



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 16, 1997

Deborah C. Dopkin, Esquire
Rosolio & Kotz, P.A.
220 Nottingham Centre
502 Washington Avenue
Towson, MD 21204-4513

RE: Zoning Verification
7601 Harford Road
Parkville Shopping Center
14th Election District

Dear Ms. Dopkin:

The following responses are in the order presented in your letter of December 5, 1997 concerning the zoning history and related zoning information on the above referenced property. Several corrections to your original letter are noted.

- a. The property is located in the B.L.-C.C.C. zone and district.
- b. The subject property and some of its uses were approved pursuant to the following zoning cases:
 - i. Case number 3813 - reclassification to B.L., approved by order dated June 1, 1956;
 - ii. Case number 4363 - reclassification to B.L., approved by order dated March 10, 1958;
 - iii. Case number 63-112-V - sign variance, approved by order dated October 30, 1963;
 - iv. Case number 64-59-X - special exception for a service garage, approved by order dated June 2, 1965; this is incorrect. This case approved a special exception for a filling station on March 4, 1964;
 - a. Case number 65-336-X - special exception for a service garage, granted on June 26, 1965. This case was not included in your original references.
 - v. Case number 67-92-A - sign variance, approved by order dated October 27, 1966;
 - vi. Case number 68-260-A - sign variance, approved by order dated May 16, 1968; and

Deborah C. Dopkin, Esquire
December 16, 1997
Page 2

- vii. Case number 239-A - sign variance, approved by order dated April 21, 1975, overturned on appeal by order of the Board of Appeals dated June 17, 1976. The correct case number is 75-239-A.
- c. Since this site is currently improved and shown on an approved site plan, staff must assume that all subdivision approvals, or waivers thereof, required for the existing use were granted pursuant to then applicable regulations. Staff cannot confirm if there is no plat of record. There is a site plan approved by the Office of Planning and Zoning last dated April 7, 1986, noting commercial building permit number C-157-86.
- d. A retail shopping center, free-standing drive-through bank, and the uses accessory thereto, constitute uses permitted in the B.L.-C.C.C. zone.
- e. A review of the zoning enforcement files indicates that there are no outstanding zoning violations against the property nor existing zoning actions by civic groups or governmental agencies pending.
- f. As stated in "c" above, to the best of our knowledge, the property complies with applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a transfer of the entire property by the terms of the proposed transaction as described above.
- g. Based on our files, which are a matter of record, and to the best of our knowledge, the subject property is not affected by any zoning related special exceptions, variances, conditional uses or planned unit developments, other than those listed above.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II, Zoning Review

JLL:rye

c: zoning cases 63-112-V, 64-59-X, 65-336-X,
67-92-A, 68-260-A, & 75-239-A

Enclosure



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Castlewood Realty Co., Inc. 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 413.2 F. to permit a sign of 244 square feet instead of the required 150 square feet.

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

This shopping center property is located along a very congested section of Harford Road, adjacent to the Baltimore City line and in fact a majority of the stores are located within the City limits. The stores of this center are set back a considerable distance from the roadway.

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.

Class: Neon Signs, Inc. Castlewood Realty Co., Inc.
Applicant: Walter A. Reiter, Jr. Legal Owner
Address: 1808 Cherry Hill Road Address: Penthouse Three
Baltimore, Maryland 21230 204 E. Joppa Road
Towson, Maryland 21204

Preparer's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

March 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 through Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1975 at _____ o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 7, 1975
FROM: William D. Fromm, Director of Planning

SUBJECT: Petition/75-239-A, Petition for Variance for a Sign Area.
Southeast side of Harford Road 375 feet South of Taylor Avenue.
Petitioner - Castlewood Realty Company, Inc.

9th District

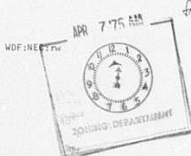
HEARING: Monday, April 7, 1975 (1:00 P.M.)

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

This sign variance will only add to the already hodgepodge of large and garish advertising that plagues Harford Road. This tenant directory of thirty items is a prime example of "graphic overload".

"A major factor in street graphic overload is that frequently the viewer is confronted with more items than his eye can see or his mind can process. The number of items that can be viewed at one time from a moving car is a function of driving speed, traffic conditions, and graphic design. Results of a study for the Baltimore County Planning Board indicated that under normal driving conditions, the occupant of a moving car can seldom handle more than ten items of information at a time."

William D. Fromm, Director
Office of Planning and Zoning



RE: PETITION FOR VARIANCE
from Section 413.2E of the
Baltimore County
Zoning Regulations
SE/S of Harford Road, 375'
S. of Taylor Avenue
9th District
Castlewood Realty Co., Inc.
Petitioner
Claude Neon Signs, Inc.
Applicant

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 75-239-A

OPINION

This case comes before the Board on appeal by the People's Counsel from the Order of the Zoning Commissioner which granted the requested sign variance for the subject property. The subject property is the Parkville Shopping Center, located on the southeast side of Harford Road at Taylor Avenue, in the Ninth Election District of Baltimore County.

The precise location for the requested variance is approximately 375 feet south of Taylor Avenue, on the southeast side of Harford Road.

The property is owned by the Castlewood Realty Company, Inc. and the Petitioner seeks a variance of approximately ninety (90) square feet to add a dual faced tenant directory board to the existing main shopping center identification sign. The Petitioner's proposal is clearly set out on a plat marked into evidence as Petitioner's Exhibit No. 1.

This case comes de novo before the Board, and the issue is whether or not there exists a legal practical difficulty and/or unreasonable hardship to warrant granting a variance for this additional sign area. The burden, of course, is upon the Petitioner to present testimony and/or evidence to the Board of such practical difficulty and/or unreasonable hardship. The Petitioner was without legal counsel, and the Board explained to the Petitioner this burden.

The Petitioner testified in the person of Walter L. McMann, Jr., Vice President of the Castlewood Realty Company, Inc., and told the Board that the purpose for this tenant directory board is hopefully to enable tenants of this shopping center to attract more of the shopping public.

RE: PETITION FOR VARIANCE
SE/S of Harford Road, 375' S
of Taylor Avenue - 9th Election
District
Castlewood Realty Company, Inc.
Petitioner
Case No. 75-239-A (Item No. 165)

BEFORE THE
ZONING COMMISSIONER OF
OF
BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the case of Castlewood Realty Company, Inc., to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hessian, III
People's Counsel

Charles E. Kouff, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order for Appeal was mailed this _____ day of May, 1975 to Walter L. McMann, Jr., Vice President Castlewood Realty Company, Inc. Penthouse Three 204 East Joppa Road, Towson, Maryland 21204, Legal Owner.

John W. Hessian, III
People's Counsel



Castlewood Realty Co. - #75-239-A

Alan F. Nethen, the Vice President of the Claude Neon Signs, Inc., also offered some testimony on behalf of the Petitioner, and told the Board that because of the peculiar "L" shaped nature of this center and the angle of the subject lot to the southeast side of Harford Road, it is hard for potential customers to know what stores are located in this relatively small neighborhood shopping center.

The People's Counsel presented James Hoswell, a professional planner on the staff of the Baltimore County Department of Planning. Mr. Hoswell told the Board that the subject property was a neighborhood type shopping center, and in addition to the main "Parkville Shopping Center" sign there were three additional freestanding signs located on the subject property. Mr. Hoswell felt that the letter in the file of this case from his Department, dated April 7, 1975, and executed by Norman E. Gerber succinctly summarized both his personal professional judgment and the judgment of the Baltimore County planning staff on this requested variance. Mr. Hoswell felt that there was no particular hardship or difficulty in this case, and it was his judgment that if this variance were granted, the integrity of the existing sign regulations would be violated.

After carefully reviewing the testimony and evidence offered in this case, the Board is convinced that there is not sufficient legal evidence of practical difficulty and/or unreasonable hardship. Although the Petitioner did evidence perhaps some economic difficulty, such is not sufficient to warrant the granting of the requested variance. The Board agrees with Mr. Hoswell and can, from the testimony and evidence presented, find no legal practical difficulty and/or unreasonable hardship that would warrant the granting of this variance. Therefore, for the reasons set out above the requested variance shall be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this _____ day of June, 1976, by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby DENIED.

PETITION FOR VARIANCE
TO PERMIT A SIGN OF
244 SQUARE FEET INSTEAD
OF THE REQUIRED 150 SQUARE
FEET.
Southeast side of Harford
Road 375 feet South of
Taylor Avenue, 9th
District
CASTLEWOOD REALTY CO., INC.
Case No. 75-239-A

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

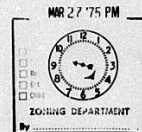
Pursuant to the authority contained in Section 54.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kouff, Jr.
Deputy People's Counsel

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this _____ day of March, 1975 to Castlewood Realty Co., Inc., Penthouse Three, 204 E. Joppa Road, Towson, Maryland 21204, Legal Owner.

John W. Hessian, III
People's Counsel



I WILL NOT ATTEND. JWH.

Castlewood Realty Co. - #75-239-A

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

William F. Hackett

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner

April 21, 1975

Mr. Walter L. McMann, Jr.
Vice President
Castlewood Realty Company, Inc.
Penthouse Three
204 East Joppa Road
Towson, Maryland 21204

RE: Petition for Variance
SE/S of Harford Road, 375' S of
Taylor Avenue - 9th Election
District
Castlewood Realty Company,
Inc. - Petitioner
NO. 75-239-A (Item No. 165)

Dear Sir, McMann:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw
Attachments
cc: Mr. Alan F. Nethen
Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21230
John W. Hessian, III, Esquire
People's Counsel

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. THURSDAY AVENUE
TOWSON, MARYLAND 21204

XXXXXXXXXXXX
City Plan
Franklin T. Hogans,
Jr.

TECHNICAL
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
PLANNING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PLANNING AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
MAYOR'S ENGINEER

March 24, 1975

Castlewood Realty Co., Inc.
Penthouse Three
204 E. Joppa Road
Towson, Maryland 21204

RE: Variance Petition
Item 165
Castlewood Realty Co. - Petitioner

Gentlemen:

The Zoning Plans 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 east side of Harford Road, 375 feet south of Taylor Avenue, and is the existing Parkville Shopping Center.

The petitioner is requesting a Variance to permit a sign area of 244 square feet instead of the permitted 150 square feet, in order that an additional sign may be erected to supplement the existing identification sign for the shopping center. The proposed addition to the existing sign is to contain a tenant directory.

Field inspection reveals the proposed location of the sign to be of sufficient height to preclude possible site distance problems at the monumental entrance for the center.

Castlewood Realty Co., Inc.
Re: Item 165
March 24, 1975

Page 2

In light of the fact that only one identification sign is permitted under the Zoning Regulations for this entrance, it should be noted that a structural connection is proposed between existing and proposed sign.

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.

Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21230

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

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

March 25, 1975

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

Re: Item #165 (1974-1975)
Property Owner: Castlewood Realty Co.
E/S of Harford Rd., 375' S. of Taylor Ave.
Existing Zoning: BL-CCC
Proposed Zoning: Variance from Sec. 413.2 to permit a sign of 244 sq. ft. instead of the required 150 sq. ft.
No. of Acres: 8 x 30
District: 14th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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.

It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #165 (1974-1975).

Very truly yours,

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

END:RAM:FD:SS

cc: Mr. Munchel

W-EE Key Sheet
28 NE 14. Post. Sheet
25 7 n Topo
51 Top Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

March 10, 1975

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

Re: Item 165 - ZAC - March 4, 1975
Property Owner: Castlewood Realty Co.
Location: E/S of Harford Rd. 375' S. of Taylor Ave.
Existing Zoning: BL-CCC
Proposed Zoning: VARIANCE from Sec. 413.2 to permit a sign of 244 sq. ft. instead of the required 150 sq. ft.
No. of Acres: 8 x 30
District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an oversize sign.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/aza

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
COUNTY HEALTH AND HUMANITY DEPARTMENT

February 27, 1975

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

Dear Mr. DiNenna:

Comments on Item 165, Zoning Advisory Committee Meeting, March 4, 1975, are as follows:

Property Owner: Castlewood Realty Co.
Location: E/S of Harford Rd. 375' S. of Taylor Ave.
Existing Zoning: BL-CCC
Proposed Zoning: VARIANCE from Sec. 413.2 to permit a sign of 244 sq. ft. instead of the required 150 sq. ft.
No. of Acres: 8 x 30
District: 14th

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

Very truly yours,

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

HVS:aq

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



March 13, 1975

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

Dear Mr. DiNenna:

Comments on Item #165, Zoning Advisory Committee Meeting, March 4, 1975, are as follows:

Property Owner: Castlewood Realty Co.
Location: E/S of Harford Road 375' S. of Taylor Avenue
Existing Zoning: BL-CCC
Proposed Zoning: Variance from Sec. 413.2 to permit a sign of 244 sq. ft. instead of the required 150 sq. ft.
No. of Acres: 8 x 30
District: 14th

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
Planning and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 26, 1975

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

Z.A.C. Meeting of: March 4, 1975

Re: Item 165
Property Owner: Castlewood Realty Company
Location: E/S of Harford Road, 375' S. of Taylor Avenue
Present Zoning: BL-CCC
Proposed Zoning: Variance from Section 413.2 to permit a sign of 244 sq. ft. instead of the required 150 sq. ft.

District: 14th
No. Acres: 8 x 30

Dear Mr. DiNenna:

No hearing on student population.

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

WNP/m

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE: 410 PLANNING 484-2311 ZONING 484-2381

H. ENGLISH PARKS, RECREATION
JOSEPH E. WEBB, SUPERVISOR
MRS. ROBERT L. BENNETT

MARSHALL W. BUTTS, JR.
RICHARD W. TRACY, JR.
MRS. ROBERT E. MURPHY

F. BAYARD WILLIAMS, JR.
MRS. ROBERT E. MURPHY

Description of the property in the 7700 and 7800 block Harford Road (known as Parkville Shopping Center) on which the sign in the attached variance is to be placed.

Beginning at a point 375' south of the centerline of Taylor Avenue and 40' east of the centerline of Harford Road; running 90° to said Harford Road 30' in an easterly direction, thence 90° in a southerly direction; thence 30' in a westerly direction; thence 90° in a southerly direction along the east side of Harford Road to the point of beginning forming a 8' x 30' rectangle in which the proposed sign is to be placed.



W. DISTRICT
OFFICE OF THE
ZONING COMMISSIONER
Petition for a Sign Area
LOCATION: Southwest side of Harford Road 375 feet South of Taylor Ave.
DATE & TIME: MONDAY, APRIL 4, 1975 at 1:00 P.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 on the following:
Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign of the square feet of the required 100 square feet.
The Zoning Regulations are set forth as follows:
Section 403.1-1-1 Sign Area - 100 square feet.
All that parcel of land in the South District of Baltimore County, Maryland, at a point 375' south of the centerline of Taylor Avenue and 40' east of the centerline of Harford Road 30' in an easterly direction, thence 90° in a southerly direction; thence 30' in a westerly direction; thence 90° in a southerly direction along the east side of Harford Road to the point of beginning forming a 8' x 30' rectangle in which the proposed sign is to be placed.
Being the property of Castlewood Realty Co., Inc., an above, on and plan filed with the Zoning Department.
Hearing Date: Monday April 7, 1975 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNO
ZONING COMMISSIONER OF BALTIMORE COUNTY
Mar 31 1975

THE TOWSON TIMES

TOWSON, MD. 21204 March 21 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION for VARIANCE from the Zoning Regulations of Baltimore County to permit a sign of the square feet of the required 100 square feet.

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 7 day of April 1975 that is to say, the same was inserted in the issues of March 21, 1975

STROMBERG PUBLICATIONS, Inc.

By A. Caruso

PETITION FOR A VARIANCE
FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY
TO PERMIT A SIGN OF THE SQUARE FEET OF THE REQUIRED 100 SQUARE FEET.
LOCATION: Southwest side of Harford Road 375 feet South of Taylor Avenue.
DATE & TIME: Monday, April 7, 1975 at 1:00 P.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 on the following:
Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign of the square feet of the required 100 square feet.
The Zoning Regulations are set forth as follows:
Section 403.1-1-1 Sign Area - 100 square feet.
All that parcel of land in the South District of Baltimore County, Maryland, at a point 375' south of the centerline of Taylor Avenue and 40' east of the centerline of Harford Road 30' in an easterly direction, thence 90° in a southerly direction; thence 30' in a westerly direction; thence 90° in a southerly direction along the east side of Harford Road to the point of beginning forming a 8' x 30' rectangle in which the proposed sign is to be placed.
Being the property of Castlewood Realty Co., Inc., an above, on and plan filed with the Zoning Department.
Hearing Date: Monday April 7, 1975 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNO
ZONING COMMISSIONER OF BALTIMORE COUNTY
Mar 31 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 March 21 1975

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 in each week, one time successive weeks before the 7th day of April 1975, the first publication appearing on the 20th day of March 1975.

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2-21-75 day of 1975. Item #

S. Eric Dinenna
S. ERIC DINENNO
Zoning Commissioner

Petitioner Castlewood Realty Co., Inc. Submitted by Claude Neon Signs, Inc.
Petitioner's Attorney None Reviewed by S. Eric Dinenna

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

Item 165

Castlewood Realty Co., Inc.
Fenhouse Three
204 E. Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th day of March 1975

S. Eric Dinenna
S. ERIC DINENNO
Zoning Commissioner

Petitioner Castlewood Realty Co., Inc.

Petitioner's Attorney
CO: Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, Md. 21230

Reviewed by Claude Neon Signs, Inc.
Chairman,
Zoning Advisory
Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 94 Date of Posting 5-15-75
Posted for: Claude Neon Signs, Inc.
Petitioner: Castlewood Realty Co., Inc.
Location of property: 5615 E. Joppa Rd. 204 E. Joppa Rd.
Location of Signs: 1 Sign Posted on Entrance to Shopping Center
Remarks: None
Posted by: M. H. Hines Date of return: 5-22-75

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: <u>R. R. R.</u> Revised Plans: Change in outline or description Yes Previous case: Map #										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 94 Date of Posting 5-22-75
Posted for: Claude Neon Signs, Inc.
Petitioner: Castlewood Realty Co., Inc.
Location of property: 5615 E. Joppa Rd. 204 E. Joppa Rd.
Location of Signs: 1 Sign Posted on Entrance to Shopping Center
Remarks: None
Posted by: M. H. Hines Date of return: 5-22-75

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

DATE May 7, 1975 ACCOUNT 01-662

AMOUNT \$40.00

DISTRIBUTION
WHITE - CASHIER
John W. Hession, III, Esquire
Cost of Filing of an Appeal and Posting of Property on Case No. 75-239-A (Item No. 165)
SE1/5 of Harford Road, 172 S. of Taylor Avenue - 4th Election District
Castlewood Realty Company, Inc. - Petitioner

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

DATE April 10, 1975 ACCOUNT 01-662

AMOUNT \$41.50

DISTRIBUTION
WHITE - CASHIER
Claude Neon Signs, Inc.
1808 Cherry Hill Rd.
Baltimore, Md. 21230
Advertising and posting of property for Castlewood Realty Co. - 75-239-A
204 E. Joppa Rd.

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

DATE March 17, 1975 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
Claude Neon Signs, Inc.
1808 Cherry Hill Rd.
Baltimore, Md. 21230
Petition for Variance for Castlewood Realty Co. - 75-239-A

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 facts 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 granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a sign of 244 square feet in lieu of the required 150 square feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1975, that the herein Petition for a Variance to permit a sign of 244 square feet in lieu of the required 150 square feet 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 and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

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 _____ day of _____, 197__, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE April 21, 1975
Seila R. Jarry



MICROFILMED

Proposed Limit: Drinking Water Treatment Disinfection

PARKVIEW SHOPPING CENTER
HARRIS ROAD + TAYLOR AVE.
BETHESDA CTR, MARYLAND

CLAUDE NEON Signs, Inc.
1808 CHERRY Hill Road
BALTIMORE MD 2123

Oct. 24, 1974