## PETITION OR ZONING RE-CLASSIFICATION 74-731-46 (atra-27-24 AND/OR SPECIAL EXCEPTION

NING COMMISSIONER OF BALTIMORE COUNTY:

I, or we ..... F.H. Klaunbarg & Son ..... legal owner ... of the property situate in Baltimore inty and which is described in the description and plat attached hereto and made a part hereof, ereby petition (1) that the zon'ng status of the nerein described property be re-classified, pursuant

and (2) for a Special Exception, under the said Zoning Law and Zoning Regu

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 adverposting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

RIDGE PROPERTIES INC. 1901 SNOW MEDOON LANE BALTO, NO. 21209

INDUSTRIAL METAL PRODUCTS
Address 6400 \$74665 AD.

BALTIMORE MD. 21209

A Downberg.

\_\_\_\_\_, 197 \_\_\_\_\_\_ithat the subject matter of this petition be advertised, as 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 day of April 197 4 at 10:450'clock County, on the\_\_ fth\_

FROM AREA AND HEIGHT REGULATIONS 1,+ 1,00 TO THE ZONI-C COMMISSIONER OF BALTIMORE COUNTY-

PETITION FOR ZONING VARIANCE

hereby petition for a Variance from Section. 413.30 -- to-permit a-setback of -- 0 feet --

from a street right-of-way in lieu of the required 25 feet, and to permit a distance of 4613" first from the center line of said right-of-way in lieu of the required 50 feet

(Falls Road)

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

Need of directional sign for Twin Ridge Apartment location, owing to lack of simple. direct access route. Drivers looking for the apartments from Falls Road approach

the prominence. (South west corner of Fails & Old Pimlico Rds.)

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

Lo we, agree to pay expense of above Variance advertising, posting, etc., upon filing of this
tion, and further agree to and are to be bound by the double regulation, and restrictions of
imore County adopted pursuant to the Zoning Law got published County.

F.H. Klaunberg, President RIDGE PROPERTIES INC Legal Owner Industrial Metal Products 6400 Falls Road 1901 SNOW MEANIN LAWE W

Baltimore, Maryland 21209 21209 Protestant's Attorney

of March 197 ... that the subject matter of this petition be advertised, as required by the Zonling Law of Baltimore County, in two newspapers of general circulation throughout Pattimore County, that property be posted, and that the public hearing be had before the Zonling Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore 8th \_\_\_\_\_day of April , 197 h, at 10:h5'clock

Page 2

He is also requesting a Variance to permit a setback of zero (0) feet from the street right-of-way instead of the required twenty-five (25) feet.

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 or the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oamus B. Bronso I JAMES B. BYRNES, III Chairman, Zoning Advisory Committee July 24, 1974

F. H. Klaunberg, President Industrial Metal Products 6400 Falls Road Baltimore, Maryland 21209

> RE: Petition for Special Exception Petition for Special Exception and Variances Beginning 200' W of the SW/corner of Falls and Old Pimlico Roads -3rd Election District F. H. Klaunberg & Son - Petitioner NO, 74-231-XA (Item No. 136)

Dear Mr. Klaunbarg:

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

Very truly yours.

S. ERIC DI NENNA

SE D/IN

cc: Twin Ridge Properties, Inc. 1901 Snow Meadow Lane Baltimore, Maryland 21209

BAL MORE COUNTY, MARYL ND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date April 5, 1974

FROM William D. Fromm, Director

FROM. William U. Fromm, urroccor
Office of Planning
SURDET. Petition #74-231-7A. Beginning 20 feet West of the Southwest corner of
Falls and Old Pimlice Roads
Petition for Special Exception for an Outdoor Advertising Structure.
Petition for Variance a Front Street Setback
Petitioner - F.H. Klaunberg & Son

3rd District

HEARING: Monday, April 8, 1974 (10:45 A.M.)

The staff of the Office of Planning has reviewed the subject petition and has the following comment to offer.

The grantiny of the requested Special Exception would not be inconsistent with the 1980 Guideplan, the County's official Master Plan.

William D. Fromm, Director

WDF : NEG : PM



BALTIMORE COUNTY, MARYLAND



March 11, 1974

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

Re: Item 136 - February 12, 1974 - Zac Property Owner: F.H. Klaumber, & son Variance to permit a setback of zero feet from a straight right of way instead of the required 25 feet and a distance of 46 feet three inches from the centerline of said right of way instead of the resulred 50 feet and a special exception for outdoor advertising structure

No traffic problems are anticipated by the requested variance to the special exception for an outdoor agreetising structure.

Very truly yours,

muchael A. Ilamo an Michael S, Flanigan Traffic Engineer Associate

HSF/pk

Baltimore County, Maryland Beportment Of Bublic Borks

ELLSWORTH N. DIVER. P. E. CHIEF

February 28, 1974

Mr. S. Bric DiNenna Zoning Commissioner County Office Building Touson, Maryland 2120h

Be: Item #136 (1973-197h)
Property Centr: F. H. Klaunberg & Son
5/4 corror
5/4 corror
5/4 corror
6/5 corror
6/

Dear Mr. DiMenna.

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.

Baltimore County utilities and highway improvements apparently are not involved. However, the location of the existing sign is in extremely close proximity to the road right-of-way line, if not actually within the right-of-way.

If the sign is within the road right-of-way, it will be necessary that the Petitioner relocate the sign. The plan should be revised to clarify the exact location of the existing sign relative to the highway right-of-way.

Very truly yours.

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END:EAM:FWR:ss

O-NE Key Sheet 32 NE 8 & 9 Pos. Sheets NW 8 C Topo 69 Tax Map

Mr. F. H. Klaunberg Item 136 March 13, 1974

JBP:JD Factosure

BALCIMORE COUNTY ZONING AL March 13, 1974

xxxxxxxxxxxx

ORRES RECEIVED FOR FILING

Mr. F. H. Klaunberg Industrial Metal Products 6400 Falls Road Baltimore, Maryland 21209

RE: Variance and Special Exception

Item 136 F. H. Klaunberg & Son - Petitioners

Dear Mr. Klaunberg:

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 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 resort with the Youing Commissioner with recommendations as to the appropriateness of the requested woning.

The subject property is located at the southwest quadrant of Falls and Old Pimlico Roads and is presently improved with the structure that is the object of this request.

The properties to the north, across Old Pimlico Road, and to the east, across Falls Road, are presently unimproved. The property to the south is improved with a concrete block building to which the Committee was unable to determine the user.

The petitioner is requesting a Special Exception for an outdoor advertising sign to advertise an apartment project to the west on Old Pimlico Road.

OCT. 2 1974

	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 sobowe ther involvention of multi-box leads sent it shutther appearing start by seasons of
'	
+	a Spesal Exception for anOutdoor Advertising Structure should be granted
,	IN IS ORDERED by the Zoning Commissioner of Baltimore County, this 24
	day of July 1974, that the the characteristic property of the control of the cont
	the controls ture by 160 actions of 180 actions as 180 action as
	normal special Exception for an Oatdoor Advertising should be and the same is
	Structure  Granted, from and after the date of this Order, subject to the papproval of a site pian by
	IV NOW
	the Department of Public Works and Zoning Commissioner of Baltimore County
	me Office of Planning and Zoning.
	Pursuant to t. e advertisement, posting of property and public hearing on the above relation
	and it appearing that by reason of
	the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE .
	GRANTED.
	UNATION
	IT IS ORDERED by the Zoning Commissioner of Baltimore County this
	of, 197, that the above re-classification be and the same is hereby
	DENIED and that the above described property or area be and the same is hereby continued as and
	to remain azone; and/or the Special Exception for
	be and the same is hereby DENIED.

and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a zero foo setback from a street right-of-way in lieu of the required 25 feet and to permit a distance of 46 feet 3 inches from the centerline of said right-of-way in lieu of the required 50 feet should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County this 295 day or July 1974 that the berein Petition for Variances to permit ommissioner of Baltimore be and the same is GRANTED, from 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 above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this of \_\_\_\_\_\_\_ 197 \_\_, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

S. ERIC DINENNA

ORDER RECEI



March 8 1974

Zoning Commissioner of Baltimore County

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

Dear Mr. Di Nenna

Comments on Item #136, Zoning Advisory Committee Meeting, February 12, 1974, are as follows:

Property Owner: F. H. Klaunberg and Son Location: SW/c of Falls Road and Old Pimlico Road

Location: SW/c of Falls Read and Old Pinilica Road
Edisting Zoning: M.L.
Proposed Zoning: Variance to permit a setback of zero (0) feet from a street right of way
instead of the required twenty-five (25) feet and a distance of forty-tisk feet three
inches (66° 3°) from the centerline of said right of way instead of the required fifty
(30) feets and a Special Exception for Outdoor Advertising Structure. No. of Acres: 50 sq ft.

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

Very truly yours,

John Z. 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 494-3211 ZONING 494-3351

WMP/mT

(8) BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

-12"-7"

LUXURY

OWNER MANAGEMENT

653-9238

Date: February 5, 197h

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

Z.A.C. Meeting of: February 12, 1974

Re: Item 136

No bearing on student population.

Item 136
Property Omner: F.H. Klaunberg & Son
Location:
Present Zonding:
M.L.
Proposed Zonding: Variance to permit a setback of zero (0) ft. from a street
right-of-way instead of the required twenty-five (25) %:
and a distance of Forty-fix ft. three inches (65)\*) from
the centerline of said right-of-way instead of the required fifty (50) ft., and a Special Exception for Outdoor
Advertising Structure.

District: 3rd 50 sq. ft.

No. Acres: Dear Mr. DiNecoa:

Very truly gapes, W. Sick Feliciel. W. Sick Feliciel. Field Representative

Baltimore County Fire Department

J Austin Deitz



Towson Maryland 21204

121.7110

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Consittee

Re: Property Owner: F. H. Klaunberg & Son

Location: SW/C of Falls Road and Old Pimlico Road

Item No. 136

Zoning Agenda February 19, 1974

Gentlenen.

14411

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "p" 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. (set along an approved road in accordance with Baltimore County Standards as published by the Department of Dublic Moci, as a published by the Department of Dublic Moci, as a published by the Department of Dublic Moci, as a published by the Department of Dublic Moci, as a published by the Department of Dublic Moci, as a published by the Department of Dublic Moci, and Dublic Moci, as a published by the Department of Dublic Moci, and Dublic Moci, and

() 3. The vehicle dead-end condition shown at

ENCIRD! the maximum allowed by the Fire Department.

() 4. The site shall be made to compty with all amplicable parts
of the Fire Prevention Gode prior to occupancy or beginning
of the Desire of the Compty with all amplicable requirements of the
site shall comply with all amplicable requirements of the
lational Fire Protection John prior to occupancy.

(A) 7. The Fire Prevention Jureau has no comments at this time.

Reviewe: Flanning Group Approved: Foul The Reache Deputy Chief Special Inspection Division Pere Prevention Bureau

mls 4/16/73

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									ROGRESS S		1010,157			
	FUNCTION	date		date	ginal	date	by	date	by	200 s				
None	Descriptions checked and outline plotted on map													
MOW BENTING	Petition number added to outline													
TWINE LUXURY 144"	Denied													
Mar O (peronenis	Granted by ZC, BA, CC, CA													
OWNER MANAGEMENT   ] 653-5288	Reviewed by:			1	Revise	Pla in ou	ns: tline	or des	criptic	on	Yes			
	Previous case;				Map #			-						

PRITITION FOR SPECIAL EXCEPTION AND VARIANCE AND DESTRUCT	43
copy for an Outdoor Advertising   Brothers.	8
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UBLIC REALING: Reem 106 Com- ty Office St. Iding. 111 W Ches- peaks Avenue, Towns, Maryland.	
The Sening Commissioner of altimere County, by authority of the Zoning Act and Regulations of altimore County, will hold a public seating.	
altimore County, will hold a public secting.  Pullion for Special Exception for n Outdoor Advertising Efructure.  Petition for Variance from the county to primit a setheck of Zero county to primit a setheck of Zero seed of the required 25 feet, and a primit a distance of 46 feet; a	
sches from the centerline of said ght o way instead of the required	

## CERTIFICATE OF PUBLICATION

TOWSOIR, MD., March 21 ....., 19.74 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 cinceach of one time successive weeks before the ... !th day of \_\_\_\_\_\_ April \_\_\_\_\_, 19\_74\_, the first publication appearing on the 21st day of Merch 19.74

Cost of Advertisement, \$\_\_

PRITION FOR SPECIAL EXCRPTION AND SPECIAL EXCRPTION AND SPECIAL EXCRPTION AND SPECIAL EXCRPTION OF SPECIAL EXCRPTI

Chesapeake Avenue, Tawson, Maryland The Zoning Commissioner of Baltimore County, by subscript of the Zoning Act and Regulations of Ba'timore County, will hold a public hearing. Pelitian for Special Exception for an Gubbor Adverting Struc-ling.

tere.
Petition for Variance from the Zening Regulari van of Baltimere County to permit a sethaci of Zene feet from 2 street right of way in alead of the required 5 feet, and to permit a distance of 46 feet. Junches from the centerione fault right of van the centerione fault on the center of the

cepted as follows: Section 413 3 c. No such sign shall Section 413.3 c. No such sign shall be located closer to the street right-of-way line than the minimum front yard requirement for a com-mercial building as determined by these Regulations for the zone in-

these Regulations for the mon invivide.

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Being the property of F. II.

Read Stopperty of F. III.

plan filed with the Zoning Department.
Hearing Dale: Monday, April B. 1974 at 10-8 A. M.
Public Hearing Room 104, County Office Building, 111 W.
Chesapeake Avenue, Townon, Md.
BY ORDER OF S.
ZONING COMMISSIONER OF BALTIMORE COUNTY Mar. 21.

OFFICE OF

## OCOMMUNITY TIMES

RANDALLSTOWN, MD. 21133

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the issues of 11 rch 21, 1974.

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for 1972 Korkkatek weeks before the 25th day of 101, Ch., 1976, that is to say, the same

STROMBERG PUBLICATIONS, Inc.

No. 13148

YELLOW - CUSTOMER

BALTIMORE COUNTY, MAP" AND OFFICE OF FINANCE - REVENUE DI. JN MISCELLANEOUS CASH RECEIPT

DATE March 14, 19881974ccount 01-662

AMOUNT\_ \$50.00 DISTRIBUTION WHITE - CASHIER

V. G. Mitchell Advertising 938 Morth Calvert St. Baltimore, Md. 21202

Petition for Special Exception and Variance for P. H. Klaunberg & Son . 27h-231-XA

2 5,000. 74-231-XA

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towsen, Maryland

2 44	
District. 3.44	Date of Boston MARCH 23 1921
Posted for O I TITIEN FOR SPECIAL E	Date of Posting MARCH 73 1924 SCOPLIGHT POR VALUE OF VALU
Petitioner: F. H. KARONAPIEC To	Sou
Location of property Beg. 20' WeF	THE SWICORL OF FALLS & OLD
IMAICO Nas	
Location of Signs: 20 tay - Wef	THE SWICOR OF FALLS ? OLL
Link Co INS.	
Remarks: NOYT TO TWEE RILGO	SIGN
Posted by Lacrent K. Baland	Date of return: ///////// 29, 1974
2/2020	

Item 136

Mr. P. H. Elaunberg Industrial Metal Products 6400 Falls Road

Baltimore, Md. 21208 ALTIMORE COUNTY OFFICE OF PLAINING AND ZONING

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

Your Petition has been received and accepted

for filing this 8th day of March 1974.

> S. ERIC DINENNA. Zoning Commissioner

Petitioner F. H. Klaunberg & Son

Petitioner's Attorney Reviewed by Charmes & Byrmes X

Zoning Advisory Committee

BALTIMON COUNTY OFFICE OF PLANNING ... ND ZONING

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

Your Petition has been received \* this 3/of day of

Petitioner Figure 1 Pera Submitted by Petitioner's Attorney

\* This is not to be interperted as acceptance of the Petition for assignment of a hearing

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

DATE April 19, 1974 ACCOUNT 01-662

AMOUNT \$58.50

No. 14748

DISTRIBUTION WHITE - CASHER VELLOW - CUSTOMER Twin Ridge Properties

8 Freer Street Ignbrook, New York 11563 Advertising and posting of property for P. R. 58.50 Mg Klaumbers & Sons---#74-233-XA

