

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carroll Island Associates, 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 for a Variance from Section 812.02 to permit an additional free standing double faced rotating sign, 80 square feet, instead of the required 20 sq. ft.

101.37 A.L. 1000 Cherry Hill Road, Baltimore, Maryland 21204. Petitioner: Carroll Island Associates, Inc. 7720 Belair Road, Baltimore, Maryland 21236.

REASON: The proposed Radio Shack sign is 8' high by 10' long, internally illuminated, rotating type needed to advertise the Radio Shack store which is the back end of the last store in the center.

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 be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Charles E. Kuntz, Jr. Attorney
1008 Cherry Hill Road
Baltimore, Maryland 21204
Petitioner's Attorney

Carroll Island Associates, Inc. Legal Owner
Address P.O. Box 8616
Baltimore, Maryland 21236
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of January, 1978.

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 15th day of January, 1978 at 10:15 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: Leslie H. Grael, Director of Planning
SUBJECT: Petition #78-145-A, Petition for Variance for a Sign.
Southwest side of Carroll Island Road 615 Northwest of Bowleys Quarter Road.
Petitioner - Carroll Island Associates
15th District

HEARING: Monday, January 9, 1978 (10:15 A.M.)

In view of the countryside aesthetic problem of the visual impact of excessive signs, it is suggested that particular attention be focused on all such petitions for variances as to the number of signs already existing in each location.

Leslie H. Grael
Leslie H. Grael, Director of Planning

LHG:JGH/rw

RE: PETITION FOR VARIANCE
2W/S of Carroll Island Rd. 615'
NW of Bowleys Quarter Rd.,
15th District
CARROLL ISLAND ASSOCIATES,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-145-A

ORDER TO ENTER APPEARANCE

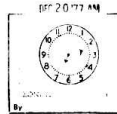
Mr. Commissioner:

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

I HEREBY CERTIFY that on this 20th day of December, 1977, a copy of the aforesaid Order was mailed to David Cordish, President, Carroll Island Associates, P. O. Box 8616, 7720 Belair Road, Baltimore, Maryland 21236, Petitioner.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 438-3301

S. ERIC DINENNA
ZONING COMMISSIONER

February 9, 1978

Mr. David S. Cordish
Carroll Island Associates
P. O. Box 8616
7720 Belair Road
Baltimore, Maryland 21236

RE: Petition for Variance
SW/S of Carroll Island Road, 615' NW
of Bowleys Quarter Road
15th Election District
Carroll Island Associates, Inc. - Petitioner
NO. 78-145-A (Item No. 103)

Dear Mr. Cordish:

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

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Robert E. Nathan
Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21230

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

DESCRIPTION OF PROPERTY

All that parcel of land in the 15th District of Baltimore County.

Beginning at a point, said point being approximately 615' northwesterly from the center line of Bowleys Quarter Road and also being approximately 30' southwesterly from the center line of Carroll Island Road. Thence in a southeasterly direction 40°-0' to a point. Thence in a northwesterly direction 10°-0' to a point. Thence in a northwesterly direction 40° to a point, thence in a southeasterly direction 10° to the place of beginning forming a rectangle 40' x 10' in which the sign is to be placed.

Being the property of Carroll Island Associates, 7720 Belair Road, Baltimore, Maryland 21236. As shown in plat plan filed with the zoning department.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS L. MOURING, PE
DIRECTOR

December 17, 1977

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

Re: Item #103 (1977-1978)
Property Owner: Carroll Island Associates
30' S/W Carroll Island Rd. 615' N/W Bowleys Quarter Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit an additional free standing double faced rotating sign, 80 sq. ft.
Area: 400 sq. ft. District: 15th

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.

COMMENTS

Baltimore County highway and utility improvements are not directly involved and exist or are secured by Public Works Agreement #157307, executed in connection with the development of "Carroll Island Shopping Center".

This office has no further comment in regard to this item submitted for Zoning Advisory Committee review in connection with this item #103 (1977-1978).

Very truly yours,
Edmund H. Stiver, P.E.
Edmund H. Stiver, P.E.
Chief, Bureau of Engineering

END:EAH:PMH:SS

cc: E. Domes

2-WK Map Sheet
15 NE 41 & 42 Pds. Sheets
NE 4 & 5 Topo
91 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Carroll Island Associates
P. O. Box 8616
7720 Belair Road
Baltimore, MD 21236

ITEM #103

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 15th day of November 1977.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: CARROLL ISLAND ASSOCIATES
Petitioner's Attorney: Nicholas B. Cordish
Reviewed by: Nicholas B. Cordish
cc: Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, MD 21230

Nicholas B. Cordish
Chairman, Zoning Plans
Advisory Committee

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 an additional free standing double sign, totaling sign of 80 square feet instead of the required 20 square feet should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of February, 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 19th day of February, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 27, 1977

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

John L. Wimbley
Deputy Zoning Commissioner
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Route Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Social Administration
Industrial Development

Carroll Island Associates
P.O. Box 8616
7720 Belair Road
Baltimore, Maryland 21236

Attention: Mr. David S. Cardish
President

RE: Variance Petition
Item Number 103
Petitioner - Carroll Is. Assoc.

Dear Mr. Cardish:

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.

Located on the south side of Carroll Island Road west of Howleys Quarter Road in the 13th Election District, the subject property is currently improved with the Carroll Island Shopping Center. This property was the subject of two previous zoning requests, Case 174-224-X and 876-232-X, in which Special Exceptions for a movie theatre and service garage within the shopping center were granted. The request at this time is to allow an additional sign fronting on Carroll Island Road with a square footage of 80 feet in excess of what section 413.2f of the Baltimore County Zoning Regulations would permit.

Carroll Island Associates
Page 2
Item Number 103
December 27, 1977

At the time of this writing, the comments from the Department of Traffic Engineering and the Office of Project and Development Planning were not available; however, I personally spoke to the respective representatives on this committee and they indicate that there were no problems requiring comments from this request.

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:r/r

cc: Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21230

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 29, 1977

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

Dear Mr. DiNenna:

The following are comments on Item #103, Zoning Advisory Committee Meeting of November 15, 1977:

Property Owner: Carroll Island Associates
Location: 30' SW Carroll Island Rd. 615' NW Howleys Quarter Rd.
Acre: 400 sq. ft.
District: 15th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BEC 35 118

January 5, 1978

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 #103, Zoning Advisory Committee Meeting, November 15, 1977, are as follows:

Property Owner: Carroll Island Associates
Location: 30' SW Carroll Island Rd. 615' NW Howleys Quarter Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit an additional free standing double faced rotating sign, 80 sq. ft.
Acre: 400 sq. ft.
District: 15th

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
Planner III
Project and Development Planning

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-494-7000

STEPHEN COLLINS
DIRECTOR

December 20, 1977

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

RE: Item 103 - 2AC - November 15, 1977
Property Owner: Carroll Island Associates
Locations: 30' SW Carroll Island Rd. 615' NW Howleys Quarter Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit an additional free standing double faced rotating sign, 80 sq. ft.
Acre: 400 sq. ft.
District: 15th

Dear Mr. DiNenna:

The requested variance to permit an additional free standing sign is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/kam

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

RE: Property Owner: Carroll Island Associates

Location: 30' SW Carroll Island Rd. 615' NW Howleys Quarter Rd.

Item No. 103

Zoning Advisory Committee Meeting of 11/15/77

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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 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 load condition shown at _____

Noting the maximum allowed by the F.P. Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of construction.
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.

(cc) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed:

Special Inspection Division

Noted and

Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
301-494-3610

JOHN D. SEIFERT
DIRECTOR

December 8, 1977

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

Dear Mr. DiNenna:

Comments on Item # 103 Zoning Advisory Committee Meeting, November 15, 1977 are as follows:

Property Owner: Carroll Island Associates
Location: 30' SW Carroll Island Rd. 615' NW Howleys Quarter Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit an additional free standing double faced rotating sign, 80 sq. ft.
Acre: 400 sq. ft.
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.C.) 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.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 5'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman
Plans Review Chief
CEB:r/r

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 9, 1977

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

Z.A.C. Meeting of: November 15, 1977

RE: Item No: 103
Property Owner: Carroll Island Associates
Location: 30° SW Carroll Island Rd. 615° NW Bowleys Quarter Rd.
Present Zoning: B.L.
Proposed Zoning: Variance to permit an additional free standing double faced rotating sign, 80 sq. ft.

District: 15th
No. Acres: 400 sq. ft.

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. BOTHAIR, SECRETARY

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCH
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ELVIN LORECK
MRS. MILTON E. SMITH, JR.
RICHARD W. TRACY, D.V.M.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11-16-77
Posted for: Heavy, Medium, Jan. 78
Petitioner: Carroll Island Assoc.
Location of property: 30° SW Carroll Island Rd. 615° NW Bowleys Quarter Rd.
Location of Signs: 1 sign on Carroll Island Rd. 1 sign on Bowleys Quarter Rd.
Remarks:
Posted by: [Signature] Date of return: 11-17-77

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map			11/17/77		
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by:					
Revised Plans: Change in outline or description					
Previous case: 74-2541 & 74-2222					

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 22, 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 on one time successive weeks before the 9th day of January 1978, the first publication appearing on the 22nd day of December 1977.

THE JEFFERSONIAN

Cost of Advertisement, \$

Advertising and circulation information for THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once a week on one time successive weeks before the 9th day of January 1978, the first publication appearing on the 22nd day of December 1977.

Advertising and circulation information for THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once a week on one time successive weeks before the 9th day of January 1978, the first publication appearing on the 22nd day of December 1977.

OFFICE OF THE TIMES
TOWSON, MD. 21204 December 22 19 77

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Carroll Island Assoc. SW of Carroll Island Road was inserted in the following

- ☐ Catonsville Times
- ☐ Jundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 23rd day of December 1977, that is to say, the same was inserted in the issues of December 22, 1977

STROMBERG PUBLICATIONS, INC.

BY: *Ester Burger*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of Nov 1977. Filing Fee \$ 25 Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *Carroll Island Assoc.* Submitted by: *J. Petrovich*
Petitioner's Attorney: *J. Petrovich* Reviewed by: *J. Petrovich*

* 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. 57405

DATE: January 16, 1978 ACCOUNT: 01-662

AMOUNT \$16.50

RECEIVED Claude Neon Signs, Inc. 1808 Cherry Hill Rd.
FOR: Advertising and posting of property for Carroll Island Assoc. #18-115-A

4840 OR 16

46.5 CME

VALIDATION OR SIGNATURE OF CASHIER

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

No. 57372

DATE: Dec. 16, 1977 ACCOUNT: 01-662

AMOUNT \$25.00

RECEIVED Claude Neon Signs 1808 Cherry Hill Rd., Balto.
FOR: Petition for Variance for Carroll Island Assoc. #18-115-A

4873 OR 19

25.00 CME

VALIDATION OR SIGNATURE OF CASHIER



