

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GREENSPRING REALTY, INC., 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 413.2f to permit a sign area variance from 100 sq. feet to the proposed 152 sq. feet and from Section 413.5(d) to permit a sign height variance from 25 feet to the proposed 35 feet.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Such restrictions impose hardship and practical difficulty in that the subject property is located at the bottom of a grade on Reisterstown Road near Chestnut Hill Lane in a commercial area surrounded by other signs erected in variance with the regulations.

see attached description

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

GREENSPRING REALTY, INC.

BY James T. Smith, Jr. Secretary

Legal Owner

Address: 207 Washington Avenue

Towson, Maryland 21204

Protestant's Attorney

James T. Smith, Jr. Petitioner's Attorney

Address: 414 Jefferson Building

Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of November, 1973, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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 12th day of November, 1973, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

ORDER RECEIVED FOR FILING

DATE January 11, 1974

BY John P. Hays

RE: PETITION FOR VARIANCES
SW/S of Reisterstown Road, 175.75'
NE of Chestnut Hill Lane - 4th District
Greenspring Realty, Inc. - Petitioner
NO. 74-138-A (Item No. 85)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for Variances to permit a sign height of 35 feet in lieu of the permitted 25 feet, and a sign area of 152 feet in lieu of the permitted 100 feet. The sign is intended to advertise the Petitioner's business which is presently under construction on Reisterstown Road, north-east of Chestnut Hill Lane, in the Fourth Election District of Baltimore County.

Testimony and evidence presented on behalf of the Petitioner was to the effect that practical difficulty and hardship was being encountered in the development of the property due to the widening of and required setbacks from Reisterstown Road, the angle of the property lines as they intersect Reisterstown Road, and trees and shrubbery that are being retained on the subject property.

Several members of the Baltimore County Chamber of Commerce appeared and testified in protest to the requested Variances. It was their general opinion that the height and area requirements of the sign regulations, as they exist, should be maintained except in rare instances of hardship or practical difficulty.

After reviewing the above testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the hardship and difficulties described by the Petitioner are not unusually and could, in fact, be applied to almost any property along this section of Reisterstown Road. The angle of the property lines are not so acute as to restrict the location of a sign. To grant Variances

MICROFILMED

under these circumstances would not be within the spirit and intent of the regulations, and the Variances should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of January 1974, that the above Variances be and the same are hereby DENIED.

Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE January 11, 1974

BY John P. Hays

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PROTESTANTS
EXHIBIT 'A'

BALTIMORE COUNTY CHAMBER OF COMMERCE

I HEREBY CERTIFY THAT THERE ARE CURRENTLY 317 MEMBERS IN THE BALTIMORE COUNTY CHAMBER OF COMMERCE.

THE BALTIMORE COUNTY CHAMBER OF COMMERCE IS AN ORGANIZATION COMPOSED OF BUSINESS, INDUSTRIAL AND INSTITUTIONAL ORGANIZATIONS AND IS CHARTERED TO SERVE THE GEOGRAPHICAL AREA OF BALTIMORE COUNTY.

I HEREBY CERTIFY THE ABOVE STATEMENT TO BE CORRECT THIS 12th DAY OF DECEMBER, IN THE YEAR 1973.

James T. Smith, Jr.
Office Manager
Baltimore County Chamber of Commerce

Edward D. Seidel
Executive Vice President
Baltimore County Chamber of Commerce

BY COMMERCIAL SERVICE JUL 4, 1974

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BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 12, 1973

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

Re: Item 85 - ZAC - November 6, 1973
Property Owner: Greenspring Realty, Inc.
Reisterstown Road NE of Chestnut Hill Lane
Variance to permit a sign area
District 4

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to a sign area.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

NSF:nlc

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BALTIMORE COUNTY
CHAMBER of COMMERCE

306 W. Chesapeake Ave., Towson, Md 21204 Telephone: 825-6200

MINUTES

BOARD OF DIRECTORS
BALTIMORE COUNTY CHAMBER OF COMMERCE
Tuesday, November 13, 1973
Black & Dockers Cafeteria

PRESENT: H. Shanklin, B. Trueschler, R. Lockard, R. Lindsay, C. Clapp, J. Tolbert, H. Schelle, A. Macdutt, D. Smith, B. Carey, W. Lykos, C. Josselyn, P. Insley, C. Fenwick, V. Sevier, F. Stricklin, J. Watson, & E. Seidel

ABSENT: F. Hearn, L. Gerber, G. McCarty, S. Valenziano, G. Yates, T. Irvin, G. Schwalb, H. Smith, R. DiCicco, J. Vennes

OCTOBER MINUTES

Minutes of October approved as submitted.

FINANCIAL REPORT

Financial report was approved as submitted by Mr. Lindsay. Mr. Lindsay noted the expansion of the membership base must become a priority item.

MEMBERSHIP

The following were approved for membership: Central Medical Center & Radio Electric Service Co. of Baltimore.

DUES REVISION

After 45 minutes of deliberation over the proposed upgrading and revision of the dues schedule, the Board approved the schedule subject to the opportunity of specific classifications to satisfy their specific ratio of payment in relation to the other classifications. Motion passed 16 to 1.

NOMINATING COMMITTEE REPORT

Mr. Tolbert gave the Nominating Committee report which was adopted unanimously by the Board of Directors. The following were elected to serve three year terms:

Arnold L. Brudenbaugh, Vice President-Controller, Black & Dockers Manufacturing Company, Towson
P. Douglas DeLongors, Vice President, Nottingham Properties, Towson
Joseph J. Gregory, Assistant Executive Director, Teachers Association of Baltimore County
Kenneth E. Liddick, Jr., Supervisor of Public Affairs, Bethlehem Steel Corporation, Sparrows Point

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PRESENTATION - TOWSON MASTER STREET PROPOSAL

Mr. Walter Kratzweiler, Planning Department, Baltimore County, presented the proposed arterial street program for the Towson Town Center. Several questions were asked relating to:

1. the upshifting of York Road for increasing traffic volume;
2. the impact of change on the small retailers in the downtown center of Towson
3. the projected traffic volume necessitating such street and road development

The Board thanked Mr. Kratzweiler for his presentation and referred further study of the proposal to the Land Use Committee.

There being no further business the meeting adjourned.

Respectfully submitted,

EDWARD D. SEIDEL
Executive Vice President

EDS:smf

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DESCRIPTION OF PROPOSED SIGN LOCATION
ON PROPERTY OF GREENSPRING REALTY, INC.
LOCATED AT 11822 REISTERSTOWN ROAD

Beginning at a point on the Southwest side of Reisterstown Road, approximately 175.75 ft. Northeast of Chestnut Hill Lane West and thence Southwesterly parallel to the S26 degrees W 420 foot line of the property known as 11822 Reisterstown Road for a distance of 16 ft., thence in a Southwesterly direction for a distance of 20 ft., thence in a Northwesterly direction for a distance of 10 ft., thence in a Northeasterly direction parallel to the second call for a distance of 20 ft., thence in a northeasterly direction parallel to the first call for a distance of 16 ft. thence in a southeasterly direction for a distance of 10 ft. to the place of beginning.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 14, 1973
 FROM: William D. Fromm, Director of Planning
 SUBJECT: Petition #74-138-A. Southwest side of Reisterstown Road 175.75' at Northeast of Chestnut Hill Lane
 Petition for Variance for Sign Area and Height
 Petitioner - Greenspring Realty, Inc.

4th District

HEARING: Wednesday, December 12, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

WDF:llw



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 Board Minutes

Earl L. Linahan, Senior Vice President, Medical Services Corporation, Towson
 Robert Ruzicka, Attorney, Essex
 Dr. H. E. Saterlie, Board of Education, Baltimore County
 Robert G. Urich, Jr., Vice President, Consolidated Insurance Center, Woodlawn

ANNUAL MEETING COMMITTEE REPORT

The Board of Directors approved the annual meeting schedule of events with one exception, a stipulation of \$15.00 per person was authorized. There shall be no open bar. Hors d'oeuvres will not be served unless they can be accommodated in the \$15.00 figure.

OLD BUSINESS - NONE

NEW BUSINESS - GRAPHICS COMMITTEE PRESENTATION

Committee Chairman J. Gregory submitted a letter to Mr. DiNenna which he proposes be sent, clearly stating the position of the Chamber regarding sign graphics in the York Road pilot area. The letter makes the following points: 1. He would request further investigation be made into alleged violations of the sign ordinances by businesses and organizations on York Road between Susquehanna and Pennsylvania Avenues. 2. He would request that: (a) Those without permits whose signs meet the ordinance standards be requested to file an application for a permit. While we would agree that the bonding and insurance necessary for the permits may pose some hardship, this is no different than those who are currently applying for permits. (b) Those individuals whose signs do not conform to the ordinance and who do not have a permit be requested to bring their sign within the standards of the sign ordinance within a time certain and that a permit be sought for the new sign to be put up prior to the expiration of the time certain. 3. The Chamber will pursue the possibility of submitting legislation to provide a phase-out of these signs protected by grandfather clauses. 4. The letter to Mr. DiNenna asked that we be continually advised to variances from the sign ordinance when they are requested anywhere in Baltimore County.

After deliberation and discussion, the Board of Directors unanimously adopted the committee proposal and authorized Mr. Gregory to testify at such hearings. The Board of Directors also authorized Mr. Gregory to appear in opposition to Carnot Land, Inc., who has requested a variance of the sign ordinance for its location at York and Fairmount Avenues and on Reisterstown Road.

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

Bureau of Engineering
 ELLSWORTH H. DYER, P. E., Chief

November 23, 1973

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

Re: Item #84 (1973-1974)
 Property Owner: Greenspring Realty, Inc.
 W/S of York Road, 174' S/E from the centerline of Fairmount Ave.
 Existing Zoning: B.R.
 Proposed Zoning: Variance to permit a sign area from 100 sq. ft. to proposed 152 sq. ft. and a sign height variance from 25 ft. to proposed 35 ft.
 No. of Acres: 166.30' x 155.08'
 District: 9th

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 #84 (1973-1974).

Very truly yours,

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

ENCLOSURES:

2-01 Key Sheet
 1-11 2-Pce. Sheet
 NE 11 A Tono
 70 Tax Map

BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF HEALTH

JEFFERSON BUILDING
 TOWSON, MARYLAND 21204

November 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 84, Zoning Advisory Committee Meeting
 November 6, 1973, are as follows:

Property Owner: Greenspring Realty, Inc.
 Location: W/S York Rd., 174' SE of C/L Fairmount Ave.
 Present Zoning: B.R.
 Proposed Zoning: Variance to permit a sign 152 sq. ft. in area and 35' high
 No. Acres: 166.30' x 155.08'
 District: 9

Since this is variance for a sign, no health hazard is anticipated.

Very truly yours,

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

HVB:mnp

WILLIAM D. FROMM
 DIRECTOR
 S. ERIC DINENNA
 ZONING COMMISSIONER



November 7, 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 #84, Zoning Advisory Committee Meeting, November 6, 1973, are as follows:

Property Owner: Greenspring Realty, Inc.
 Location: W/S of York Rd., one hundred and seventy-four (174) feet S/E from the centerline of Fairmount Ave.
 Existing Zoning: B.R.
 Proposed Zoning: Variance to permit a sign area from one hundred (100) square feet to proposed one hundred and fifty-two (152) square feet and a sign height variance from twenty-five (25) feet to proposed thirty-five (35) feet
 No. of Acres: 166.30' x 155.08'
 District: 9

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

Very truly yours,

John L. Wimbly
 John L. Wimbly
 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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1973

James T. Smith, Jr., Esquire
 414 Jefferson Building
 Towson, Maryland 21204

Re: Zoning Variance
 Item #84
 Greenspring Realty, Inc.

Dear Mr. Smith:

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 west side of York Road, 174 feet southeast of Fairmount Avenue, in the 9th District of Baltimore County.

The petitioner is requesting a variance to allow a sign of 152 square feet instead of the required 100 square feet, and a height of 35 feet instead of the required 25 feet for the Carpet Land store, which is located at this site. There currently is an existing sign at this location, which is within the required size.

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,

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

JDD:lsrb

Enclosure

cc: Littsinger Sign Co., Inc.
 625 Portland Street
 Baltimore, Maryland 21204

BOARD OF EDUCATION
 OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 8, 1973

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

Z.A.C. Meeting of: November 6, 1973

Re: Item 84
 Property Owner: Greenspring Realty, Inc.
 Location: W/S of York Rd., one hundred and seventy-four (174) ft. S.E.
 Present Zoning: B.R.
 Proposed Zoning: Variance to permit a sign area from one hundred (100) sq. ft. to proposed one hundred and fifty-two (152) sq. ft. and a sign height variance from twenty-five (25) ft. to proposed thirty-five (35) ft.

District: 9th
 No. Acres: 166.30' x 155.08'

Dear Mr. DiNenna:

No bearing on student population.

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

H. ENGLER PARKS, M.D.
 CUSTINE D. WEBB, M.D.
 MRS. ROBERT L. BERNLEY

MARCUS M. ROTUNDIS
 JOSEPH N. MADDAMAN
 ALVIN LORICK
 JOSHUA W. WHEELER, SUPERVISOR

T. GAYARD WALLACE, JR.
 RICHARD W. TRACEY, M.D.
 MRS. RICHARD K. WELLS

PETITION FOR A VARIANCE
in support of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
This is to certify that the annexed advertisement was
inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One (1) week
before the 26th day of Nov., 1973, that is to say, the same
was inserted in the issue of November 22, 1973.

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Nov. 26, 1973

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

ORIGINAL

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOVEMBER 22, 1973

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
at one time, once a week before the 12th
day of December, 1973, the first publication
appearing on the 22nd day of November
1973.

THE JEFFERSONIAN
H. L. Smith, Jr.
Manager

Cost of Advertisement, \$

1-Sign

74-138-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

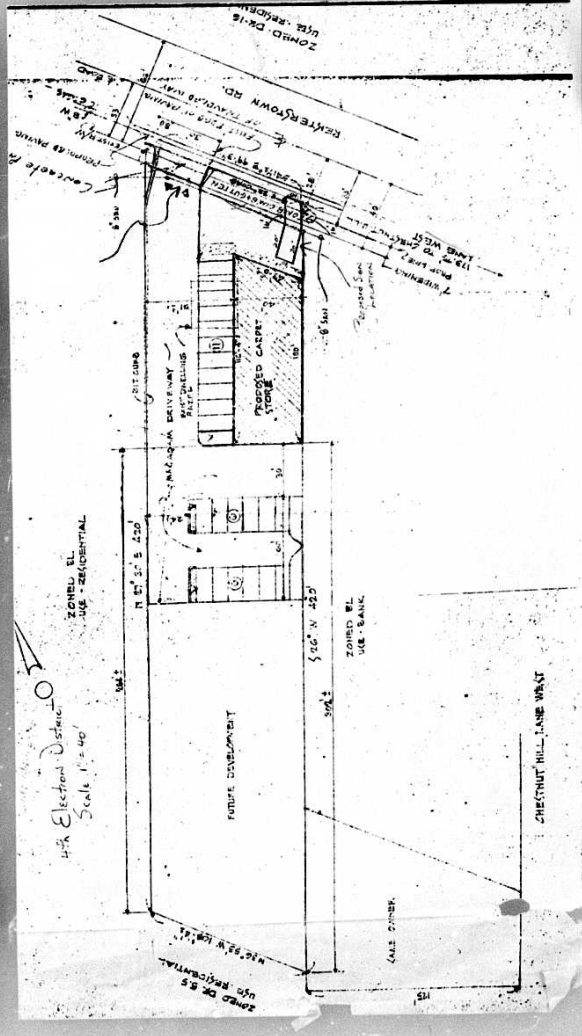
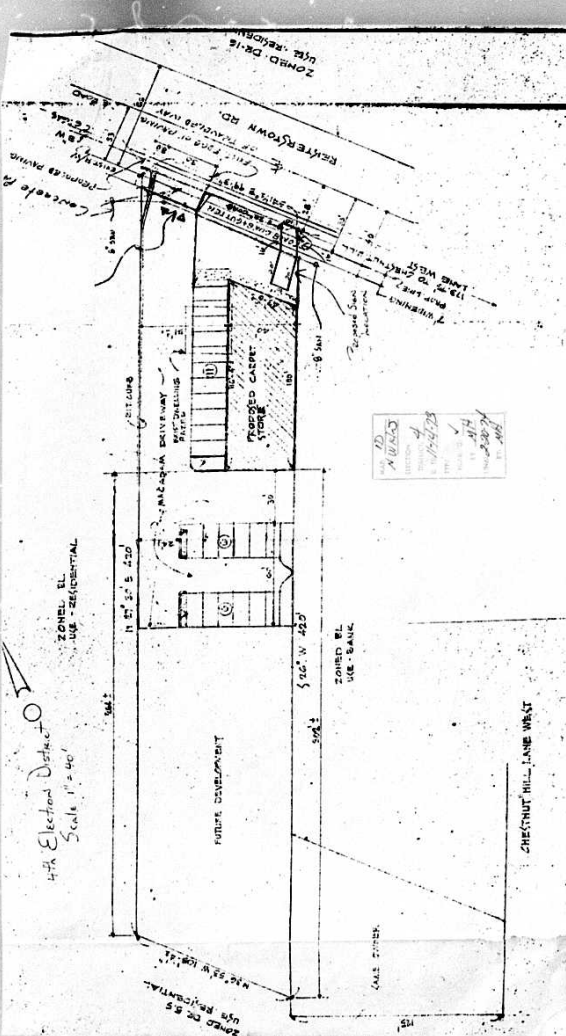
4th
District: PETITION FOR VARIANCE Date of Posting: Nov. 24, 1973
Posted for: GREENSPRING REALTY, INC.
Petitioner: S.W.S. OF REISTERSTOWN RD. 175.75 NE
OF CHESTNUT HILL LANE
Location of Signs: S.W.S. REISTERSTOWN RD. 190+/- NE of
CHESTNUT HILL LANE WEST
Remarks:
Posted by: Thomas H. Ireland Signature Date of return: Nov. 30, 1973

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 29th day of November 1973.

H. L. Smith, Jr.
Zoning Commissioner

Petitioner: Greenspring Realty, Inc.
Petitioner's Attorney: Anne T. Smith, Jr. Date Reviewed by: H. L. Smith, Jr.
Zoning Advisory Committee



FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:			Revised Plans:		Change in outline or description		Yes		No	
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 14th day of

Nov. 1973

H. L. Smith, Jr.
Zoning Commissioner

Petitioner: GREENSPRING REALTY Submitted by:

Petitioner's Attorney: Smith, Jr. Reviewed by: H. L. Smith, Jr.

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12736

DATE Nov. 19, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CARRIER
Heare, Smith, Johns and Smith
143 Main Street
Baltimore, Md. 21136
Petition for Variance for Greenspring Realty, Inc.
#74-138-A 250.00

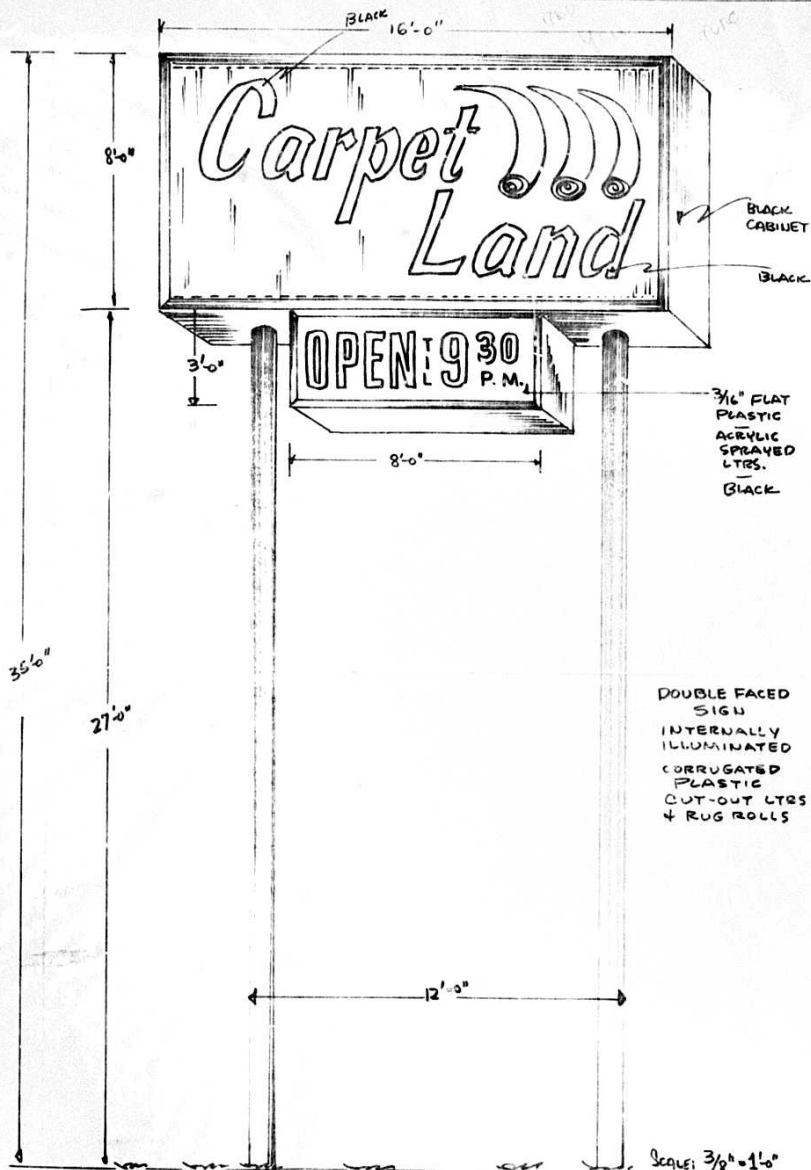
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13016

DATE Dec. 11, 1973 ACCOUNT 01-662

AMOUNT \$50.25

WHITE - CARRIER
Heare, Smith, Johns and Smith
143 Main Street
Baltimore, Md. 21136
Advertising and posting of property for Greenspring Realty
#74-138-A 50.25



LOCATION:

LITSINGER SIGN CO., INC.
 625 PORTLAND ST.
 BALTIMORE, MD.
 21230

TELE: 727-0758

