

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Charles B. Marek, legal owner... of the property situate in Baltimore County and which is described in the description and attached hereto and made a part hereof, hereby petition the Zoning Commission of Baltimore County to...

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) illuminated advertising structures, each 12' x 25'

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

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

B. B. Martin Outdoor Advertising Co., Elkton

Charles B. Marek

Contract Lessees

Legal Owner

P.O. Box 373

Address 3300 The Alameda

Elkton, Maryland 21921

Baltimore, Maryland 21218

Protestant's Attorney

Protestant's Attorney

ORDERED By The Zoning Commission of Baltimore County, this... day

of June, 1974, 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... day of July, 1974, at 10:00 o'clock

A.M.

Eric D. DiNenna

Zoning Commissioner of Baltimore County

(over)



BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ERNEST J. CLIFFORD, P.E. Wm. T. MALZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

July 24, 1974

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

Re: Item 208 - ZAC - June 25, 1974
Property Owner: Charles B. Marek
E/S Belair Road, 3100 feet S of Greener Park Road
Special Exception for two illuminated advertising structures
each 12 feet by 25 feet
District 11

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

August 9, 1974

M. Albert Figinski, Esquire
70 Light Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
E/S of Belair Road, 310' S of
Greener Park Road - 11th District
Charles B. Marek - Petitioner
NO. 75-13-X (Item No. 208)

Dear Mr. Figinski:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

PROPERTY DESCRIPTION

Beginning at a point located 3,100 feet south of the centerline of Greener Park Road (30 feet wide) and 45 feet from the centerline of Belair Road (60 feet wide) and thence running the following courses and distances:

1. parallel to Belair Road and in a southwesterly direction, a distance of 10 feet,
2. thence, at a right angle and in a southeasterly direction, a distance of 55 feet,
3. thence, at a right angle and in a northeasterly direction, a distance of 10 feet,
4. thence, at a right angle and in a northwesterly direction, a distance of 55 feet to the point of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date July 24, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-13-X, East side of Belair Road 310 feet, more or less, South of Greener Park Road.
Petition for Special Exception for Two (2) Illuminated Advertising Structures
Petitioner - Charles B. Marek

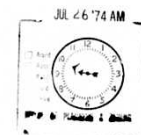
11th District

HEARING: Wednesday, July 31, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NG:rw



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

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

July 16, 1974

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

Re: Item #208 (1973-1974)
Property Owner: Charles B. Marek
E/S Belair Rd., 3100' S. of Greener Park Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for two illuminated advertising structures, each 12' x 25'
No. of Acres: 10' x 55' District: 11th

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:

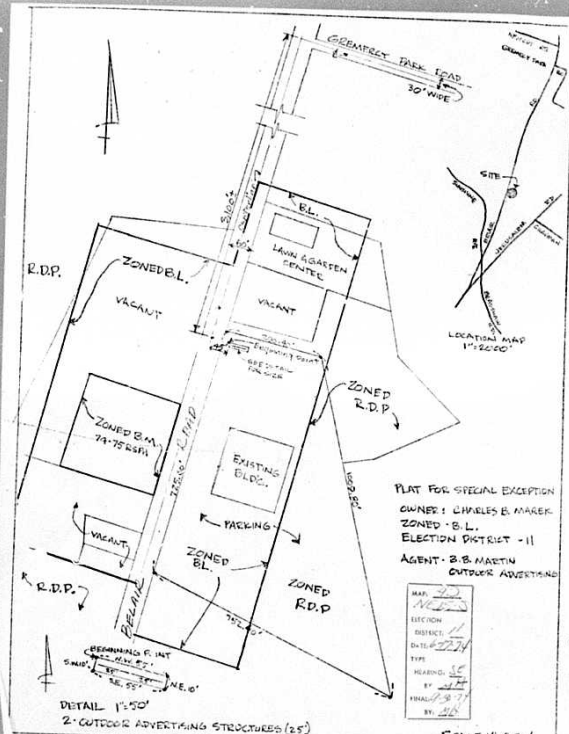
Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #208 (1973-1974).

Very truly yours,

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

RND:KAM:FW:res

C-NE Key Sheet
59 NE 38 Pos. Sheet
NE 15 J Topo
55 Tax Map



PLAT FOR SPECIAL EXCEPTION
OWNER: CHARLES B. MAREK
ZONED: B.L.
ELECTION DISTRICT - 11
AGENT: B.B. MARTIN
OUTDOOR ADVERTISING

MAP
SECTION
DISTRICT
DATE: 7/27/74
TYPE
HEARING: 55
BY: 474
FINAL: 8-77
BY: 216

DETAIL 1"=50'
2" OUTDOOR ADVERTISING STRUCTURES (25')

SCALE 1"=200'

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles B. Marek

Location: E/S Belair Road, 3100' S of Greener Park Road

Item No. 208 Zoning Agenda June 15, 1974

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 100 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.
- () 3. The vehicle dead-end condition shown at _____
- () 4. _____ the maximum allowed by the Fire Department. 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", 1979 edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. J. Kelly
Planning Division
Special Inspector

Noted and Approved: Paul H. Reincke
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

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 be granted and it further appearing that by reason of

two illuminated advertising structures should be granted
A Special Exception for a each 12' x 25'
Deputy
IS ORDERED by the Zoning Commissioner of Baltimore County this 9th
day of August, 1974, that the above described property should be used

for a Special Exception for a structures each 12' x 25' should be and the same is
granted, from and after the date of this order, subject to the approval of a site plan by the
Department of Public Works, Office of Planning and Zoning, future compliance
with Section 502.2, a future adjusted setback that would coincide with the front
yard setback of buildings as they are built on either side of the sign, and in no
case shall the sign be required to setback further than a building on an adjoining

Deputy Zoning Commissioner of Baltimore County

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day
of 1974, 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 a zone; and/or the Special Exception for
be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Mr. Charles B. Marek
Item 208
July 15, 1974

Page 2

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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

cc: B. B. Martin Outdoor Advertising
Co., Elkton
P.O. Box 373
Elkton, Maryland 21921

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 8, 1974

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

Dear Mr. DiNenna:

Comments on Item 208, Zoning Advisory Committee Meeting,
June 25, 1974, are as follows:

Property Owner: Charles B. Marek
Location: E/S Belair Road, 3100' S of Gr. mercy Park Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for two illuminated
advertising structures, each 12' x 25'
No. of Acres: 10' x 55'
District: 11th

No Comments

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ncg

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 208
Mr. Charles B. Marek BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
3300 The Alameda
Baltimore, Md. 21218

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

Your Petition has been received and accepted
for filing this 27th day of June 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Charles B. Marek

Petitioner's Attorney
cc: B. B. Martin Outdoor Advertising
Co., Elkton
P.O. Box 373
Elkton, Md. 21921

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMORANDUM
FOR THE CHAIRMAN
SUBJECT: ZONING PLANS ADVISORY COMMITTEE

FOR THE CHAIRMAN
SUBJECT: ZONING PLANS ADVISORY COMMITTEE

FOR THE CHAIRMAN
SUBJECT: ZONING PLANS ADVISORY COMMITTEE

Mr. Charles B. Marek
3300 The Alameda
Baltimore, Maryland 21218

RE: Special Exception Petition
Item 208
Charles B. Marek - Petitioner

Dear Mr. Marek:

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
southeast side of Belair Road, approximately 1100
feet southwest of Gracemere Park Road, in the
11th Election District of Baltimore County. The
site is presently improved by two non-illuminated
outdoor advertising structures.

A lawn and garden center exists approximately
200 feet to the northeast and a dwelling approximately
250 feet to the southwest. The remaining properties
in the area are vacant.

The petitioner is requesting a Special Exception
to permit two illuminated outdoor advertising signs.

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 26, 1974

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

Re: Item 208

Z.A.C. Meeting of: June 25, 1974

Property Owner: Charles B. Marek

Location: E/S Belair Road, 3100' S. of Gracemere Park Road

Present Zoning: B.L.

Proposed Zoning: Special Exception for two illuminated advertising
structures, each 12' x 25'

District: 11th

No. Acres: 10' x 55'

Dear Mr. DiNenna:

No bearing on student population.

WVB/ncg

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

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 3, 1974

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 #208, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: Charles B. Marek
Location: E/S Belair Road, 3100' S of Gracemere Park Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for two illuminated advertising structures,
each 12' x 25'
No. of Acres: 10' x 55'
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments
are not intended to indicate the appropriateness of the zoning in question, but are to assure that
all parties are made aware of plans or problems with regard to development plans that may have a
bearing on this petition.

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 and Development Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-2111 ZONING 434-3351

PETITION FOR SPECIAL EXCEPTION
(21) STREET

ZONING: Petition for Special Exception for Two (2) Illuminated Advertising Structures.

LOCATION: East side of Belair Road 110 feet, more or less, South of Greenway Park Road.

DATE & TIME: WEDNESDAY, JULY 31, 1974 at 10:00 A.M.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Purpose for Special Exception for Two (2) Illuminated Advertising Structures, each 12' x 25'.

All that parcel of land in the Eleventh District of Baltimore County, beginning at a point located 5,100 feet south of the centerline of Greenway Park Road (80 feet wide) and 45 feet from the centerline of Belair Road (60 feet wide) and thence running the following courses and distances:

1. parallel to Belair Road and in a south-westerly direction, a distance of 10 feet.
2. thence, at a right angle and in a south-westerly direction, a distance of 55 feet.
3. thence, at a right angle and in a north-westerly direction, a distance of 10 feet.
4. thence, at a right angle and in a north-westerly direction, a distance of 10 feet.

Being the property of Charles H. Marek, as shown on a plat filed with the Zoning Department, Hearing Date: Wednesday, July 31, 1974 at 10:00 A.M. Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., July 15, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 11th day of July 1974, the publication appearing on the 11th day of July 1974.

THE OBSERVER

Robert A. G. Hill
Advertising Mgr.

Cost of Advertisement \$21.60

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 11th day of July 1974, the first publication appearing on the 11th day of July 1974.

THE JEFFERSONIAN

H. Leach Smith
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION
11th DISTRICT

EXISTING: Petition for Special Exception for Two (2) Illuminated Advertising Structures.

LOCATION: East side of Belair Road 110 feet, more or less, South of Greenway Park Road.

DATE & TIME: WEDNESDAY, JULY 31, 1974 at 10:00 A.M.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Purpose for Special Exception for Two (2) Illuminated Advertising Structures, each 12' x 25'.

All that parcel of land in the Eleventh District of Baltimore County, beginning at a point located 5,100 feet south of the centerline of Greenway Park Road (80 feet wide) and 45 feet from the centerline of Belair Road (60 feet wide) and thence running the following courses and distances:

1. parallel to Belair Road and in a south-westerly direction, a distance of 10 feet.
2. thence, at a right angle and in a south-westerly direction, a distance of 55 feet.
3. thence, at a right angle and in a north-westerly direction, a distance of 10 feet.
4. thence, at a right angle and in a north-westerly direction, a distance of 10 feet.

Being the property of Charles H. Marek, as shown on a plat filed with the Zoning Department, Hearing Date: Wednesday, July 31, 1974 at 10:00 A.M. Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#75-13-X

District: 11th Date of Posting: July 11 - 24

Posted for: *Hillery, Ed. July 29, 1974 at 10:00 A.M.*

Petitioner: *Charles B. Marek*

Location of property: *E. of Belair Rd. S. of Greenway Park Rd.*

Location of Signs: *1 sign posted on East Side Belair Rd. 7 ft. x 4 ft. 30 ft. S. of Greenway Park Road.*

Remarks:

Posted by: *Mark K. Hoon* Signature Date of return: *July 18, 74*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 11th day of June 1974 Item #

S. Eric Dinenna
Zoning Commissioner

Petitioner *Charles B. Marek* Submitted by *Mr. Hoon*

Petitioner's Attorney Reviewed by *Mr. Hoon*

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

PETITION MAPPING PROGRESS SHEET

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: <i>car</i>					Revised Plans: Change in outline or description Yes No					
Previous case:					Map #					

BALTIMORE COUNTY, MARYLAND No. 15088

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 5, 1974 ACCOUNT 01-662

AMOUNT \$20.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

B.B. Martin Outdoor Advertising Co.
P.O. Box 373
Elkton, Md. 21921
Petition for Special Exception for Charles B. Marek
#75-13-X

BALTIMORE COUNTY, MARYLAND No. 15111

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 25, 1974 ACCOUNT 01-662

AMOUNT \$47.60

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

B.B. Martin Outdoor Adv. Co.
P.O. Box 373
Elkton, Md. 21921
Advertising and posting of property for Charles B. Marek
#75-13-X

