

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ESTATE OF ALBERT LANDAY, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

See attached description

~~ORDER~~ for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for TWO (2) 17' x 25' ILLUMINATED ADVERTISING STRUCTURES.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above ~~reclassification and/or~~ 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, on the _____ day of _____, 1975, at _____ o'clock _____ P. M.

ESTATE OF ALBERT LANDAY
Contract purchaser
Address 619 N. NORTH POINT RD.
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1975, at _____ o'clock _____ P. M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL EXCEPTION
FOR TWO (2) 17' x 25' ILLUMINATED
ADVERTISING STRUCTURES.
Southwest side of Reisterstown
Road 1600 feet South of Dolfield
Road, 4th District
ESTATE OF ALBERT LANDAY
Case No. 75-240-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 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.

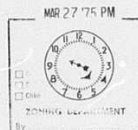
Charles E. Bont
Deputy People's Counsel

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
414-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this _____ day of March, 1975 to Estate of Albert Landay, 619 N. North Point Road, Baltimore, Maryland 21237, Legal Owner.

John W. Hessian, III
JOHN W. HESSIAN, III

I WILL NOT ATTEND. JWB.



June 16, 1975

Edward Asrael, Esquire
819 North Point Road
Baltimore, Maryland 21237

RE: Petition for Special Exception
SW/S of Reisterstown Road, 1600'
S of Dolfield Road - 4th Election
District
Estate of Albert Landay - Petitioner
NO. 75-240-X (Item No. 145)

Dear Mr. Asrael:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Donnelly Advertising Corporation of Maryland
3901 Remington Avenue
Baltimore, Maryland 21237
John W. Hessian, III, Esquire
People's Counsel

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 75-240-X, Petition for Special Exception for Advertising Structures
Southwest side of Reisterstown Road 1600 feet South of Dolfield Road
Petitioner - Estate of Albert Landay

4th District

HEARING: Monday, April 7, 1975 (1:15 P.M.)

The staff of the Office of Planning and Zoning will make no comment on this petition at this time.

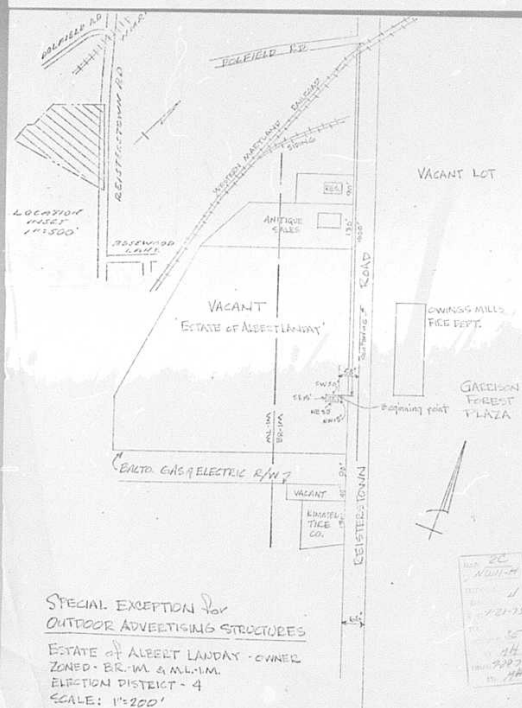


William D. Fromm
William D. Fromm
Director of Planning

Property Description

Beginning at a point located 58 feet southwest of the centerline of Reisterstown Road (66' wide) and also located approximately 1600 feet southeast of the east side of Dolfield Road, thence running the following courses and distances:

In a southeasterly direction a distance of 20 feet, to a point; thence in a southeasterly direction, a distance of 15 feet, to a point; thence in a northeasterly direction a distance of 30 feet, to a point; thence in a northeasterly direction a distance of 15 feet to the place of beginning.



SPECIAL EXCEPTION FOR
OUTDOOR ADVERTISING STRUCTURES
ESTATE OF ALBERT LANDAY - OWNER
ZONED: BR.W. & M.L.M.
ELECTION DISTRICT - 4
SCALE: 1"=220'

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Donnelly Advertising Corp. of Md.
3901 Remington Avenue
Baltimore, Md. 21211
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 145

Your Petition has been received and accepted for filing this _____ day of _____, 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Estate of Albert Landay

Petitioner's Attorney _____ Reviewed by Franklin S. Hovansky, Jr.
Chairman,
Zoning Advisory
Committee

AUG 12 1975

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, a Special Exception for two 12 foot by 25 foot illuminated advertising structures should be granted.

THIS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of June, 1975, that a Special Exception for two 12 foot by 25 foot illuminated advertising structures 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.

H. D. Dineen
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 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 _____, 1975, 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

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

425-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of Albert Landay

Location: W/S of Reisterstown Rd. 1600' S of Dolfield Road
Item No. #145 Zoning Agenda January 21, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. K.* Noted and Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
115 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

XXXXXXXXXXXXXXXXXXXX
Franklin T. Hoggans, Jr.

HEALTH DEPARTMENT
BUREAU OF ZONING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

March 21, 1975

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

RE: Special Exception Petition
Item 145
Estate of Albert Landay -
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.

This petition consists of a request by the Donnelly Advertising Corp. of Md. for a Special Exception to erect an outdoor advertising sign on property located on the west side of Reisterstown Road, 1600 feet south of Dolfield Road, in the Owings Mills area.

A present the property is in a vacant, graded state, and its last use was that of temporary offices for the conduction of a political campaign. The trailer used as offices for the campaign has been removed.

The subject property is directly opposite the Owings Mills Fire Department and about commercial uses to the north, west and southeast.

Donnelly Advertising
Corp. of Md.
Re: Item 145
March 21, 1975

Page 2

The petitioner must submit prior to the hearing ten (10) copies of an elevation view of the proposed sign indicating the height and dimensions. The site plan should be revised to indicate any widening of Reisterstown Road proposed by the State Highway Administration, and the required setback of 25 feet from the front property line must be held from this proposed right of way line. The plan should be revised to indicate the locations (if any) of any other outdoor advertising signs within 500 feet of the subject site.

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. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD
Enclosure

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WIM T. MELZER
JOINT TRAFFIC ENGINEER

March 3, 1975

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

Re: Item - 145 - ZAC - January 21, 1975
Property Owner: Estate of Albert Landay
Location: W/S of Reisterstown Rd. 1600' S of Dolfield Road
Existing Zoning: BR-IV & MI-IM
Proposed Zoning: Special Exception for two 12 x 25 illuminated advertising structures.
No. of Acres: 15 x 30
District: 4th

Dear Mr. DiNenna:

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

Very truly yours,

Thomas N. Devlin
Michael Flanagan
Traffic Engineering Assoc.

NSF/bza

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

February 26, 1975

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

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

Re: Item #145 (1975-1975)
Property Owner: Estate of Albert Landay
W/S of Reisterstown Rd., 1,600' S. of Dolfield Rd.
Existing Zoning: BR-IV & MI-IM
Proposed Zoning: Special Exception for two 12 x 25 illuminated advertising structures.
No. of Acres: 15 x 30 District: 4th

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, although not involved, are as secured by Public Works Agreement #47205, executed in connection with the "Landay Shopping Center".

This property is tributary to the Owings Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

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

END:HAM:PM:iss

cc: George Reier (File in Landay Shopping Center)

T-OW Key Sheet
LH NW 31 For. Sheet
NW 11 & 12 H Topo
58 Tax Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

January 31, 1975

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

Dear Mr. DiNenna:

Comments on Item 145, Zoning Advisory Committee Meeting, January 21, 1975, are as follows:

Property Owner: Estate of Albert Landay
Location: W/S of Reisterstown Rd. 1600' S of Dolfield Road.
Existing Zoning: BR-IV & MI-IM
Proposed Zoning: Special Exception for two 12 x 25 illuminated advertising structures.
No. of Acres: 15 x 30
District: 4th

Comments: Since this is a special exception for an advertising structure, no health hazard is anticipated.

Very truly yours,

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

SHVB/nsc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3811 ZONING 494-3821

Advertising and posting of property for Estate
of Albert Landay—#75-210-X