

PETITION FOR ~~ZONING RECLASSIFICATION~~ SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, George S. Brown, 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 and (2) that the zoning status of the herein described property be reclassified.

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 12' x 25' advertising structures.

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

I or we, agree to pay expenses of above reclassification 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 Corporation
OF MARYLAND
Contract purchaser
Address: 3001 Remington Avenue
Baltimore, Maryland 21211
Petitioner's Attorney
Address: 1000 North Avenue
Baltimore, Md. 21205
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of April, 1976, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of June, 1976, at 2:00 o'clock.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Donnelly Advertising Corp.
of Maryland
3001 Remington Avenue
Baltimore, Md. 21211
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of April, 1976.

Eric D. Henna
Zoning Commissioner

Petitioner: George S. Brown
Petitioner's Attorney: Franklin T. Hoggans, Jr.
Reviewed by: Franklin T. Hoggans, Jr.
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNCIL CHAMBER & HALL
200 N. E. Avenue
Towson, Maryland 21204

May 12, 1976

Franklin T. Hoggans, Jr.
Chairman
Donnelly Advertising Corporation
of Maryland
3001 Remington Avenue
Baltimore, Maryland 21211

MEMORANDUM

RE: Special Exception Petition
Item 196
George S. Brown - 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 advise 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 78 feet west of Hanover Road, 1970 feet north of Butler Road. The petitioner is requesting a Special Exception for two illuminated 12' x 25' advertising structures.

The site plan must be revised prior to the hearing to indicate any improvements existing on this 9.38 acre parcel of the petitioner. It must also be revised to indicate any entrances onto Hanover Road from the subject property.

Please pay particular attention to the comments of the Bureau of Engineering.

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

Donnelly Advertising Corporation
of Maryland
Re: Item 196
May 12, 1976
Page 2

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

FTB:JD
Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

May 5, 1976

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

Re: Item #196 (1975-1976)
Property Owner: George S. Brown
58' W. Hanover Rd., 1970' N. Butler Rd.
Existing Zoning: M-1
Proposed Zoning: Special Exception for two (2) illuminated 12' x 25' advertising structures.
Acre: 55 x 8 District: 4th

Dear Mr. D. Henna:

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.

Highways:

Hanover Pike (Md. 30) and Old Hanover Road (Md. 668-A & B) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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:

The submitted plan should be revised to indicate the culvert beneath Hanover Pike and the stream which traverses the easternmost section of this property and flows northwesterly, generally parallel to the northeasternmost or 948-foot property line of this site.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Item #196 (1975-1976)
Property Owner: George S. Brown
May 2
May 5, 1976

Storm Drains:

Future drainage and utility easements will be required through this property.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property. The Baltimore County Metropolitan District Line traverses this property. This property is within the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "Planned Service" in 6 to 10 years.

Very truly yours,

William S. Diven, P.E.
Chief, Bureau of Engineering

END: EAM: PMS: ss

X-SE Key Sheet
67 & 68 NW 41 Pos. Sheets
NW 17 & 20
39 & 48 Tax Maps

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-494-8000
STEPHEN COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 196 - ZAC - April 6, 1976
Property Owner: George S. Brown
Location: 58' W Hanover Road 1970' N Butler Road
Existing Zoning: M-1
Proposed Zoning: Special exception for two (2) illuminated 12' x 25' advertising structures
Acre: 55 x 8
District: 4th

Dear Mr. D. Henna:

No traffic engineering problems are anticipated by the requested special exception for 2 illuminated advertising structures.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NEF:nc

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.

Whereupon the Board of Education of Baltimore County do hereby order that the above Petition be and is further 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 (2) Illuminated 12' x 25' Advertising Structures should be granted. IT IS ORDERED by the Zoning Commissioner at Baltimore County this 4th day of June, 1976, 1976, that the Special Exception for Two (2) Illuminated Advertising Structures should be and the same are 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, 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 4th day of June, 1976, 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 4th District, and/or the Special Exception for Two (2) Illuminated Advertising Structures should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Paul H. Reinecke
Chief

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

Attention: Mr. Jack Miller, Chairman
Zoning Advisory Committee

Re: Property Owner: George S. Brown

Location: 58' W. Hanover Rd. 1970' N. Butler Rd.

Item No. 196

Zoning Agenda April 6, 1976

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 provided 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 XXXXXXXXXX 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 "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: John L. Wimbley Noted and Approved:
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for two illuminated 12' x 25' : COUNTY BOARD OF APPEALS
advertising structures :
Beginning 58' W. of Hanover Road : OF
and 1970' N. of Butler Road :
4th District : BALTIMORE COUNTY
George S. Brown, Petitioner :
Donnelly Advertising Corp. of Md. :
Contract Lessee : No. 76-246-X

OPINION

This case comes before the Board on an appeal by the People's Counsel from a decision of the Zoning Commissioner, dated June 4, 1976, granting a special exception for two (2) 12 feet by 25 feet illuminated advertising structures to the Petitioner, Donnelly Advertising Corporation of Maryland, Contract Lessee. The subject property is located on the west side of Hanover Road, 1970 feet north of Butler Road, in the Fourth Election District of Baltimore County.

Since the filing of this petition, the underlying zoning classification at the subject property has been downhilled from M.L. to R.C. 2. The R.C. 2 classification, which is now fully effective, has no provisions which would allow the Board to grant the requested special exception. Therefore, same must be denied.

ORDER

For the reasons set forth in the foregoing Opinion, 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 DENIED.

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

Robert L. Gilland
Robert L. Gilland, Vice Chairman

William T. Hockett
William T. Hockett

John A. Miller
John A. Miller



William D. From
Director

April 20, 1976

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 196, Zoning Advisory Committee Meeting, April 6, 1976, are as follows:

Property Owner: George S. Brown
Location: 58' W. Hanover Road 1970' N. Butler Road
Existing Zoning: M.L.
Proposed Zoning: Special Exception for two (2) illuminated 12' x 25' advertising structures
Acres: 55 x 8
District: 4th

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 ensure 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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 8, 1976

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

Z.A.C. Meeting of: April 8, 1976

Re: Item 196
Property Owner: George S. Brown
Location: 58' W. Hanover Rd. 1970' N. Butler Rd.
Present Zoning: M.L.
Proposed Zoning: Special Exception for two (2) illuminated 12' x 25' advertising structures.

District: 4th
No. Acres: 55 x 8

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

NVP/ai

JOSEPH W. WOODMAN, PRESIDENT
T. MARCO GALLAGHER, JR., VICE-PRESIDENT
JOHN W. W. WOODMAN

MARCUS W. WOODMAN
THOMAS R. BROWN
WAL LORRANCE F. GORRILL
MARCUS W. WOODMAN, SECRETARY

JOSEPH W. WOODMAN
ALVIN LORRANCE
MICHAEL R. TAYLOR, CLERK

Property Description

Beginning at a point located 58 feet west of the centerline of Hanover Road (66 feet wide) and 1970 feet north of Butler Road (66 feet wide) and thence running the following courses and distances: 1) northwesterly a distance of 55 feet to a point, thence, 2) southeasterly a distance of 8 feet to a point, thence, 3) southeasterly a distance of 55 feet to a point, thence, 4) northeasterly a distance of 8 feet to the point of beginning.

Located on the property of George S. Brown, containing 9.88 acres.

June 4, 1976

Mr. George S. Brown
1-C Vintage Court
Cockeysville, Maryland 21030

RE: Petition for Special Exception
Beginning 58' W. of Hanover Road
and 1970' N. of Butler Road - 4th
Election District
George S. Brown - Petitioner
No. 76-246-X (Item No. 196)

Dear Mr. Brown:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/esl

cc: Mr. Albert Figinski, Esquire
Suite 1200, 10 Light Street
Baltimore, Maryland 21202

Mr. Robert B. Wooden
14305 Hanover Road
Beltsville, Maryland 21116

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

RE: PETITION FOR SPECIAL EXCEPTION
Beginning 58' W of Hanover Road and
1970' N of Butler Road, 4th District
GEORGE S. BROWN, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 76-246-X

ORDER FOR APPEAL

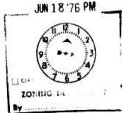
Mr. Commissioner:

Please note an Appeal from your Order of June 4, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Heslany, III
John W. Heslany, III
People's Counsel

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of June, 1976, a copy of the foregoing Order was mailed to Mr. George S. Brown, 1-C Vintage Court, Cockeysville, Maryland 21030; Donnelly Advertising Corporation of Maryland, 3001 Remington Avenue, Baltimore, Maryland 21211; M. Albert Figinski, Esquire, Suite 1200, 10 Light Street, Baltimore, Maryland 21202; and Mr. Robert B. Wooden, 14305 Hanover Road, Reisterstown, Maryland 21136.



John W. Heslany, III
John W. Heslany, III

RE: PETITION FOR SPECIAL EXCEPTION
Beginning 58' W of Hanover Road and
1970' N of Butler Road, 4th District
GEORGE S. BROWN, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 76-246-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.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Heslany, III
John W. Heslany, III
People's Counsel
County Office Building
Towson, Maryland 21204

I HEREBY CERTIFY that on this 27th day of May, 1976, a copy of the foregoing Order was mailed to Donnelly Advertising Corporation of Maryland, 3001 Remington Avenue, Baltimore, Maryland 21211.

John W. Heslany, III
John W. Heslany, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner
William D. Fromm
FROM: Director of Planning
Date: May 17, 1976
SUBJECT: Petition 76-246-X - Petition for special exception for two (2) illuminated 12' x 25' advertising structures - Petitioner - George S. Brown

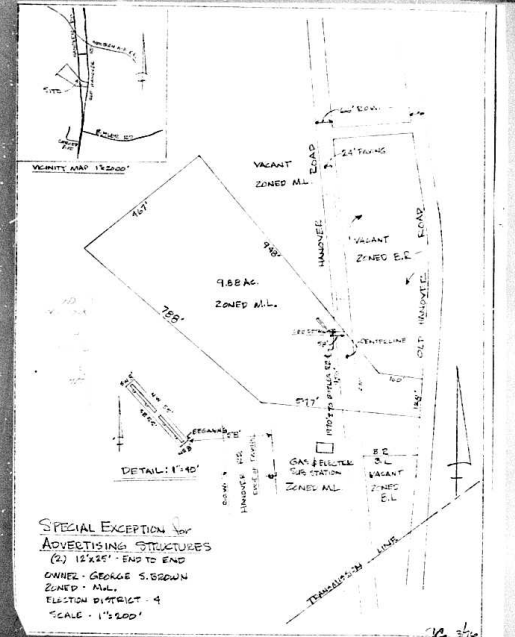
4th District

Hearing: Thursday, June 3, 1976 at 10:00 A.M.

Please note that the Planning Board has recommended to the County Council that the subject property be zoned R.C. 2 by the adoption of the revised 1976 Comprehensive Zoning Map. The granting of this request would be inconsistent with the comprehensive plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF/JGH/mec



SPECIAL EXCEPTION BY
ADVERTISING STRUCTURES
(2) 12'x25' - END TO END
OWNER - GEORGE S. BROWN
ZONED - MALL
ELECTION DISTRICT - 4
SCALE - 1"=200'



County Advertising Office
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
this 27th day of June 1976.
Your Petition has been received and accepted for filing.
Petitioner: George S. Brown
Petitioner's Attorney: S. Eric DiNenna, Zoning Commissioner
Reviewed by: Franklin R. Boswell, Jr., Chairman, Zoning Plans Advisory Committee

1-SIGN 76-246-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 4th Date of Posting: July 3, 1976
Posted for: APPEAL
Petitioner: GEORGE S. BROWN, PETITIONER
Location of property: Beg. 58' W. of Hanover Road and 1970' N. of Butler Rd.
Location of Sign: W. of Hanover Rd. 1725' +/- N. of Butler Rd.
Remarks: Thomas K. Polak
Posted by: Thomas K. Polak Date of return: July 8, 1976

THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 May 13, 1976
THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception - Brown was inserted in the following:
☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West
weekly newspapers published in Baltimore County, Maryland, once a week for 8 successive weeks before the 3rd day of June 1976, that is to say, the name was inserted in the issues of May 13, 1976.
STROMBERG PUBLICATIONS, INC.
BY: Patricia Symule

CERTIFICATE OF PUBLICATION
TOWSON, MD. May 13, 1976
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on May 13, 1976, one time before the 3rd day of June 1976, the 13th day of May 1976.
THE JEFFERSONIAN
Cost of Advertisement, \$

1-SIGN 76-246-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 4th Date of Posting: May 14, 1976
Posted for: Petition for Special Exception
Petitioner: GEORGE S. BROWN
Location of property: Beg. 58' W. of Hanover Road and 1970' N. of Butler Rd.
Location of Sign: W. of Hanover Rd. 1725' +/- N. of Butler Rd.
Remarks: Thomas K. Polak
Posted by: Thomas K. Polak Date of return: May 21, 1976

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33381
DATE: May 10, 1976 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Donnelly Adv. Corp. of Md. 3001 Remington Ave. Baltimore, Md. 21211
Petition for Special Exception for Geo. Brown 76-246-X
\$107.25 11 500.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33459
DATE: June 21, 1976 ACCOUNT: 01-662
AMOUNT: \$75.00
RECEIVED: John W. Heslany, III, Esquire, People's Counsel
for: Cost of Filing of an Appeal and Posting of Property on Case No. 76-246-X (Item No. 196)
Beginning 58' W. of Hanover Road and 1970' N. of Butler Road - 4th Election District
George S. Brown - Petitioner 750.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33425
DATE: June 7, 1976 ACCOUNT: 01-662
AMOUNT: \$37.75
RECEIVED: Donnelly Adv. Corp. of Md., 3001 Remington Ave. Baltimore, Md. 21211
for: Advertising and posting of property for Geo. S. Brown 76-246-X
\$607.25 7 37.75
VALIDATION OR SIGNATURE OF CASHIER