

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Baltimore Goodwill Industries, Inc. 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 111.22, to permit a business sign which projects 6'-0" from the building the required 42" projection.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):
The proposed sign is to identify the thrift store located in a portion of the building directly below where the sign is to be located. The entire building is utilized by Baltimore Goodwill as warehouse and offices, this one portion of the building is used as a thrift store. The main portion of the sign projects only 2'-7" while the bottom 2'-0" high section projects 6'-0". The proposed sign will be located on the building which is set back 70' from the front property line.

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.

Claude Neon Signs, Inc. Baltimore Goodwill Industries, Inc.
John W. Hession, III Vice President
H. E. Kettering President
John W. Hession, III Legal Owner
 Address: 4001 Southwestern Blvd., Baltimore, Md. 21230
 Petitioner's Attorney: _____
 Protestor's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 1977.

of _____ 1977, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the _____ day of _____ 1977, at 10:30 o'clock

John W. Hession, III
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SE 1/2 of Southwestern Blvd., 300' : OF BALTIMORE COUNTY
 NE of Leeds Ave., 13th District
 BALTIMORE GOODWILL INDUSTRIES, : Case No. 77-221-A
 INC., Petitioner

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. Kountz, Jr. John W. Hession, III
 Charles E. Kountz, Jr. John W. Hession, III
 Deputy People's Counsel People's Counsel
 County Office Building
 Towson, Maryland 21284
 494-2188

I HEREBY CERTIFY that on this 11th day of May, 1977, a copy of the foregoing

Order was mailed to Mr. H. E. Kettering, President, Baltimore Goodwill Industries, Inc., 4001 Southwestern Blvd., Baltimore, Maryland 21229, Petitioner.



May 19, 1977

Mr. H. E. Kettering
 President
 Baltimore Goodwill Industries, Inc.
 4001 Southwestern Boulevard
 Baltimore, Maryland 21229

RE: Petition for Variance
 SE 1/2 of Southwestern Boulevard, 300' NE
 of Leeds Avenue - 13th Election District
 Baltimore Goodwill Industries -
 Petitioner
 NO. 77-221-A (Item No. 197)

Dear Mr. Kettering:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
George S. Martindale
 GEORGE S. MARTINDALE
 Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Alan F. Nethen
 Vice President
 Claude Neon Signs, Inc.
 1808 Cherry Hill Road
 Baltimore, Maryland 21230
 John W. Hession, III
 People's Counsel

DESCRIPTION OF PROPERTY

All that parcel of land in the Thirteenth District of Baltimore County.

Beginning at a point 300' northeasterly from the center line of Leeds Avenue and also being 100' southeasterly from the centerline of Southwestern Boulevard, thence in a southeasterly direction 10' to a point, thence in a southeasterly direction 12' to a point, thence in a northwesterly direction 10' to a point thence northeasterly 12' to the place of beginning, forming a 19' x 12' rectangular area over which the sign will project when it is attached to the building.

Being a portion of the property of Baltimore Goodwill Industries, Inc. as shown on the accompanying plat plan.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. Eric Dillezza, Zoning Commissioner Date: May 11, 1977
 FROM: Norman E. Gerber, Acting Director of Planning
 SUBJECT: Petition #77-221-A, Petitioner for a Sign Southeast side of Southwestern Boulevard 300 feet Northeast of Leeds Ave. Petitioner - Baltimore Goodwill Industries, Inc.

13th District

HEARING: Monday, May 16, 1977 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
 Norman E. Gerber
 Acting Director of Planning

ENG:JSH:rw

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 W. Calverton Ave.
 Towson, Maryland 21284
 Nicholas B. Commodari
 Chairman
 JOHN W. HESSON, III
 Acting Chairman

- MEMBERS
- BUREAU OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE ROADS COMMISSION
- BUREAU OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

May 9, 1977

Mr. H. E. Kettering, President
 Baltimore Goodwill Industries, Inc.
 4001 Southwestern Boulevard
 Baltimore, Maryland 21229

RE: Variance Petition
 Item No. 197
 Petitioner - Baltimore Goodwill Industries, Inc.

Dear Mr. Kettering:

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 site, currently improved with the facilities of the Goodwill Industries is located on the east side of Southwestern Boulevard north of Leeds Avenue in the 13th Election District.

This Variance is necessitated by your proposal to construct a sign at right angles to the front of the existing building which exceeds the maximum allowed projection of 42 inches.

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

Mr. H. E. Kettering, President
 Page 2
 Item No. 197
 May 9, 1977

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,
Nicholas B. Commodari
 NICHOLAS B. COMMODARI,
 Acting Chairman
 Zoning Plans Advisory Committee

NBC:rf

cc: Mr. Alan F. Nethen, Vice President
 Claude Neon Signs
 1808 Cherry Hill Road
 Baltimore, Maryland 21230

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, a Variance to permit a business sign which projects 6 feet zero inches from the building instead of the required 42 inch projection should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of May, 1977, that the herein Petition for the aforementioned Variance 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Department of Public Works TOWSON, MARYLAND 21284 THORNTON M. MOURING, P.E. DIRECTOR

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

Re: Item 197 (1976-1977) Property Owner: Baltimore Goodwill Industries, Inc. E/S Southwestern Blvd. 300' N. Leeds Ave. Existing Zoning: M.L.-I.M. Proposed Zoning: Variance to permit a sign projection of 6' in lieu of the required 42". Acres: 120 sq. ft. District: 13th

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 highway and utility improvements are not directly involved. Additional fire hydrant protection is 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 #197 (1976-1977).

Very truly yours, Donald W. Tucker, P.E., Acting Chief, Bureau of Engineering

DWT:EMH:PRS cc: W. Munchel G-SW Key Sheet 12 & 13 SW 14 Pos. Sheets SW 3 & 4 D Map 101 Tax Map

Baltimore County Office of Planning and Zoning TOWSON, MARYLAND 21204 3011 494 2111

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

Dear Mr. DiNenna: Comments on Item #197, Zoning Advisory Committee Meeting, March 8, 1977, are as follows:

Property Owner: Baltimore Goodwill Industries, Inc. Location: E/S Southwestern Blvd 300' N. Leeds Avenue Existing Zoning: M.L.-I.M. Proposed Zoning: Variance to permit a sign projection of 6' in lieu of the required 42" Acres: 120 sq. ft. District: 13th

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, Planner III, Project and Development Planning

Mr. H. E. Katterberg, President, Baltimore Goodwill Industries, Inc., 4361 Southwestern Boulevard, Towson, Maryland 21289

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 28th day of March, 1977

Eric DiNenna, Zoning Commissioner

Petitioner: Baltimore Goodwill Industries, Inc. Petitioner's Attorney: Reviewed by Nicholas L. Commodari, Planning & Zoning Associate III

Baltimore County Department of Traffic Engineering TOWSON, MARYLAND 21204 3011 494 3000 STEPHEN E. COLLINS, DIRECTOR

March 22, 1977

Mr. Eric S. DiNenna, Zoning Commissioner, 2nd Floor, Courthouse, Towson, Maryland 21204

Re: Item 197 - ZAC - March 8, 1977 Property Owner: Baltimore Goodwill Industries, Inc. Location: E/S Southwestern Blvd. 300' N. Leeds Ave. Existing Zoning: M.L. - I.M. Proposed Zoning: Variance to permit a sign projection of 6' in lieu of the required 42". Acres: 120 sq. ft. District: 13th

Dear Mr. DiNenna: No traffic problems are anticipated by the requested variance to permit a sign projection of 6' in lieu of the required 3.5'.

Very truly yours, Michael E. Flanigan, Traffic Engineer Associate

MEF/jlf

Baltimore County Department of Health TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

March 9, 1977

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

Dear Mr. DiNenna: Comments on Item 197, Zoning Advisory Committee Meeting, March 8, 1977, are as follows:

Property Owner: Baltimore Goodwill Industries, Inc. Location: E/S Southwestern Blvd. 300' N. Leeds Ave. Existing Zoning: M.L.-I.M. Proposed Zoning: Variance to permit a sign projection of 6' in lieu of the required 42". Acres: 120 sq. ft. District: 13th

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

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

HVB:mahp

Baltimore County Department of Permits and Licenses TOWSON, MARYLAND 21204 3011 494 3110 JOHN D. SEYBERT, DIRECTOR

March 7, 1977

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

Dear Mr. DiNenna: Comments on Item # 197 Zoning Advisory Committee Meeting, March 8, 1977 are as follows:

Property Owner: Baltimore Goodwill Industries, Inc. Location: E/S Southwestern Blvd. - 300' N. Leeds Ave. Existing Zoning: M.L. - I.M. Proposed Zoning: Variance to permit a sign projection of 6' in lieu of the required 42". Acres: 120 sq. ft. District: 13th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.I.) 1970 Edition and the 1971 Supplement and other applicable codes. Article 1200.0 B.C.C.I.
B. A building permit shall be required before construction can begin.
C. Three sets of construction drawings will be required to file an application for a building permit.
D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.
E. Wood frame walls are not permitted within 3'0" of a property line. Contact building Department if distance is between 3'0" and 6'0" of property line.
F. No comment.
G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours, Mark E. Sumner, Charles E. Burdum, Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY TOWSON, MARYLAND 21204

Date: March 8, 1977

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

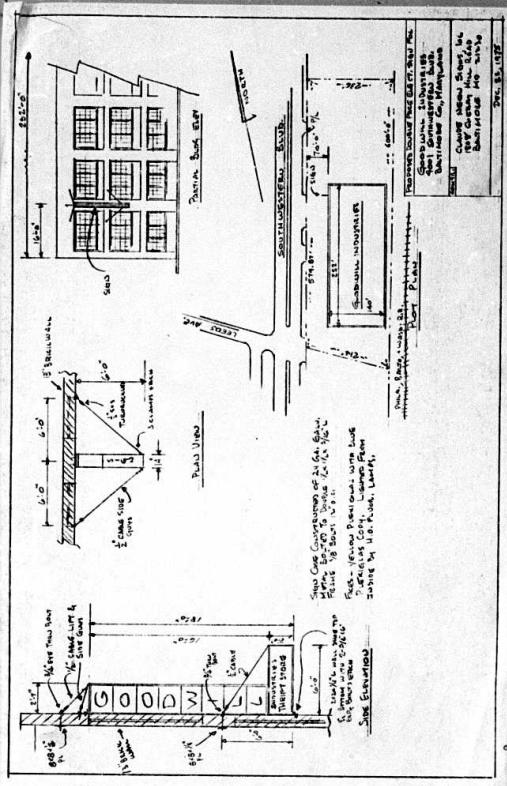
Re: Item No. 197 Property Owner: Baltimore Goodwill Industries, Inc. Location: E/S Southwestern Blvd. 300' N. Leeds Ave. Present Zoning: M.L. - I.M. Proposed Zoning: Variance to permit a sign projection of 6' in lieu of the required 42".

District: 13th No. Acres: 120 sq. ft.

Dear Mr. DiNenna: No bearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

WNP/ljp, Joseph H. McLaughlin, President, Raymond Williams, Jr., Treasurer, Marcus M. Berglund, Thomas W. Boyer, Mrs. Lawrence F. Francis, Roger B. Hays, Robert W. Buehl, Edwin Lardner, Mrs. Milton R. Davis, Jr., Richard W. Haxley, D.E.M.



OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 May 10 19 77

Petition for Variance - 13th Dist.

THIS IS TO CERTIFY, that the annexed advertisement of

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 1 successive weeks before the 16 day of May 1977, that is to say, the same was inserted in the issues of

4/27/77

STROMBERG PUBLICATIONS, INC.

BY: *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD. APRIL 28 1977

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 a week, one time successive weeks before the 16th day of May 1977, the first publication appearing on the 28th day of April 1977.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1374 Date of Posting: APRIL 28, 1977

Posted for: *Petition for Variance*

Petitioner: *BALTIMORE COMMUNITARIANS, INC.*

Location of property: *SE 1/4 of Southwestern Blvd. 200' +/- NE of Woods Ave.*

Location of Signs: *SE 1/4 of Southwestern Blvd. 200' +/- NE of Woods Ave.*

Remarks: *Posted by Thomas R. Roland* Date of return: *MAY 6, 1977*

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

Your Petition has been received • this 24 day of *FL* 1977. Filing Fee \$ 25.00 Received check cash other

[Signature]
S. ERIC BIRNBAUM,
Zoning Commissioner

Petitioner *BALTIMORE COMMUNITARIANS, INC.* Submitted by *[Signature]*

Petitioner's Attorney _____ Reviewed by *[Signature]*

* 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
MISCELLANEOUS CASH RECEIPT

No. 51661

DATE: April 25, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED *Gladys Moon Signs, Inc., 1808 Cherry Hill Rd., Millersville, Md. 21203*
Petition for Variance for Baltimore Goodwill Industries, Inc.
#77-221-A

2500 MC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 51718

DATE: May 9, 1977 ACCOUNT: 01-562

AMOUNT: \$44.00

RECEIVED *Gladys Moon Signs, Inc., 1808 Cherry Hill Rd., Millersville, Md. 21203*
Petition for Advertising and posting of property for Baltimore Goodwill Industries, Inc.
#77-221-A

4400 MC

VALIDATION OR SIGNATURE OF CASHIER