

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George D. Mathias, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from residential to commercial for the following reason:

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 illuminated advertising structure.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above illuminated advertising structure 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.

Donnelly Advertising Corp. of Md.
Contract 12X25' advertising structure
Address Baltimore, Maryland 21211
Petitioner's Attorney
George D. Mathias
Legal Owner
Address Upper 4, Md. 21155
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of August, 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 25th day of September, 1975, at 10:15 o'clock A. M.
S. Eric DiNenna
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION
North side of Church Lane 470 feet
West of York Road, 8th District
GEORGE D. MATHIAS, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-60-X

ORDER TO ENTER APPEARANCE

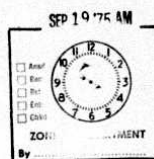
Mr. Commissioner:

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. Kuntz, Jr.
Deputy People's Counsel

John W. Hession III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 19th day of September, 1975, a copy of the foregoing Order was mailed to Donnelly Adv't. Corp. of Md., 3001 Remington Avenue, Baltimore, Maryland 21211.



October 6, 1975

Mr. George D. Mathias
Upper 4, Maryland 21155

RE: Petition for Special Exception
N/S of Church Lane, 470' W of
York Road - 8th Election District
George D. Mathias - Petitioner
NO. 75-60-X (Item No. 17)

Dear Mr. Mathias:

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/aw

Attachments

cc: Donnelly Advertising Corporation
of Maryland
3001 Remington Avenue
Baltimore, Maryland 21211

John W. Hession, III, Esquire
People's Counsel

TEXAS LANE

PROPERTY DESCRIPTION

Beginning at a point located 75 feet north of the centerline of Texas (Church) Lane (54 feet wide) and located 470 feet west of the centerline of York Road (66 feet wide), and thence running the following courses and distances: 1) in a northerly direction a distance of 25 feet to a point, thence; 2) in a westerly direction a distance of 9 feet to a point, thence; 3) in a southerly direction a distance of 25 feet to a point, thence; 4) in an easterly direction a distance of 8 feet to the point of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 18, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition 76-60-X, Petition for Special Exception for Advertising Structure, North side of Church Lane 470 feet West of York Road. Petitioner - George D. Mathias

8th District

HEARING: Thursday, September 25, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Proliferation of signs are characteristic of numerous commercial areas in Baltimore County. Aside from the outright ugliness of such visual clutter, drivers are likely to be subjected to considerable inconvenience - and perhaps danger - as they try to sort out the countless messages while trying to thread their way through traffic. Even, however, are likely to be irritated by a chaotic collage of signs.

It would appear, also, that excessive signage could well be a generator of commercial blight which is likely to lead to a reduction of property values as an ever-increasing proliferation of chaotic signage overtakes a commercial area.

The staff therefore suggests that this request be denied.

William D. Fromm
Director
Office of Planning and Zoning

WDF:NEG:FW

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

July 30, 1975

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

Re: Item 17 - ZAC - August 5, 1975
Property Owner: George D. Mathias
Location: N/S of Texas (Church) Lane 470' W of York Rd.
Existing Zoning: B.R. - I. M.
Proposed Zoning: Special Exception for one illuminated 12' x 25' advertising structure.

No. of Acres:
District: 8th

Dear Mr. DiNenna:

The requested special exception for an illuminated advertising structure is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

Item 17
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Donnelly Adv't. Corp. of Md. County Office Building
3001 Remington Avenue 111 W. Chesapeake Avenue
Baltimore, Md. 21211 Towson, Maryland 21204
Your Petition has been received and accepted for filing this 6th day of August, 1975
S. Eric DiNenna
Zoning Commissioner
Petitioner George D. Mathias
Petitioner's Attorney Franklin T. Hogan, Jr.
Reviewed by Franklin T. Hogan, Jr.
Chairman,
Zoning Plans
Advisory Committee

DEC 18 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 one 12 foot by 25 foot illuminated advertising structure should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of October, 1975, that a Special Exception for one 12 foot by 25 foot illuminated advertising structure 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.

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 one 12 foot by 25 foot illuminated advertising structure 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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of October, 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 Special Exception for one 12 foot by 25 foot illuminated advertising structure, and/or the Special Exception should NOT BE GRANTED.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 11, 1975

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

Franklin T. Hogans
Chairman

Donnelly Adv't. Corp. of Md.
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Special Exception Petition
Item 17
George D. Mathias - 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 north side of Church Lane, 470 feet west of York Road, in the 8th Election District.

The petitioner is requesting a Special Exception to permit the erection of a 12'x25' outdoor advertising sign along the easternmost face of an existing retail building on the site. The properties to the north, east and south are improved with commercial operations. The property to the west is improved with a vacant two-story house.

The subject plan must be revised prior to the hearing to clearly show that the erection of this site shall not interfere with required off street parking space for the retail use.

Donnelly Adv't. Corp. of Md.
Re: Item 17
August 11, 1975
Page 2

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
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTN:JD
Enclosure

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

August 4, 1975

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

Dear Mr. DiNenna:

Comments on Item #17, Zoning Advisory Committee Meeting, August 5, 1975, are as follows:

Property Owner: George D. Mathias
Location: N/S of Texas (Church) Lane 470' W of York Road
Existing Zoning: B.R. - I.M.
Proposed Zoning: Special Exception for one illuminated 12'x25' advertising structure.

No. of Acres:
District: 8th

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

Very truly yours,

Thomas H. Devlin, R.S., Director
Bureau of Environmental Services

HYB/ekc

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

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

August 13, 1975

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

Re: Item #17 (1975-1976)
Property Owner: George D. Mathias
N/S of Texas (Church) Lane, 470' W. of York Rd.
Existing Zoning: B.R. - I.M.
Proposed Zoning: Special Exception for one illuminated 12' x 25' advertising structure.
No. of Acres: District: 8th

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:

Formal comments were supplied April 10, 1966 by the Bureau of Public Services for the overall property, of which this site is a part and Public Works Agreement #5503 was executed in connection therewith.

The submitted plan must be revised so as to more adequately and accurately depict this property. The revised plan must indicate that this site is Parcel 3 as shown on the plat "York Road and Texas Lane Commercial Center", recorded O.T.G. 33, Folio 19. The several Baltimore County drainage and utility easements are to be indicated on the revised plan as are the Baltimore County utilities contained therein i.e., 12-inch and 48-inch storm drains and 8-inch sanitary sewer (see Drawings #55-0334, File 11 and #71-0517, File 11). The improvements which exist on the property west of this site are to be shown on the revised plan as that property is not "vacant". The existing air conditioner equipment, protective barrier posts and present parking spaces are also to be shown on the revised plan.

Highways:

Texas (Church) Lane, in this vicinity, is proposed to be improved as a 40-foot closed section roadway on a 55-foot right-of-way. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering, and the submitted plan must be revised accordingly.

Any additional highway right-of-way widening necessary, including reversible easements for slopes, will be required in connection with any grading, building or other permit application.

Item #17 (1975-1976)
Property Owner: George D. Mathias
Page 2
August 13, 1975

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:PMR:iss

cc: G. Reier (File Building Complex - Geremko Prop., P.W.A. 85503)
J. Trenner
H. Shalowitz

V-32 Key Sheet
61 NW 5 Pcs. Sheet
NW 16 B Topo
51 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 31, 1975

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 17, Zoning Advisory Committee Meeting, August 5, 1975, are as follows:

Property Owner: George D. Mathias
Location: N/S of Texas (Church) Lane 470' W. of York Road
Existing Zoning: B.R. - I.M.
Proposed Zoning: Special Exception for one illuminated 12' x 25' advertising structure
No. of Acres:
District: 8th

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 Planning

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: George D. Mathias

Location: N/S of Texas (Church) Lane 470' W of York Road

Item No. 17 Zoning Agenda August 5, 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: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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 494-3251

Date: July 30, 1975

Z.A.C. Meeting of: August 5, 1975

Re: Item 17
Property Owner: George D. Mathias
Location: N/S of Texas (Church) Lane 470' W. of York Road
Present Zoning: P.R. - 1.M.
Proposed Zoning: Special Exception for one illuminated 12' x 25' advertising structure.

District: 8th
No. Acres:

Dear Mr. DiNenna:

No hearing on student population.

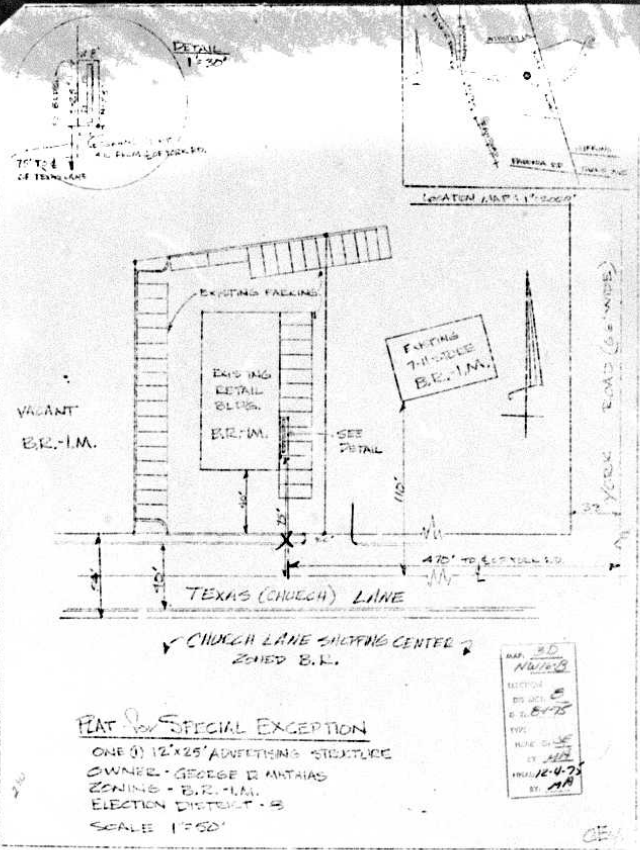
Very truly yours,

W. Nick Petrovich.,
Field Representative.

H. EMILIE FRANKS, 1855-1921
 EUGENE C. FRANKS, 1856-1924
 MRS. MILDRED L. FRANKS, 1857-1924

MARCUS M. BOTSAKIS
JOSEPH N. McDOWAN
ALVIN LORECK
JULIA B. WHEELER, *Author's Address*

T. DAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD E. WILFEL



TOWSON, MD., September 4 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 of one time successive weeks before the 25th day of September, 1975, the first publication appearing on the 4th day of September 1975.

THE JEFFERSONIAN

L. Frank Street
Manager

Cost of Advertisement, \$_____

[illegible]

OFFICE OF



TOWSON, MD. 21204 Sept. 5, 1975

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Exception- George D. Mathias

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of Sept. 1977 that is to say, the same was inserted in the issues of Sept. 5, 1977.

STROMBERG PUBLICATIONS, Inc.

By E. P. Sank

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *Sth* Date of Posting *SEPT. 6, 1975*
 District for *PETITION FOR SPECIAL EXCEPTION*
 Petitioner *GEORGE D. MATHIAS*
 Location of property *N/5 OF CHURCH LANE 470' W OF YORK RD.*
 Location of Sign *N/5 OF CHURCH LANE 475' +/- W OF YORK RD.*
 Remarks
 Present by *Thomas E. Holand* Date of return *SEPT. 11, 1975*

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>n.B.C.</u>										Revised Plans: Change in outlines or description _____ Yes _____ No
Previous case: _____										Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23 day of
1974. Item #


S. Eric DiNenna,
Zoning Commissioner

Petitioner MATTHEWS Submitted by MR. WALKER
Petitioner's Attorney Reviewed by ABC

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION No. 23388

DATE Sept. 29, 1975 ACCOUNT 01-662

AMOUNT 843.50

RECEIVED
FROM: Dunnally Adv. Corp. of Md. 3001 Remington Ave.
Baltimore, Md. 21211 Advertising and posting of property
for Samuel George B. Mathias 716-50-1

426 SEP 30 4350 HSC

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND No. 23321

DATE Aug. 8, 1975 ACCOUNT 02-662

RECEIVED FROM Donnelly Adv. Corp. of Md., 3801 Remington Ave.
Baltimore, Md. 21211 Petition for Special Exception for
FOR George Mathias 876-12-1

2896 ARAD 11 50.00