons:

See attached description

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Two (2) 12' x 25' illuminated outdoor advertising structures

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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.

Donnelly Advertising Corp. of Maryland
Contract purchaser
Address: 3001 Remington Avenue
Baltimore, Maryland 21211
Petitioner's Attorney

Marlene J. Lenick
Legal Owner
Address: 13703 Alliston Drive
Baltimore, Maryland 21013
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1973.

At 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1973, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Marlene J. Lenick, 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 for a Variance from Section 413.3 B to permit an outdoor advertising sign 10 feet from right of way of the Baltimore Beltway instead of the required 250 feet.

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

1. Because of the severe grade differential from grade level of Joppa Road and the Baltimore Beltway, travel along these highways will not be affected.
2. Property owner unable to develop land because of size and topography; severe hardship and practical difficulty.

See attached description

Property is to be posted 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.

Donnelly Advertising Corp. of Maryland
Contract purchaser
Address: 3001 Remington Avenue
Baltimore, Maryland 21211
Petitioner's Attorney

Marlene J. Lenick
Legal Owner
Address: 13703 Alliston Drive
Baltimore, Maryland 21013
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1973.

At 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1973, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1973

COUNTY OFFICE BLDG.
211 E. CALVERT AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Donnelly Advertising Corp. of Maryland
3001 Remington Avenue
Baltimore, Maryland 21211

Re: Special Exception Petition
Item 188
Marlene J. Lenick Petitioner

Gentlemen:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Joppa Road opposite Jenifer Road, in the 9th District of Baltimore County. This B.L. property is triangular in shape with its base along the right of way of the Baltimore County Beltway, which is at a significantly higher elevation above Joppa Road. The property to the east is improved with the Bob Davidson Ford sales agency. The properties on the north side of Joppa Road are improved with residential dwellings and is zoned R.L. Curb and gutter exists along Joppa Road at this location.

The petitioner proposes to erect two (2) 12' x 25' illuminated outdoor advertising structures that will face west bound traffic traveling along Joppa Road. Since there does not appear to be any previous problem with regard to members of the Committee except the concern of the State Highway Administration, we are scheduling this case for a hearing. We recommend that should this petition be granted that it be restricted so that no advertising be visible from the Beltway.

This petition is accepted for filing on the date of the



April 6, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. John J. Dillon

Re: 1/18/188
L.A.C. meeting 4/3/73
Property Owner: Marlene J. Lenick
Location: 50' NE of Joppa & Jenifer Roads, also adjacent to Baltimore Beltway
Present Zoning: P.L.
Prop. Zoning: Spec. except. for two (2) illuminated advertising signs - District: 9
No. acres: 75' x 100'

Dear Mr. DiNenna:

The subject plan indicates proposed signs adjacent to the Baltimore Beltway. However, it is not clear to the writer if the signs are to face the Beltway.

There should be no off-site signs facing an Interstate route within 650'.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CLJ:ET/bk

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH H. DIVER, P.E., CHIEF

April 23, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #188 (1972-1973)
Property Owner: Marlene J. Lenick
50' NE of Joppa and Jenifer Roads
Present Zoning: B.L.
Proposed Zoning: Special Exception for Two (2) illuminated advertising signs
District: 9th No. Acres: 75' x 100'

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with Item #188 (1972-1973).

Very truly yours,

Elsworth H. Diver
Chief, Bureau of Engineering

END:EAM:VWR:llw

N-NE Key Sheet
38 NE 12 Pos. Sheet
NE 10 C Topo
71 Tax Map

Encls.

Donnelly Advertising Corp. of Maryland
Item 188
Page 2
May 18, 1973

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,
John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJD:j:jd

(Enclosure)

cc:Ms. Marlene J. Lenick
13703 Alliston Drive
Baltimore, Maryland 21013

Baltimore County Fire Department

J. Austin Ditz
Chief



Towson, Maryland 21204
852-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. John J. Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Marlene J. Lenick

Location: 50' NE of Joppa and Jenifer Roads

Item No. 188

Zoning Agenda Tuesday, April 3, 1973

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 feet.
- () 2. A second access of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John J. Dillon, Jr. Noted and Approved: Paul H. Rinehart
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

Two (2) Illuminated Advertising Structures should be granted a Special Exception for a (1986.12.2.8.25).

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of MAY, 1973, that the above described property be and the same is hereby DENIED

and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

Two (2) Illuminated Advertising Structures should be and the same is hereby DENIED

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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 fact, that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the STAFFING of the Variance requested not adversely affecting the health, safety, and general

welfare of the community

to permit an outdoor advertising sign 10 feet from right of way of the Baltimore Beltway instead of the required 250 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of MAY, 1973, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, subject to the sign not being over 25 feet in height, located in such a manner that the face of the sign will not be visible from the Beltway; and approval of a site plan by the Department of Public Works 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

Two (2) Illuminated Advertising Structures should be and the same is hereby DENIED

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
April 9, 1973
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 188, Zoning Advisory Committee Meeting April 3, 1973, are as follows:

Property Owner: Marlene J. Lenick
Location: 50' NE of Joppa and Jenifer Roads
Present Zoning: B.L.
Proposed Zoning: Special Exception for two (2) illuminated advertising signs
District: 9
No. Acres: 75' x 100'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

William D. Fromm
Zoning Commissioner
County Office Building
Towson, MD 21204
(410-221-1111)
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
April 24, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #188, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

Property Owner: Marlene J. Lenick
Location: 50' NE of Joppa and Jenifer Roads
Present Zoning: B.L.
Proposed Zoning: Special Exception for Two (2) illuminated advertising signs
District: 9
No. Acres: 75' x 100'

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 6, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 188

Property Owner: Marlene J. Lenick
Location: 50' N.E. of Joppa and Jenifer Roads
Present Zoning: B.L.
Proposed Zoning: Special Exception for two (2) illuminated advertising signs

District: 9
No. Acres: 75' x 100'

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Rick Petrovich
Field Representative

WHP/al

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 15, 1973

FROM: William D. Fromm, Director

South side of Joppa Road 50 feet Northeast of Jenifer Rd.
SUBJECT: Petition #73-283-XA. Petition for Special Exception for Advertising Structures.
Petitioner - Marlene J. Lenick

9th District

HEARING: Monday, May 21, 1973 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comments to offer.

There are no illuminated signs within 250' of the Beltway along this segment of the Beltway which visually impact it. There is not sufficient information submitted by the petitioner to determine the visibility from the Beltway.

The staff recommends that the variance not be granted if it is determined that the signs will visually impact the Beltway traffic.

SIGNED: William D. Fromm
William D. Fromm, Director

WDF:NEG:rv

DESCRIPTION OF PROPERTY:

Beginning at a point located 40 feet measured in a southeasterly direction at right angles from a point in the center line of Joppa Road as shown 70 feet width and being 50 feet northeasterly from the center line of Jenifer Road and Joppa Road, thence running in a easterly direction 55 feet to a point, thence northeasterly 12 feet to a point, thence westerly 55 feet to a point, thence running in a southeasterly direction 12 feet to the point of beginning.

UNLITLY ADVERTISING CORPORATION OF MARYLAND

PET EXH 1

November 24, 1972

Mr. Morris Aronovitch, General Manager
Bob Davidson Ford, Incorporated
1845 E. Joppa Road
Baltimore, Maryland 21234

Dear Mr. Aronovitch:

This is in regard to my meeting with you on November 16th concerning our plans to erect two single faced poster panels on the property adjoining your company's land and abutting the Beltway as reflected by the plat I presented.

As stated, our units will be visible only to westbound traffic on Joppa Road. We assure you that the positioning of the panels on the premises will not affect the visibility of your facilities.

Our units will be illuminated with overhead fluorescent lights; the tris will be of fiberglass, and they will be well maintained.

At no time, will we display advertisements on these units directly competitive to your business.

Thank you very much for the consideration and courtesies which you accorded me in this matter, and also please convey my appreciation to Mr. Bob Davidson for those he extended.

Sincerely,

M. R. Walker
Real Estate Manager

WDF/m

H. EMBLE PARKS, President
EUGENE S. HERR, Vice President
HRS. ROBERT L. BERNY
MARCUS H. EMBLE, President
JOSEPH H. HERRMAN
ALVIN LORICK
T. BAYARD WILLIAMS, JR.
RICHARD H. STACEY, F.M.D.
HRS. RICHARD L. ALLEN

