1, or westle Polate. General the legal owner. of the property situate in Baltimore

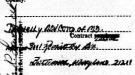
County and which is described in the description and plat attached hereto and made a part hereof.



County, to use the herein described property, for. Javo 12) 12' K25' ILLUMING TED ADVELTISING STATIONES

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

I, or we, agree to pay expenses of above the property of the 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 Baltimere County adopted pursuant to the Zoning Law for Baltimere



ONDER RECEIVED FOR FRLING

DATE

My 2 & Adjunting V. P. Address 110 EAST LEAINETON STREET SUITE 100 FALTIMORE MANUJAND 2002

ORDERED By The Zoning Commissioner of Baltimore County, this......3xt... ., 197 __5that 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 Townon, Baltimore Acri de Kenna County, on the 9th

JUN 30 75 PM 4 OF PLANNING & ZONING

Shopping Centers, Inc. Re: Item 224 June 18, 1975 Page 2

FTH:JD

Enclosure

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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

cc: Donnelly Advertising Corp. of Md.

3001 Remington Avenue Baltimore, Maryland 21211

Franklin T. Hogans, JR. Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



DEPARTMENT OF TRAFFIC ENGINEERING

June 9, 1975

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

Re: Item 224 - ZAC - June 3, 1975
Property Owner: Shopping Centers, Inc.
Location: N/S of Dundalk Ave. 160' Z of Sollers Point Rd.
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for two 12' x 25' illuminated
advertising structures.
No. of Acres: Two 12' x 25' Advertising Structures,
District: 12th

MSF/bza

County Office Building 111 W. Chesapeake Avenu Towson, Haryland 21204

Petitioner Magging Contess, Inc.

Petitioner's Attorney_

monthly Advertising ?

Franklin T. Hogans Jr. Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 18, 1975

Pranklin'T. Hogan XXXXXXXXXXXXXX

BUSINESS OF

STATE OF LINEAR BOYEAS OF

Shopping Centers, Inc. 110 East Lexington Street Suite 100 Baltimore, Maryland 21211 RE: Petition for Special Execution Item 224 Shopping Centers, Inc. - Petitioners

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 comment 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 north side of Dundalk Avenue, 160 feet east of Sollers Point Road, and is currently the site of a small integrated group of stores.

The petitioner is requesting a Special Exception to permit the erection of two outdoor advertising signs of the Donnelly Advertising Corp. of Md.

The two advertising structures are to be located on the west side of the existing building, and field inspection revealed this building, and most especiall; its western wall to be far less than aesthetically pleasing upon first glance of this Committee.

BALTIMORE COUNTY, MARYLAND



Bea

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

No traffic engineering problems are anticipated by the requested special exception for illuminated advertising structures.

Michael S. Flanigan Traffic Engineering Associate

"HVB/pic

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

May 29, 1975

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

Comments on Item #224, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Shopping Centers, Inc.
Location: N/S of Dundalk Ave. 160' E of Gollers Point Rd.
Existing Zoning: BL-QN
Proposed Zoning: Special Exception for two 12' x 25'
illuminated advertising Structures.
No. of Acres: Two 12' x 25' Advertising Structures,
District: 12th

Since this is an exception for advertising structures, no health hazards are anticipated.

Very truly yours, Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND . 21204

Date: June 2, 1975

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

Z.A.C. Meeting of: June 3, 1975

Re: Item 224
Property Owner: Shopping Centers, Inc.
Location: N/S of Dundalk Ave. 160° E. of Sollers Point Rd.
Present Zoning: BL-CNS
Proposed Zoning: Special Exception for two 12' x 25' illuminated advertising structures.

12th Two 12' x 25' Advertising Structures

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/m! MRS. POBERT L BERNEY

MARCUS M DOTATAL MARCUS M MARCU ALVIN LORCK MARCUS PRIMARY OF AUTRICA

APR 0 4 1977

FOR FULLING

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hone 17 1975

y Committee ning and Zoning ny Office Buildi

ents on Item #224, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Shopping Centers, Inc.
Location: N/S of Dundolk Avenue 160' E of Sollers Point Road
Existing Zoning: B.L.-C. N.S.
Proposed Zoning: Special Exception for two 12' X 25' illuminated advertising structures
No. of Acres: Two 12' X 25' advertising structures

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

John ZWembles John L. Wimbley Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

PROPERTY DESCRIPTIO

Beginning at a point located on the north side of Dundalk Avenue (90 feet wide). 160 feet east of the centerline of Sollers Point Road and 75 feet from the centerline of Dundalk Avenue and running the following courses and distances: in a northwesterly direction sterly direction a distance of 8 feet to a point; thence at a right angle and in a southeasterly direction a distance of 55 feet to a point; thence at a right angle and in a southwesterly direction a distance of 8 feet to the point of beginning. Property known as 7900 Dundalk Avenue.

MELNICOVE, KAUFMAN & WEINER, P. A. IO LIGHT STREET

August 20, 1976

Office of the Clerk County Board of Appeals Room 218 Old Court House Towson, Maryland 21204

Re: Case No. 76-13-X

Enclosed find my appearance on behalf of Petitioner and Contract Lessee. Please docket and file it.

In addition, please find enclosed (filled-out) your form re. the number and type of witnesses.

M. ALBERT FIGINSKI

MAF:dja Paclosures

Reid 8/24/76 9.50 um

Baltimare County Garalani Bepartment Of Public Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

June 25, 1975

Mr. S. Bric DiMenna Zoning Commissioner County Office Bailding Towson, Maryland 21204

Item #22h (1974-1975) aven FZCI (1978-1975)
Property Owner: Shopping Centers, Inc.
1/5 of Dandalk Ave., 160' %, of Sollers Point Rd.
Existing Coning: BI-GAI Superpion fro two 12' x 25'
Illuminated advertising structures.
No. of Acres: Two 12' x 25' Advertising Structures.
District 12th

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

Baltimore County utilities and highway improvements are not involved. However, it appears that additional fire hydrant protection say be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in commention with this Item #22h (1978-1975).

Very truly yours,

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

END-RAM - FMR - an

oc: Wa. Munchel

RE: PETITION FOR SPECIAL EXCEPTION for Advertising Structures N/S of Dundalk Avenue 160 feet East of Sollers Point Road

OF Shopping Centers, Inc.
Petitioners
Donnelly Advertising Corp
of Maryland
Contract Lessee BALTIMORE COUNTY No. 76-13-X

.

BEFORE

COUNTY BOARD OF APPEALS

OPINION

This case comes before the Board of Appeals on an appeal from John W. Hessian, III, People's Counsel for Baltimore County, as regarding the granting of a special exception by the Zoning Commissioner of Baltimore County for the erection of two outdoor advertising structures by the Donnelly Advertising Corporation, on property owned by Shopping Centers, Inc., located on the north side of Dundalk Avenue 160 feet east of Soilers Point Road, in the 12th Election District of Baltimore County.

People's Counsel presented legal arguments that this location did not meet all of the requirements of Section 413.3 of the Baltimore County Zoning Regulations, 1955, esgecially Section 413.3(e). Contention was made that the subject property was bounded by Bullneck Road on one side and Sollers Point Road on the other. Since there was a large vacant lot directly abutting Bullneck Road, and then a large overhead power transmission line right of way abutting this lot, and since these two plots consisted of more than fifty percent of the frontage between the two streets, the necessary fifty percen commercial use requirement could not be met, and the advertising structure should not be

Mr. Wilbur Wolker, real estate manager for Donnelly Advertising Corporation, then took the stand to present the Petitioner's case. He disputed People's Counsel's claim that Bullneck Road constituted the boundary on one side of this property. He noted that there was, in fact, a large street or road directly in the center of this fore claimed that the requirements of Section 413.3(e) as to fifty percent commercial use, were in fact met. He also stated that all other requirements for the granting of this special exception were well met.

IN RE. CASE NO. 76-13-X, Shopping Centers, Inc. (Donnelly Advertising Corporation of Md.) OF N/S of Dundalk Avenue, 160° E of Sollers Point Rd. 12th District APPEALS

Case No. 76-13-X

APPEARANCE

MADAM CLERK:

Please enter my appearance on behalf of Petitioner and Contract Lessee in the above-entitled matter.

Melnicove, Kaufman and Weiner, P.A. Ten Light Street, Suite 1200 Baltimore, Maryland 21202

I HEREBY CERTIFY that on this 20th day of front 1976, a copy of the foregoing was mailed to John W. Hessian, III, Esquire, People's Counsel, County Office Building, Towson, Maryland 21204.

APR 0 4 1977

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

......, 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 a_____zone; and/or the Special Exception for_____ he and the same is hereby DENIED

Zoning Commissioner of Baltimore County

.

Shopping Centers, Inc. (Donnelly Advertising Corp.) - No. 76-13-X

The Board considered this case now mainly on the question posed by the application of Section 413.3(e). No maps that we viewed showed any street, road, etc. in the center of this small shopping center. However, an on site inspection of the premises by a member of this Board confirmed the existence of said street. There is a wide paved area between two buildings, with storm drain installed and concrete topered driveway providing access to Dundalk Avenue. This street provided access to two large warehouses, one large repair shop, a large Baltimore County recreation area, and the rear of all businesses. No signs, barriers or notices restrict its use in any way. It is the colorion of the Board that this must be considered a legal and needed street, and therefore makes this special exception a grantable use.

ORDER

For the reasons set forth in the aforegoing Opinion, the Board affirms the Order of the Zoning Commissioner, dated July 10, 1975, and it is this 7th day of January, 1977, by the County Board of Appeals ORDERED, that the Special Exception petitioned for be and the same is hereby Granted.

through B-12 of the Maryland Rules of Procedure.

" Hackett

Any appeal from this decision must be in accordance with Rules B-1

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

PET(TION FOR SPECIAL EXCEPTION for two (2) 12" x 25" illuminated advertising structures. North side of Dundally Ave

SHOPPING CENTERS, INC.

BALTIMORE COUNTY

· Cose No. 76-13-X, Item #224

ORDER FOR APPEAL

10, 1975, to the County Board of Appeals. You are requested to forward all on with said case to the County Board of Appeals for hearing.

I HEREBY CERTIFY That a copy of the foregoing Order for Appeal was mailed this //th day of August, 1975 to Shapping Centers, Inc., Suite 100, 110 East Lexington Street, Baltimore, Maryland 21282, Legal Owner.

John W. Hessian III



CERTIFICATEROF PUBLICATION

OFFICE OF

"The Dundalk Times"

DUNDALK, MD.,

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - MORTH SIDE OF DUNDALK AVENUE

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week 1975 ; that is to say, 9th. day of July

the same was inserted in the issues of June 19,1975

C. Curran

Jaly 10, 1976

76-13-X

District. 12 W.	Date of Posting 8/25/75
Posted for:	
Petitioner: Stepping Centur Ten	
Road Road	lk ciss 140' East of Salbra Pt
Location of Signe . I Sugar Posted !	- Andell ore
Remarks:	
Posted by Must H Hiss	Date of return: 8/28/75

BALTIMORE COUN OFFICE OF FINAL . R MISCELL ANEOUS	EVENUE DIVISION	No.	2163
DATE MARKET June	16, 1975ccount 0	-662	
	AMOUNT_15	0.00	
WHITE - CASHIER	DISTRIBUTION PINK - AGENCY	VELL	W - CUSTOM
Donnelly Adv. C	orp. of Md.		

		NUMBER OF	
BALTIMORE COUNTY, A OFFICE OF FINANCE - REVENU MISCELLANEOUS CASH	E DIVISION		21685
DATE July 16, 1975	ACCOUNT (1)		

	AMOUNT_	\$el.5.25
	DISTRIBUTION	
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER
Donnelly Adv. Co.	rp. of M.	
2001 Remington A		
Baltimore, Md. 2	1911	
Admenti stre and		
MANAGE STREET S CRIME !	honerns or brobered	for Shopping Center, Inc
#76-13-X	12273Kun 15	45.25 st

MISCELLANEOUS CASH F	NO DIVISION	M. 32 6
DATE August 13, 197	25 ACCOUNT	01-662
	AMOUNT	\$75.00
	an Appeal and	
Property on Case N N/S of Dundalk Ave	nue, 160' E of	Sollers Point Read -
12th Election Distri Shopping Centers, 1	nc Petitione	7 5.0 C MSC
SECURITY OF THE PARTY OF THE PA	ATION OR SIGNATURE	

PETITION FOR SPECIAL EXCEPTION . BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY SHOPPING CENTERS, INC. Case No. 76-13-X, Item #224 ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are

JM 23 75 PM 114

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 23 day of June, 1975 to Donnelly Advertising Corporation of Maryland, 2001 Remington Avenue, Baltimore, Maryland 21211, Contract Lesser.

> CHRITIFICATE OF POSTING MENT OF BALTIMORE COUNTY

Posted to Hetting Hed July 90 1975 @ 10:30 AM.

Pretitioner . Shapping Contra Inn.

Location of property . It's of Mendell Dec 160' & g Sullis Bent tol

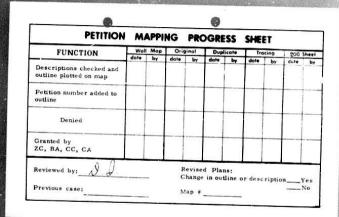
rossion of Some I Sign Ported in Great of Potinting Building Hel.

Posted by Mark H Heav Date of return: 6-25-71

#76-13-X

Date of Posting 6-19-75-

I will not attend. JWH.



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

day of July 19.75 the first publication appearing on the _____19th_day of _____June

Cost of Advertisement .

L. Leank Shurfa

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. C. sapeake Avenue Towson, Maryland 21204

	Your	Petition	has I	been	received	this	1914 day of
May		1975.	Item				

Petitioner Shopping Cuta lac Submitted by Livrelly advertises Petitioner's Attorney MOLE

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

APR 0 4 1977

