

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ALBERT CRAEMER, 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 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 ONE WAY ILLUMINATED ADVERTISING SIGNAGE.

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.

DATE 10/21/75 BY Albert Craemer
Address 3627 Liberty Road
City Baltimore, Md. 21204
Petitioner's Attorney Robert L. Gifford
Address 212 W. 1st St.
City Baltimore, Md. 21204
Protestant's Attorney John A. Miller
Address 100 P
City Baltimore, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 1975, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1975, at 1:00 o'clock.

By John A. Miller
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION:
for Advertising Structure
SW/S of Liberty Road 200 feet
North of Old Court Road
2nd District
IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 10
Folio No. 62
File No. 74-119-X
Fila No. 5621

ORDER

The above cause, having come on for hearing on the Petition of Appeal of Albert Craemer and Donnelly Advertising Corporation of Maryland and the Court, having read the entire record before the County Board of Appeals, considered the legal memoranda and arguments of counsel, and set forth its reasoning in the Oral Opinion rendered on October 16, 1975, it is this 28th day of October, 1975, by the Circuit Court for Baltimore County,

ORDERED that the order of the County Board of Appeals of Baltimore County dated the 8th day of May, 1975, be and the same is hereby reversed;

AND, IT IS FURTHER ORDERED that the Special Exception, sought by the Petitioners to erect a single-faced illuminated outdoor advertising sign (12 feet by 25 feet) on the Southwest side of Liberty Road, 200 feet North of Old Court Road in the second election district of Baltimore County, is hereby granted.

Approved as to form:
M. Albert Figinski
M. ALBERT FIGINSKI

CHARLES E. KOUNTZ
RALPH E. DIETZ

FILED OCT 21 1975

RE: PETITION FOR SPECIAL EXCEPTION:
SW/S of Liberty Road 200 feet North
of Old Court Road
2nd District
BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 74-119-X

OPINION

This case comes before the Board on an appeal by the Petitioners from a Order of the Zoning Commissioner dated November 21, 1973 denying a Special Exception for an illuminated advertising structure on the southwest side of Liberty Road 200 feet north of Old Court Road, in the 2nd Election District of Baltimore County.

Mr. William R. Walker testified on behalf of the Petitioner concerning the construction and erection of the sign, which is the subject matter of this petition, including the location (Petitioner's Exhibit No. 1), the size (12 feet x 25 feet), and that the sign was not to exceed 25 feet in height. However, the testimony produced by the Petitioner does not indicate to this Board that the requirements of Section 502.1 of the Baltimore County Zoning Regulations are fully satisfied. It is clearly the Petitioner's obligation to manifestly satisfy the Board with the full compliance of the aforesaid section and the Zoning Regulations in general.

It is the opinion of this Board that to permit the requested special exception would be clearly adverse to the general welfare in that the existing plethora of signs in this immediate vicinity (see Petitioner's Exhibit No. 2, A through E) is detrimental to the general welfare and even perhaps to safety. Consequently the addition of one more large sign such as requested in this case would, in our opinion, compound an already existing problem. Therefore, it is the opinion of this Board that the special exception requested would be contrary to the purposes and intent of Section 502.1, and will therefore be denied.

Albert Craemer - No. 74-119-X

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Zoning Commissioner dated November 21, 1973, and ORDERS, this 8th day of May, 1975, that the Special Exception petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure.

County Board of Appeals
of Baltimore County

Walter A. Rafter, Jr.
Walter A. Rafter, Jr., Chairman
Robert L. Gifford
Robert L. Gifford
John A. Miller
John A. Miller

DESCRIPTION FOR SPECIAL EXCEPTION 3627 LIBERTY ROAD

Beginning at a point 32 feet from the southwest side of Liberty Road, said point also being located 468 feet from the intersection of the centerline of Liberty Road, and the centerline of Brenbrook Drive and running the following courses and distances: running in a southwesterly direction a distance of 25 feet; thence southeasterly a distance of 4 feet; thence northeasterly a distance of 25 feet; and thence northwesterly a distance of 4 feet to the point of beginning.

LAW OFFICES OF
MELNICOVE, GREENBERG & KAUFMAN, P.A.
10 LIGHT STREET
TWELFTH FLOOR
BALTIMORE, MARYLAND 21202

December 17, 1973

S. Eric DiNenna, Commissioner
Office of Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Notice of Appeal - SW/S of
Liberty Road, 468' S.E. of
Brenbrook Drive, District 2,
Albert Craemer, Petitioner
No. 74-119-X (Item No. 66)

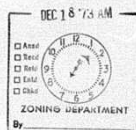
Dear Mr. DiNenna:

Enclosed find a check for \$70.00 to cover the cost of the appeal in the above-captioned case.

Sincerely,

M. Albert Figinski
M. ALBERT FIGINSKI

MAF:mmp
Enclosure



LAW OFFICES OF
MELNICOVE, GREENBERG & KAUFMAN, P.A.
10 LIGHT STREET
TWELFTH FLOOR
BALTIMORE, MARYLAND 21202

December 14, 1973

S. Eric DiNenna, Zoning Commissioner
Baltimore County Office of Planning
Jefferson Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Enclosed find a Notice of Appeal regarding the denial of a Special Exception for a sign at 8627 Liberty Road.

Very truly yours,

M. Albert Figinski
M. ALBERT FIGINSKI

MAF:dja
Enclosure



November 21, 1973

Mr. William Walker
Donnelly Advertising Corporation
of Maryland
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Petition for Special Exception
SW/S of Liberty Road, 200' N of
Old Court Road - 2nd District
Albert Craemer - Petitioner
NO. 74-119-X (Item No. 66)

Dear Mr. Walker:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED:sri

Attachments

cc: Mr. Albert Craemer
3517 Langrahr Road
Baltimore, Maryland 21207

Ralph E. Dietz, Esquire
212 Washington Avenue
Towson, Maryland 21204

MAY 21 1976

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 23, 1973

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

RE: Special Exception Petition
Item 66
Albert Craemer - 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 southwest side of Liberty Road, 468 feet southeast of Brenbrook Drive, in the 2nd District of Baltimore County.

This property, which is zoned B.R., is improved with a two-story frame and form stone dwelling which has been converted to offices. The properties on either side are improved with various drive-in roadside uses, such as a Luma, English Chicken & Steak, auto supply store and service stations. These stations are directly across Liberty Road from the Liberty Road Shopping Center. There are several existing free standing signs in this area.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the

Donnelly Advertising Corp. of
Maryland
Item 66
October 23, 1973

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.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJJDjr.:JD

Enclosure

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

Bureau of Engineering
ELLSWORTH N. DYER, P.E. C.E.

October 25, 1973

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

Re: Item #66 (1973-1974)
Property Owner: Albert Craemer
S/W Liberty Rd., 468' S.E. of Brenbrook Drive
Existing Zoning: B.R. C.S.A.
Proposed Zoning: Special Exception for outdoor advertising sign
District: 2nd

Dear Mr. DiNenna:

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:

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 this Item #66 (1973-1974).

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

ENCLOSURE

1-3M Key Sheet
24 MW 12 Top. Sheet
1W 6M Topo
77 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MALLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

September 27, 1973

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

Re: Item 66 - ZAC - September 25, 1973
Property Owner: Albert Craemer
S/W Liberty Road, 468 feet S.E. of Brenbrook Drive
Special Exception for outdoor advertising sign
District 2

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 29, 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 66, Zoning Advisory Committee Meeting
September 25, 1973, are as follows:

Property Owner: Albert Craemer
Location: SW/S Liberty Road, 468' SE of Brenbrook Drive
Present Zoning: B.R. C.S.A.
Proposed Zoning: Special Exception for outdoor advertising sign
District: 2

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amg

WILLIAM L. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 23, 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 #66, Zoning Advisory Committee Meeting, September 25, 1973, are as follows:

Property Owner: Albert Craemer
Location: SW/S Liberty Road, 468 feet S/E of Brenbrook Drive
Existing Zoning: B.R. C.S.A.
Proposed Zoning: Special Exception for outdoor advertising sign
No. of Acres:
District: 2

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3351

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 25, 1973

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

Z.A.C. Meeting of: September 25, 1973

Re: Item 66
Property Owner: Albert Craemer
Location: SW/S Liberty Road, 468 feet S.E. of Brenbrook Drive
Present Zoning: B.R. C.S.A.
Proposed Zoning: Special Exception for outdoor advertising sign.

District: 2
No. Acres: N/A

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

833-7312

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Albert Craemer

Location: SW/S Liberty Road, 468 feet S.E. of Brenbrook Drive

Item No. 66 Zoning Agenda Tuesday, September 25, 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 _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site. The vehicle dead-end condition shown at _____
- () 3. 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.
- (xx) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *At L. Kelly*
Planning Group
Special Inspection Division

Noted and
Approved: Deputy Chief
Fire Prevention Bureau

ms
4/16/73

