

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CHARLES E. MILLER, 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 the Zoning Commission for a Special Exception for the following reasons:

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 one (1) 12' x 25' illuminated advertising structure

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

DATE: January 2, 1978
BY: Charles E. Miller, Jr.
Address: 8309 Harford Road, Baltimore, MD 21234
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of December, 1977, at 10:30 A.M.

Eric D. Nenna, Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR SPECIAL EXCEPTION
8309 Harford Road
Charles Edward Miller and Dorothy Jackson Miller, Petitioners
Donnelly Advertising Corporation of Maryland, Contract Lessee
Case No. 78-137-X

APPEARANCE

MR. COMMISSIONER:

Please enter our appearance on behalf of the Petitioners and Contract Lessee in re. Petition for Special Exception of 8309 Harford Road.

M. Albert Figinski
Charles E. Kuntz, Jr.
Deputy People's Counsel
Glenn Bushel
Melnicove, Kaufman & Weiner, P.A.
36 S. Charles Street, Sixth Floor
Baltimore, Maryland 21201
312-8520

RE: PETITION FOR SPECIAL EXCEPTION
E/S of Harford Rd, 165' S of Parktowne Rd, 14th District
CHARLES E. MILLER, et ux, Petitioners
Case No. 78-137-X

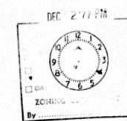
ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFY that on this 2nd day of December, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles E. Miller, 8309 Harford Road, Parkville, Maryland 21234, Petitioners.



January 5, 1978

M. Albert Figinski, Esquire, and Glenn Bushel, Esquire
36 South Charles Street, Sixth Floor
Baltimore, Maryland 21201

RE: Petition for Special Exception
E/S of Harford Road, 165' S of Parktowne Road - 14th Election District
Charles E. Miller, et ux - Petitioners
NO. 78-137-X (Item No. 84)

Dear Messrs. Figinski and Bushel:

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

Very truly yours,

/s/ Eric D. Nenna
Eric D. Nenna
Zoning Commissioner

SED/srl

Attachment

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Nenna, Zoning Commissioner Date: December 12, 1977
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition #78-137-X, Petition for Special Exception for One Illuminated Advertising Structure

East side of Harford Road 165 feet South of Parktowne Road
Petitioner: Charles E. Miller and Dorothy J. Miller

14th District

HEARING: Tuesday, December 20, 1977 (10:30 A.M.)

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

Leslie H. Graef
Director of Planning

LHG:JGH/rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Charles E. Miller
8309 Harford Road
Parkville, Maryland 21234

Rev. Nov. 84

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

Your Petition has been received and accepted for filing this 28th day of October 1977.

Eric D. Nenna
Zoning Commissioner

Petitioner: Mr. & Mrs. Charles E. Miller
Petitioner's Attorney: [Signature]
Reviewed by: [Signature]
Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING
DATE *Sept 11, 1977*

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' by 25' illuminated advertising structure should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5 day of JANUARY, 1978, that the aforementioned Special Exception 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. E. DiNenna
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 reclassification 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 , 197 , that the above reclassification 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 ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Cheltenham Ave.
TOWSON, MARYLAND 21204

December 9, 1977

Mr. & Mrs. Charles E. Miller
Page 2
Item Number 84
December 9, 1977

Franklin T. Neugebauer, Jr.
Chairman

Mr. & Mrs. Charles E. Miller
8309 Harford Road
Parkville, Maryland 21234

RE: Special Exception Petition
Item Number 84
Petitioner - Charles E. Miller
Dorothy J. Miller

Dear Mr. & Mrs. Miller:

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 suitability of the requested zoning.

The subject property, currently zoned B.L., is located on the east side of Harford Road approximately 165 feet south of Parktowne Road in the 14th Election District. This hearing is necessitated by your proposal to locate an outdoor advertising sign on the side of the existing commercial building and in line with the front setback of said building.

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning this request.

Very truly yours,

Nicholas B. Conmodari
NICHOLAS B. CONMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf



THORNTON M. SEURING, P.E.
DIRECTOR

December 7, 1977

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

Re: Item #84 (1977-1978)
Property Owner: Charles E. & Dorothy J. Miller
1/5 Harford Rd. 165' S. Parktowne Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a 12' x 25' illuminated advertising structure.
Acres: 200 sq. ft. District: 14th

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 involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #84 (1977-1978).

Very truly yours,

ELLEN M. DIVER, P.E.
ELLEN M. DIVER, P.E.
Chief, Bureau of Engineering

END/EAM/PWR:ss

10-SE Key Sheet
30 SE 15 Post Sheet
RE # D Topo
61 Tax Map



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 #84, Zoning Advisory Committee Meeting, October 25, 1977, re as follows:

Property Owner: Charles E. and Dorothy J. Miller
Location: E/S Harford Road 165' S. Parktowne Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a 12' x 25' illuminated advertising structure
Acres: 200 sq. ft.
District: 14th

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 comments.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

October 27, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item #84 - ZAC - October 25, 1977
Property Owner: Charles E. & Dorothy J. Miller
Location: E/S Harford Rd. 165' S. Parktowne Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a 12' x 25' illuminated advertising structure.
Acres: 200 sq. ft.
District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested Special Exception.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CEM/cmm



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

November 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 #84, Zoning Advisory Committee Meeting of October 25, 1977, are as follows:

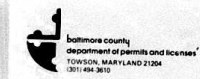
Property Owner: Charles E. and Dorothy J. Miller
Location: E/S Harford Road 165' S. Parktowne Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a 12' x 25' illuminated advertising structure
Acres: 200 sq. feet
District: 14th

Since the requested variance is for an advertising structure, no health hazards are anticipated.

Very truly yours,

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

ES:jlr-D



JOHN D. SEEVERT
DIRECTOR

November 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 84 Zoning Advisory Committee Meeting, October 25, 1977, are as follows:

Property Owner: Charles E. & Dorothy Miller
Location: E/S Harford Road 165' South Parktowne Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a 12' x 25' illuminated advertising structure.

Acres:
District:

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ 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 will be required to file an application for a building permit, if the sign is structural in design.
- ☐ 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 . It appears the sign which is located on one building lot is attached on to the building on the adjoining lot, which would mean crossing a property line.

Charles E. Burbanck
Charles E. Burbanck
Plans Review Chief
CMB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1977

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

Z.A.C. Meeting of: October 25, 1977

RE: Item No: 84
Property Owner: Charles E. & Dorothy Miller
Location: E/S Harford Rd. 165' S Parktowne Rd.
Present Zoning: R-1
Proposed Zoning: Special Exception for a 12' x 25' illuminated advertising structure.

District: 14th
No. Acres: 200 sq. ft.

Dear Mr. Dillema:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/lp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BRYANIS

THOMAS H. BOYER
HAR. LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT V. DUGEL, REPRESENTATIVE

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 December 1 1977

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Charles E. Miller
E/S of Harford Road M-1330
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... successive weeks before the
2nd day of December 1977, that is to say, the same
was inserted in the issues of December 1, 1977.

STROMBERG PUBLICATIONS, INC.

By *Estelle Bunge*

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles E. & Dorothy Miller

Location: E/C Harford Rd. 165' S Parktowne Rd.

Item No. 84

Zoning Agenda Meeting of 10/25/77

Qualifiers:

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 _____ **VIOLATES** 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 by: *H. V. Miller*
Baltimore County
Special Exception Division

Noted and
Approved: *Ch. H. Gault*
Baltimore County
Fire Prevention Bureau

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 1, 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. 21204, each week, one time, _____ successive weeks before the 20th day of December 1977, the ANN publication appearing on the 1st day of December 1977.

THE JEFFERSONIAN,
H. L. Lusk
Manager

Cost of Advertisement: \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#77-137-X

District: 14th Date of Posting: 12-1-77
Posted by: *H. V. Miller*
Petitioner: *Charles E. Miller*
Location of property: *E/S Harford Rd. 165' S Parktowne Rd.*
Location of Sign: *Sign posted on E/S Harford Rd. 165' S Parktowne Rd.*
Remarks: *See Map*
Posted by: *Michael H. Stone* Date of return: 12-1-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of Oct 1977. Filing Fee \$ 50. Received ☒ Check ☐ Cash ☐ Other

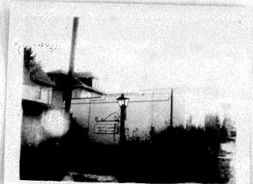
S. Eric Dillema
S. Eric Dillema,
Zoning Commissioner

Petitioner (*Charles E. Miller*) M.D. Submitted by *Ch. H. Gault*
Petitioner's Attorney Reviewed by *Ch. H. Gault*

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

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, RA, CC, CA										
Reviewed by: <i>Ch. H. Gault</i>	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case:	Map # _____									



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, RA, CC, CA										
Reviewed by: <i>Ch. H. Gault</i>	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case:	Map # _____									

BALTIMORE COUNTY, MARYLAND No. 57386

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Nov. 29, 1977 ACCOUNT: 01-662

AMOUNT: \$10.75

RECEIVED: Donnelly Adv. Corp. of Md. 3001 Remington Ave.
FROM: Baltimore, Md. 21204
FOR: Advertising and zoning of property for Charles Miller #78-137-X

4075 REC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 57342

OFFICE OF FIN - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Nov. 29, 1977 ACCOUNT: 01-662

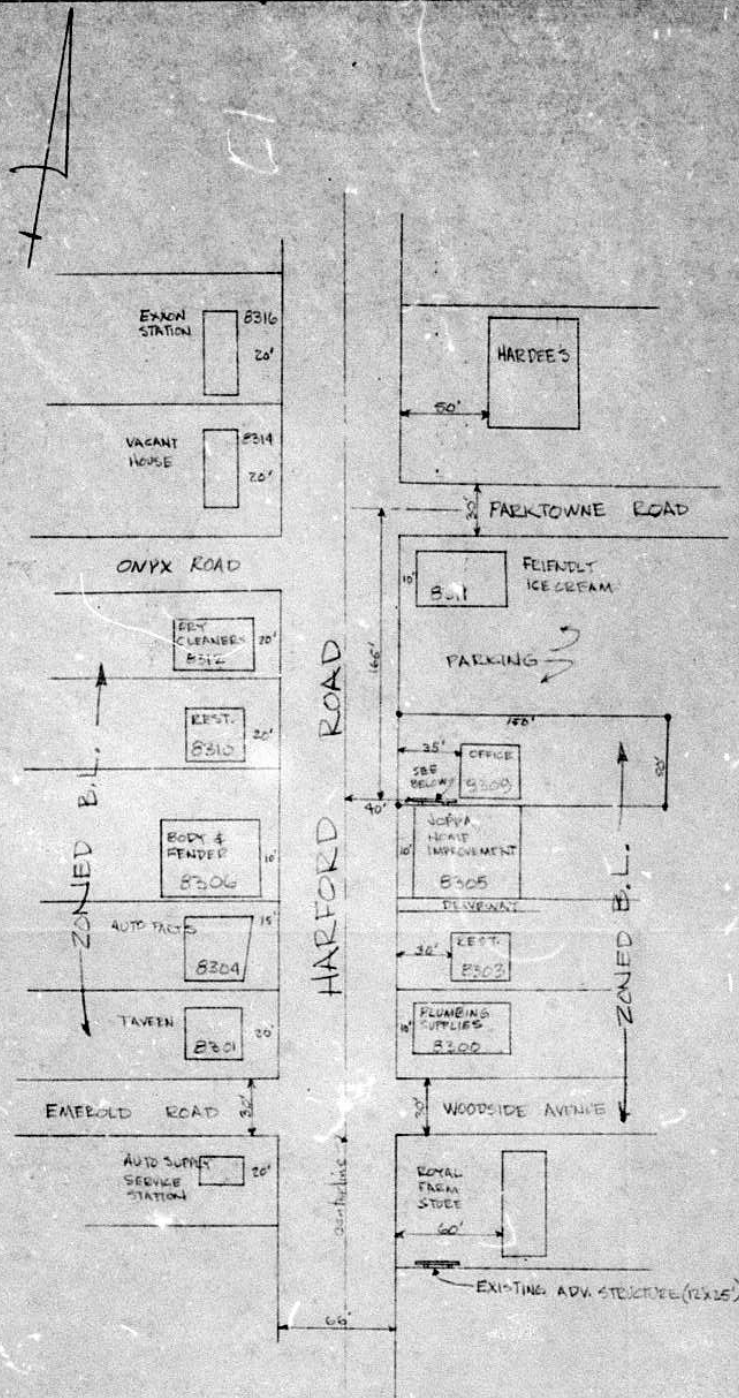
AMOUNT: \$50.00

RECEIVED: Donnelly Adv. Corp. of Md. 3001 Remington Ave.
FROM: Baltimore, Md. 21204
FOR: Petition for Special Exception for Charles Miller #78-137-X

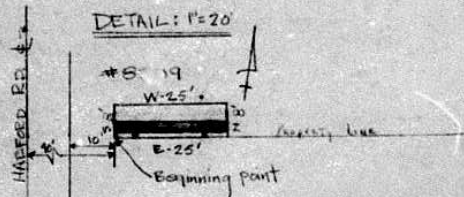
5000 REC

VALIDATION OR SIGNATURE OF CASHIER

2024 1958



VICINITY MAP, 1958



#8309 HARFORD ROAD - SPECIAL EXCEPTION

PROPOSED: ERECT ONE(1) 12'x25'
ILLUMINATED ADVERTISING STRUCTURE
12' ABOVE GRADE TO BASE
EXISTING ZONING - R.L.
SCALE - 1"=50'

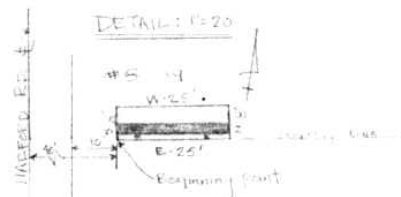
OWNER - CHARLES E. MILLER &
DOROTHY J. MILLER
8309 HARFORD RD
PARKVILLE, MD. 21234
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

MAP	1958
SECTION	1-10
DATE	10-1-58
BY	10-1-58
FOR	10-1-58
BY	10-1-58



VICINITY MAP 1:2000

MAP. 2
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#8309 HARFORD ROAD - SPECIAL EXCEPTION

PROPOSED: ERECT ONE (1) 12'x25'
ILLUMINATED ADVERTISING STRUCTURE
12' ABOVE GRADE TO EASE

EXTINGUISHING - R.L.

SCALE = 1" = 50'

OWNER - CHARLES E. MILLER &
DOROTHY G. MILLER

8309 HARFORD RD
FAIRVILLE MD 21234

14TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.