

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, A. L. Stromberg Company legal owner, 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 13.1.e & (3) to permit two 64 illuminated signs totaling 64 square feet in lieu of the permitted 25 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

New Office building has been constructed on the property. It is necessary that signs be erected on the property so that the public will be able to locate and distinguish the business being conducted on the property. Applicant wishes to erect one 4' X 8' free standing sign and one 4' X 8' sign attached to the building.

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

A. L. STROMBERG COMPANY
By: Theodore F. Stromberg Legal Owner
Contract purchaser
Address: 1315 Sulphur Spring Road
Baltimore, Maryland 21227

Richard N. Kerr, Esquire
Address: 1105 Fidelity Bldg. #21201
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February 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 1st day of May 1978, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1980

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

RE: Item No. 166
Petitioner-A. L. Stromberg Company
Variance Petition

Dear Mr. Kerr:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Because of your client's proposal to locate two illuminated signs on this property, this Variance is required. It should be noted that at the time of field inspection, a sign was already existing on this site. If the petition is granted, the area of this sign cannot exceed 32 square feet.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Triangle Sign & Service
822 Central Ave. Linthicum, Md. 21090



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #166 (1979-1980)
Property Owner: A. L. Stromberg Co.
S/SE New Sulphur Spring Rd. 55' S/W Waelchli Rd.
Existing Zoning: DR 16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.
Acres: 0.76 District: 13th
Previous Cases: 77-194-XA (Item No. 135, 1976-77); 78-198-ASPH (Item No. 135, 1977-78)

Dear Mr. Hammond:

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 and are secured by Public Works Agreement #137802 executed in conjunction with the development of this property per BLD. #585-77, Office Building (Waelchli Road), Project #7095.

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item 135 (1976-1977), 77-194-XA, and Item 135 (1977-1978), 78-198-ASPH, are referred to for your consideration.

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.

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.

Item #166 (1979-1980)
Property Owner:
Page 2
March 25, 1980

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 166 (1979-1980).

Very truly yours,

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

END:EAM:PWR:es

G-SW Key Sheet
18 & 19 SW 14 & 15 Pos. Sheets
SW 5 D Topo
108 Tax Map

Attachment



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #166, Zoning Advisory Committee Meeting, February 19, 1980, are as follows:

Property Owner: A. L. Stromberg Co.
Location: SE/S New Sulphur Spring Road 55' SW Waelchli Road
Existing Zoning: D.R.16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.
Acres: 0.76
District: 13th
Previous Cases 77-194-XA (Item No. 135, 1976-77); 78-198-ASPH (Item No. 135, 1977-78)

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, Jr.
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the items #165, 166, and 167.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 27, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 166, Zoning Advisory Committee meeting of February 19, 1980, are as follows:

Property Owner: A.L. Stromberg Co.
Location: SE/S New Sulphur Spring Road 55' SW Waelchli Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.
Acres: 0.76
District: 13
Previous Cases: 77-194-XA (Item No. 135, 1976-77); 78-198-ASPH (Item No. 135, 1977-78)

The proposed signs should not present any health hazards.

Very truly yours,

Earl J. Torres, Director
BUREAU OF ENVIRONMENTAL SERVICES

IEP/zw

ORDER RECEIVED FOR FILING
DATE Jan 3 1980
BY Administrative Assistant

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The new office building on the subject property is well designed, attractive, and appears to be an asset to the community, and the property is well landscaped;
2. The level of the ground on which the building is placed and the designated locations for the two proposed signs are considerably higher than the level of New Sulphur Spring Road;
3. There is a need for adequate informational signs;
4. The speed limit on New Sulphur Spring Road is 25 to 30 miles per hour;
5. Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner; and
6. The granting of a variance will not adversely affect the health, safety, and general welfare of the community; and,

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of June, 1980, that a Variance to permit two (2) 6' illuminated signs totaling 36 square feet in lieu of the permitted 25 square feet could be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE
from Section 413.1.e & (3) : COUNTY BOARD OF APPEALS
of the Baltimore County :
Zoning Regulations : OF
SE/S New Sulphur Spring Road : BALTIMORE COUNTY
55' SW of Waelchill Road :
13th District :
A. L. Stromberg Company, :
Petitioner : No. 80-223-A

OPINION

The case before the Board is an appeal only from that portion of the Deputy Zoning Commissioner's Order concerning the size of two proposed identification signs at the subject property. The Petitioner seeks two 4' x 8' signs. A site plan and drawings of the proposed signs are part of the file in this case.

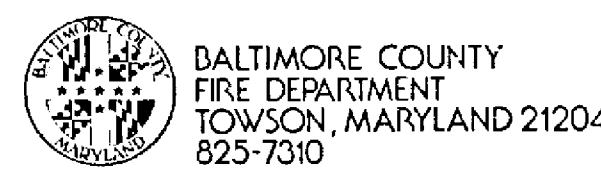
The Petitioner offered testimony and evidence as to the practical difficulty of the installation of signs smaller than 4' x 8' at the subject property.

After reviewing the testimony and evidence, the Board is satisfied that because of this specific site, including its proximity to other business activities and its nearness on Sulphur Spring Road to the high speed off ramp of I-95, the Petitioner has satisfied the regulations as to evidencing sufficient practical difficulty to warrant the granting of the variance for two 4' x 8' signs.

It is now proposed that the subject property be reclassified later this month to the newly created office zone. These new classifications will henceforth regulate the land use at the subject property including the use of signs.

The Petitioner's limited appeal concerning the variance as to the size of the signs is the only question before the Board; the People's Counsel took no appeal from the prior Order of the Deputy Zoning Commissioner. Hence, all other parts of the Deputy Zoning Commissioner's prior Order are now final.

For the reasons set out above, the Board shall grant the Petitioner's request for a variance so as to allow the construction of the two 4' x 8' signs described to the Board.



PAUL H. REIN
CHIEF

February 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: A. L. Stromberg Co.

Location: SE/S New Sulphur Spring Rd. 55' SW Waelchill Rd.

Item No: 166 Zoning Agenda: 2-19-80

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 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 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 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER CHD Noted and Approved: George M. H. Jones
Planning Group Fire Prevention Bureau
Special Inspection Division

A. L. Stromberg Co. - #80-223-A

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of October, 1980, by the County Board of Appeals, ORDERED that the variance petitioned for, for two 4' x 8' signs, as per the sign plans and the site plan presented to this Board, be and the same is hereby GRANTED.

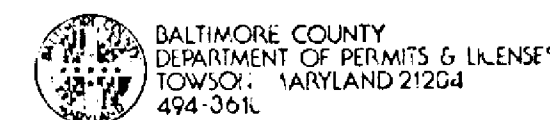
Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

John V. Murphy



TED ZALESKI JR.
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #166 Zoning Advisory Committee Meeting, February 19, 1980

are as follows:

Property Owner: A.L. Stromberg Co.
Location: SE/S New Sulphur Spring Road 55' SW Waelchill Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.

Area: 0.76

District: 13th

Previous Cases: 77-190-XA (Item 135, 1976-77) 78 198 ASPH Item 135 1977-78)

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- B. Sign permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer may be required to file a permit application, should there be a structural need.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 2" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed does comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: See Department of Permits and Licenses as to requirements for filing an application for signs - Call 494-3900.

NOTE: These comments reflect only on the information provided by the owner, submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

(CH:rg)

June 20, 1980

Case No. 80-223-A
Item No. 166
Var., -Illuminated signs. (Sec. 413.1.e & (3))
SE/S of New Sulphur Spring Rd.,
55' SW of Waelchill Road
A.L. Stromberg Company
13th District

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 4/14/80
- ✓ 4. Copy of Certificates of Publication 4/10/80
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance, John W. Hession, III, Esquire
- ✓ 9. Copy of Order - Deputy Zoning Commissioner - 6-3-80
- ✓ 10. Copy of Plat of Property
11. 200' Scale Location Plan
12. 1000' Scale Location Plan
13. Memorandum in Support of Petition
14. Letter(s) from Protestant(s)
15. Letter(s) from Petitioner(s)
16. Protestants' Exhibits to
- ✓ 17. Petitioner's Exhibits 1 to 6 Letters & Photographs
- ✓ 18. Letter of Appeal, Richard N. Kerr, Esquire 6-14-80

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

Attorney for Petitioner

A.L. Stromberg Company
c/o Mr. Theodore F. Stromberg
1515 Sulphur Spring Road
Baltimore, Maryland 21227

Petitioner

John W. Hession, III, Esquire

People's Counsel

James E. Dyer

Request Notification

W. E. Hammond

Zoning Office

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of New Sulphur Spring Rd. :
55' S of Pearl Rd., 1st District : OF BALTIMORE COUNTY

A. L. STROMBERG COMPANY, : Case No. 80-223-A
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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing Order was mailed to Richard N. Kerr, Esquire, 1105 Fidelity Building, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyler, Director
Office of Planning and Zoning
FROM: Petition No. 80-223-A Item 166
SUBJECT:

Petition for Variance
Southeast side of New Sulphur Spring Road, 55 feet Southwest of Waelchill Road
Petitioner - A. L. Stromberg Company

Thirteenth District

HEARING: Thursday, May 1, 1980 (10:00 A.M.)

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

John D. Seyler
John D. Seyler, Director
Office of Planning and Zoning

JDS:JGH:ab

March 28, 1980

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Variance - A.L. Stromberg Company - SE/E New Sulphur Spring Road, 55' SW of Waelchilli Road
Case No. 80-223-A

TIME: 10:00 A.M.

DATE: Thursday, May 1, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

RE: Petition for Variance
SE/S New Sulphur Spring Rd.,
55' SW Waelchilli Rd
A.L. Stromberg Company
Case No. 80-223-A

Dear Sir:

This is to advise you that \$56.10 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 3, 1980

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

RE: Petition for Variance
SE/S of New Sulphur Spring Rd., 55' SW
of Waelchilli Rd. - 13th Election District
A.L. Stromberg Co. - Petitioner
NO. 80-223-A (Item No. 165)

Dear Mr. Kerr:

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

Very truly yours,

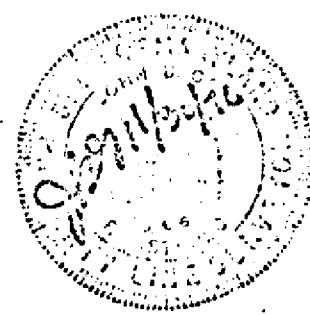
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

BEGINNING for the same on the Southeast side of New Sulphur Spring Road at a point situate 55 feet Southwesterly from the prolongation Northerly of Waelchilli Road as now laid out thence running South 33 minutes 30 seconds East 85.00 feet to intersect the North side of Waelchilli Road thence running Southwesterly along the North side of Waelchilli Road 390 feet more or less thence continuing along the North side of Waelchilli Road in Southwesterly direction by a curve to the left having a radius of 186.91 feet for a distance of 47.00 feet more or less thence running in a Northerly direction along the Easternmost side of Waelchilli Road as shown on State Roads Commission of Maryland Plat Number 25996 the distance of 110.00 feet more or less to a point on the Southeast side of New Sulphur Spring Road thence running along the Southeast side of New Sulphur Spring Road the five following courses and distances, viz.: (1) North 56 degrees 30 minutes East 231.00 feet (2) South 33 degrees 30 minutes East 10 feet (3) North 56 degrees 30 minutes East 86.00 feet (4) North 33 degrees 30 minutes West 10.00 feet and (5) North 56 degrees 30 minutes East 52.00 feet to the place of beginning. Containing 0.76 acres of land more or less.



RECORDED

PETITION FOR VARIANCE
13th District
LOCATION: Southeast side of New Sulphur Spring Road, 55 feet Southwest of Waelchilli Road
DATE & TIME: Thursday, May 1, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Variance to permit two 4x8 illuminated signs totaling 64 square feet in lieu of the permitted 25 square feet.
The Zoning Regulations to be excepted as follows:
Section 413.2.e & (3) - Signs
All that parcel of land in the Thirteenth District of Baltimore County
Being the property of A.L. Stromberg Company, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, May 1, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

April 18 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance
13th District
was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before
the 11th day of April 1980 that is to say,
the same was inserted in the issues of

4/10/80

COLUMBIA PUBLISHING CORP.
By John W. Hessian, III

RICHARD N. KERR
ATTORNEY AT LAW
1105 FIDELITY BUILDING
BALTIMORE, MD. 21201
TELEPHONE 685-0156

June 16, 1980

Zoning Commissioner
County Office Building
Towson, Md. 21204

Re: Petition for Variance
SE/S of New Sulphur Spring Rd.,
55' SW of Waelchilli Rd. - 13th
Election District, A. L. Stromberg
Co. - Petitioner
NO. 80-223-A (Item No. 165)

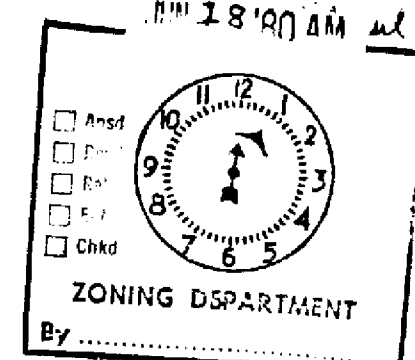
Dear Sir:

Please enter an appeal to the County Board of Appeals from the
Order of the Deputy Zoning Commissioner dated June 3, 1980 in the above
entitled matter on behalf of my client, A. L. Stromberg Company, 1515
Sulphur Spring Road, Baltimore, Maryland 21227. I am enclosing my
check in the amount of \$35.00 for the filing fee.

Very truly yours,

Richard N. Kerr

RNK:md
Enc.



Halethorpe Improvement Association, Inc.

P. O. BOX 7306
HALETHORPE, MARYLAND 21227

20 February 1980

A.L. Stromberg & Co.
Waelchilli Avenue
Baltimore, Maryland 21227

Dear Sirs:

This Association and the entire Halethorpe community congratulate you on
the opening of your new facility in our community. We welcome you to Halethorpe
and extend further congratulations on the tasteful architecture and pleasing
appearance of the new building. Your building is a welcome exception to the plastic,
"pop" architecture which is so common today.

I consider your firm and facility to be definite assets to this community.
From the comments of my neighbors and Association members, it is obvious that this
view is prevalent throughout the community.

Best Wishes,
Stephen D. Saal,
President,
Halethorpe Improvement Assn.

cc: Arbutus Times

PETITIONER'S
EXHIBIT 1



Arbutus Business & Professional Association, Inc.
P.O. BOX 7357
ARBUTUS, MARYLAND 21227

George W. Goschen - President
Walter J. Steffens - Vice President
Dawn Murphy - Secretary
Helen Houston - Treasurer
Board of Directors
Ray Hartman, Jr.
Edwin Hasty
Robert Liggett
Leon L. Lineburg
Betty Rindel
Dr. Harry Wille
Sunny Bullock
Chalging President

April 17, 1980

A. L. Stromberg Company
1515 Sulphur Spring Road
Baltimore, Md. 21227

Gentlemen:

Sometimes we take things for granted; or, seeing a new building going up - only remark when it is occupied, that it is finally finished.

I would like to acknowledge and compliment you on your new edifice. It is an asset to the community.

People, living and working in the community; and, investing in building within the community are what make our area a great place.

Congratulations again on your excellent and pleasing addition to our community.

Kind personal regards and continued success to all of you.

Very truly yours,

George W. Goschen

GMG:dmr

PETITIONER'S
EXHIBIT 2



JULY 4th CELEBRATION COMMITTEE, INC.

13th District of Baltimore County

Composed of Religious, Civic, Fraternal and Service Men's Organizations

April 22, 1980

A. L. Stromberg Company
1515 Sulphur Spring Road
Arbutus, Md. 21227

Dear Sir:

We would like to express our appreciation of your new office facilities. By constructing the building at the present location, the well-traveled area of the post office and the library, you have not only expanded the business district of Arbutus, but you have greatly improved the overall view. It is a fine looking building and we hope to see more of the same in the future.

Also, we would like to convey our thanks for letting us meet in your offices. The accommodations are just great and we are hoping to improve attendance at the meetings.

Cordially,

Nancy Ehrlich

Nancy Ehrlich
Corresponding Secretary
July 4th Celebration Committee, Inc.

PETITIONER'S
EXHIBIT 3

70-2171
1489-1491

October 2, 1980

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

Re: Case No. 80-223-A
A. L. Stromberg Co.

Dear Mr. Kerr:

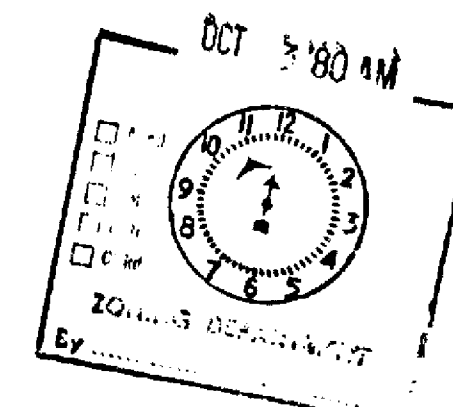
Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

End.

cc: A. L. Stromberg Co.
John W. Hession, III, Esquire
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Maxwell



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicte		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>gms</u>	Revised Plans:				Change in outline or description Yes				
Previous case: <u>77-154 X4 (135-76-77)</u>	Map #				No				

165

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 6 day of Feb, 1980.

Filing Fee \$ 5.00 Received: Check

 Cash

 Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Submitted by

Petitioner's Attorney Reviewed by

*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		Duplicte		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>gms</u>	Revised Plans:				Change in outline or description Yes				
Previous case: <u>77-154 X4</u>	Map #				No				

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

cc: Triangle Sign & Service
822 Central Ave.
Linthicum, Md. 21070

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 19th day of February, 1980.

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner A. L. Stromberg Company
Petitioner's Attorney Richard N. Kerr, Esquire Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR VARIANCE
13th DISTRICT
COUNTY: Petition for Variance
LOCATION: Southeast side of New Sulphur Spring Road, 55 feet Southwest of Watchhill Road
DATE & TIME: Thursday, May 1, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit two 4x8 illuminated signs totaling 64 square feet in area of the property.
The Zoning Regulation to be executed as follows:
Section 412.2 & (3)-(5) Signs
All that parcel of land in the Thirteenth District of Baltimore County
Beginning for the same on the Southeast side of New Sulphur Spring Road at a point 55 feet Southwesterly from the intersection of Watchhill Road and the line of the property.
East 55 feet to intersect the North side of Watchhill Road 20 feet more or less thence continuing along the North side of Watchhill Road 20 feet more or less thence running in a Northwesterly direction by a curve to the left having a radius of 106.81 feet for a distance of 47.00 feet more or less to a point on the Southeast side of New Sulphur Spring Road thence running along the Southeast side of New Sulphur Spring Road the following courses and distances, viz:
(1) North 85 degrees 30 minutes East 23.00 feet (2) South 22 degrees 30 minutes East 10 feet (3) North 85 degrees 30 minutes East 50.00 feet (4) North 23 degrees 30 minutes West 10.00 feet and (5) North 85 degrees 30 minutes East 52.00 feet to the place of beginning. Containing 0.10 acres of land more or less.
Being the property of A. L. Stromberg Company, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, May 1, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1980
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 the~~ on the ~~10th~~ 10th day of April, 1980, the ~~first~~ first publication appearing on the 10th day of April, 1980.

THE JEFFERSONIAN,
Richard N. Kerr
Manager.

Cost of Advertisement: \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - RECEIVING DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: March 28, 1980 ACCOUNT: 01-652
AMOUNT: \$25.00
RECEIVED: Richard N. Kerr, Esquire
FROM: Filing Fee for Case No. 80-223-A
FOR: Filing Fee for Case No. 80-223-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - RECEIVING DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 20, 1980 ACCOUNT: 01-652
AMOUNT: \$35.00
RECEIVED: Richard N. Kerr, Esquire
FROM: Filing Fee for Appeal of Case No. 80-223-A
FOR: Filing Fee for Appeal of Case No. 80-223-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - RECEIVING DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 20, 1980 ACCOUNT: 01-652
AMOUNT: \$5.00
RECEIVED: Richard N. Kerr, Esquire
FROM: Posting for Appeal of Case No. 80-223-A
FOR: Posting for Appeal of Case No. 80-223-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - RECEIVING DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: May 1, 1980 ACCOUNT: 01-652
AMOUNT: \$26.10
RECEIVED: Richard N. Kerr, Esquire
FROM: Advertising and Posting for Case No. 80-223-A
FOR: Advertising and Posting for Case No. 80-223-A

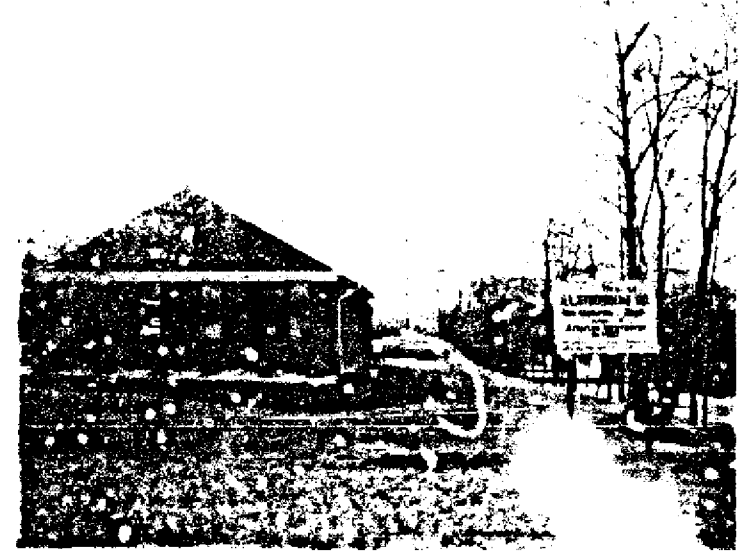
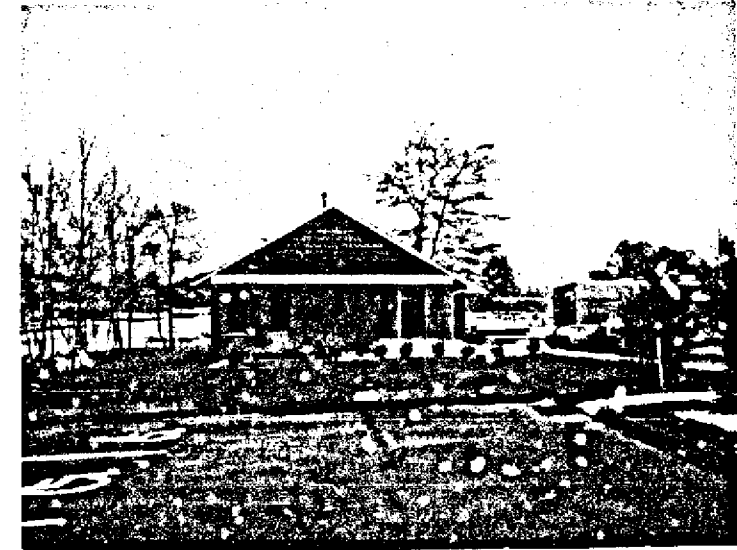
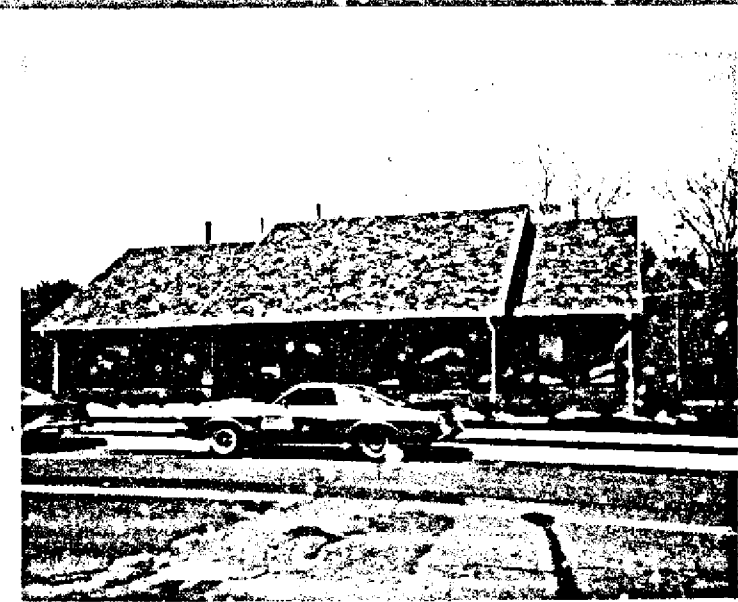
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

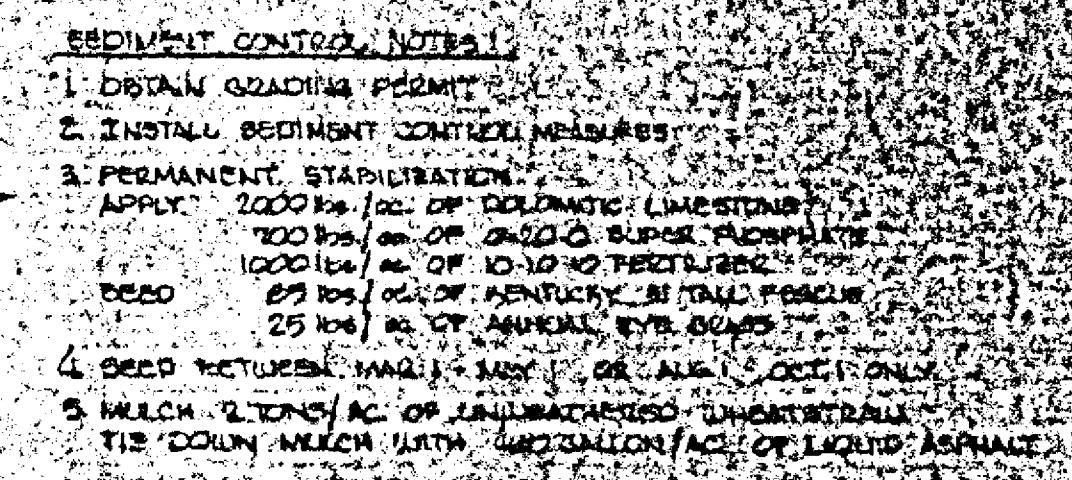
District: 13th Date of Posting: APRIL 14, 1980
Posted for: PETITION FOR VARIANCE
Petitioner: A. L. STROMBERG COMPANY
Location of property: SE/S New Sulphur Spring Rd., 55' SW of Watchhill Rd.
Location of Signs: SE/S New Sulphur Spring Rd., 55' SW of Watchhill Rd.
Remarks: Thomas K. Roland
Posted by: Thomas K. Roland Signature Date of return: APRIL 18, 1980

1-SIGN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: JUNE 28, 1980
Posted for: APPEAL
Petitioner: A. L. STROMBERG COMPANY
Location of property: SE/S New Sulphur Spring Rd., 55' SW of Watchhill Rd.
Location of Signs: SE/S New Sulphur Spring Rd., 55' SW of Watchhill Rd.
Remarks: Thomas K. Roland
Posted by: Thomas K. Roland Signature Date of return: JULY 3, 1980
Number of Signs: ONE

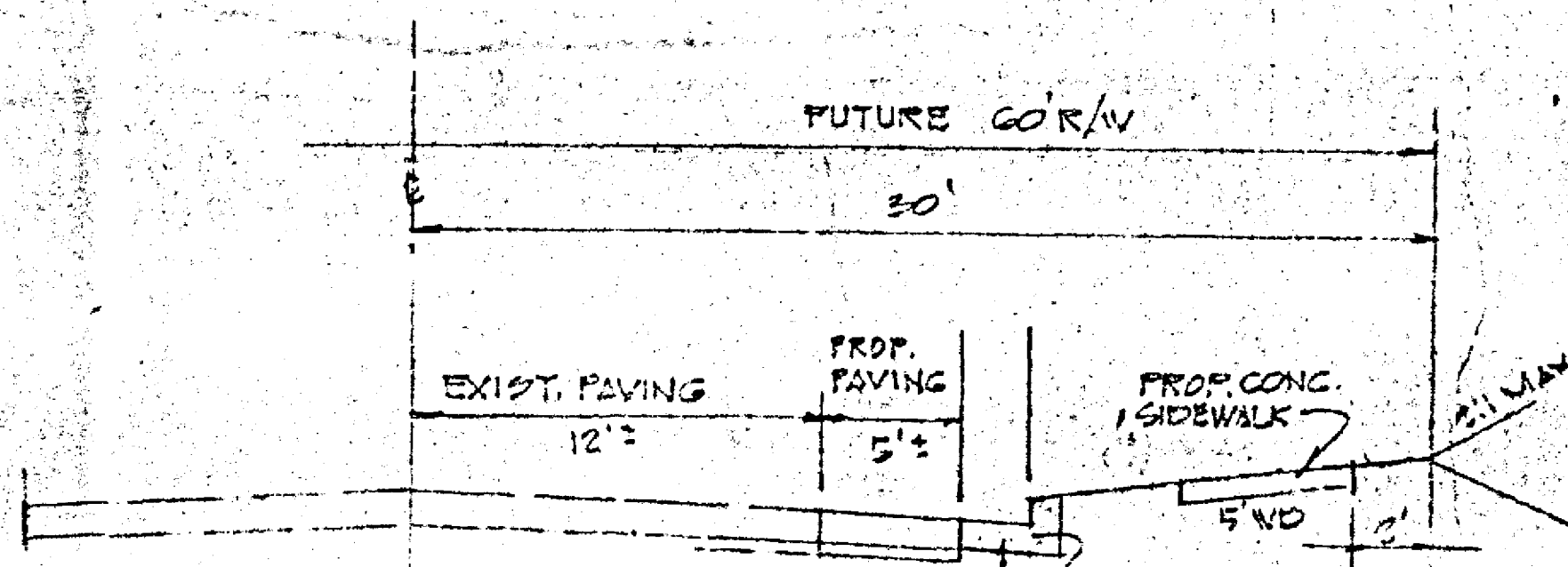




1. AREA OF PARCEL: 0.12 AC.
2. EASEMENT DISTRICT: 18TH
3. TAX MAP: 105
4. PARCEL NO.: 205
5. PLOUGH
6. OWNER: JOHN E. GOODMAN & WILLIAM J. BOGGS
C/O JOHN E. GOODMAN
1500 EULPHING BOILING RD.
AZULITA, MO. 63221
7. DEED REFERENCE: 2 LINDSEY 5-599 FOLD 122
8. PRESENT ZONING: D12 MC
9. PROPOSED (MC): 18.05% & 20% FRAME
10. FULL PLACEMENT OFFER PRICE
11. PARKING SPACES REQUIRED:
 - A. FIRST FLOOR: 10
 - B. SECOND FLOOR: 1
12. PARKING SPACES PROVIDED:
 - A. 17-10420 PARKING SPACES
 - B. 112-608 PARKING SPACES
13. SPECIAL EXCEPTION POSITION: TYPE 1A

ENGINEERS
LAND DEVELOPMENT CONSULTANTS
3086 - H. TOWN & COUNTRY BLVD.
ELLCOTT CITY, MD. 21043
410-2519

NOTE: CONTRACTOR TO VERIFY ALL ELEV. & INV. OF EXISTING UTILITIES



TYPICAL SECTION

13TH DISTRICT DALTO CO MD
MAY 19 1978 SCALE 1:20

MAY 19 1978

MAY 19 1978

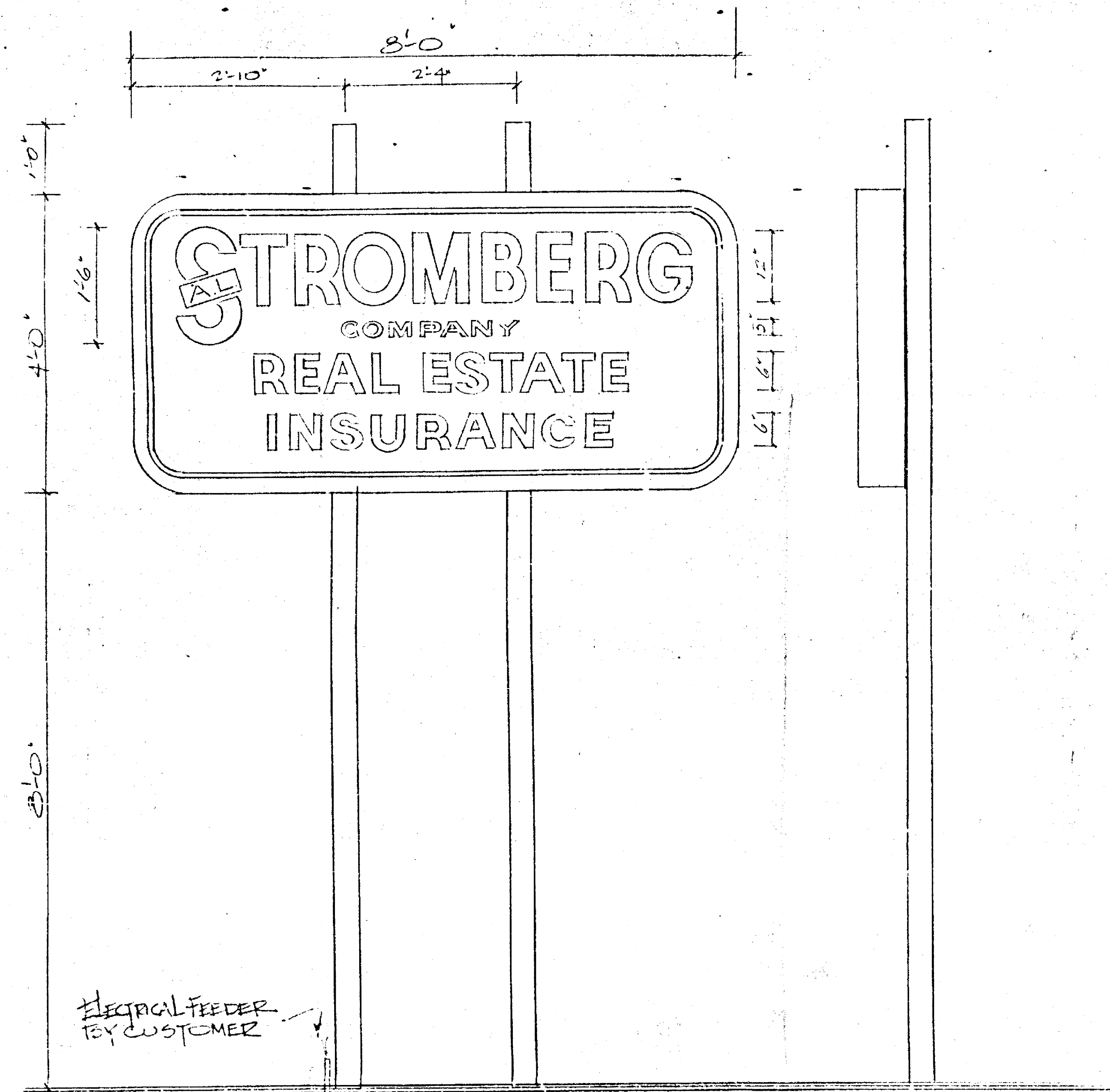
TRIANGLE SIGN & SERVICE

822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 789-5800



DESIGNED FOR: AL STROMBERG REALTY

DATE: 11-7-79 NO: 79-1117 SCALE: 1"=1'-0"
SHEET 1 OF 2



LETTERS & STRIPE-YELLOW-LIGHTED
FACE-CABINET & SUPPORTS
BK. DURAODIC BRONZE

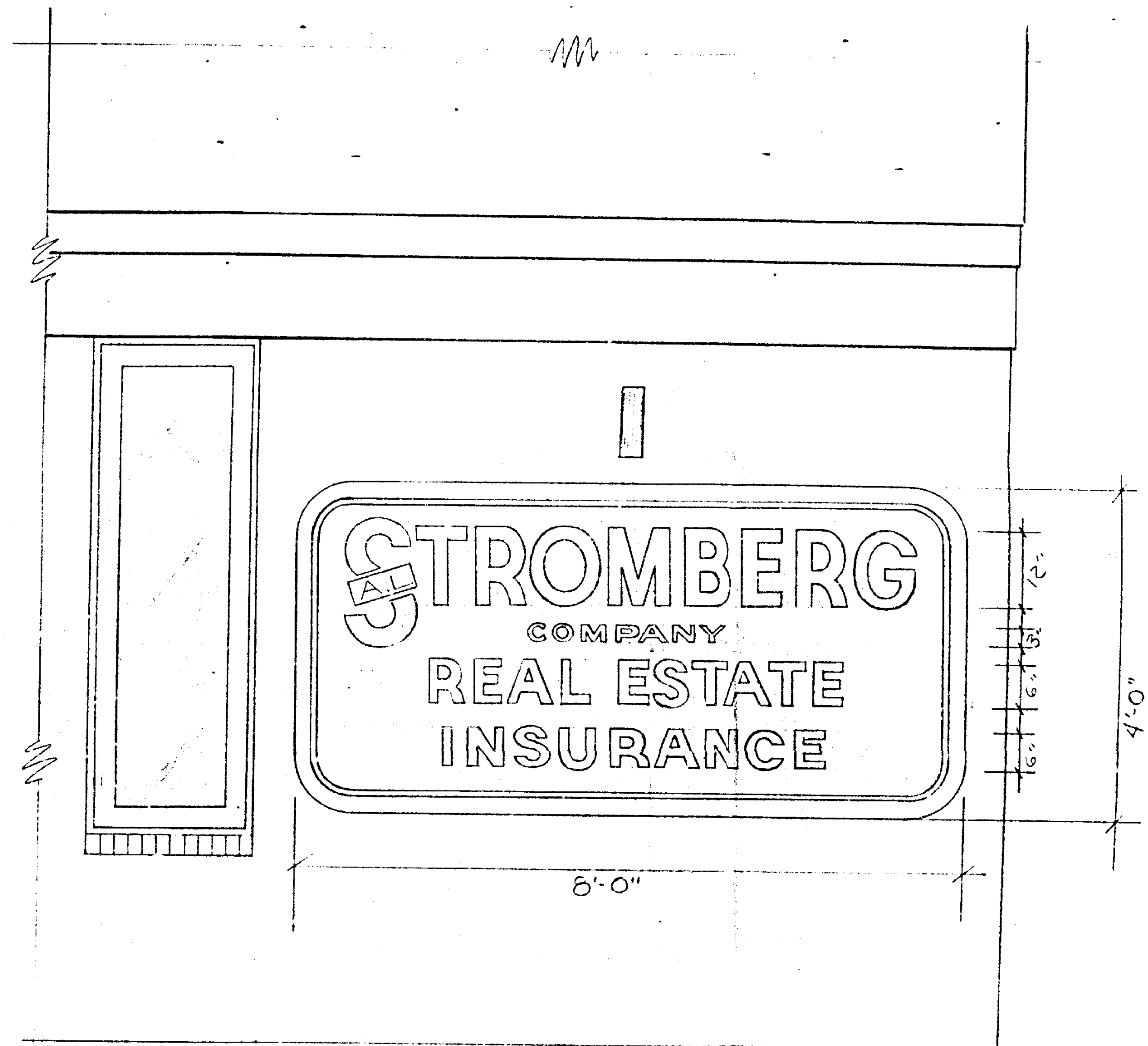
TRIANGLE SIGN & SERVICE

822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 789-5800



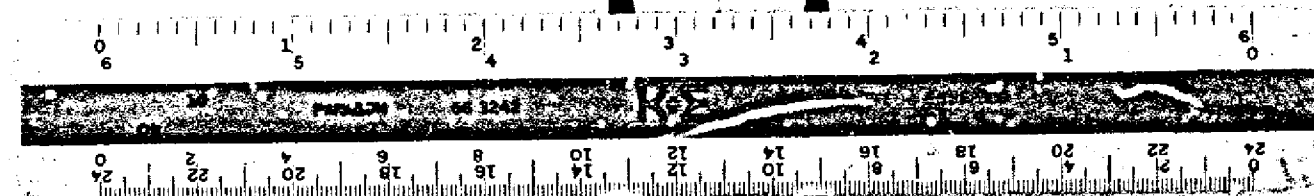
DESIGNED FOR: AL STROMBERG REALTY

DATE: 11-7-79 NO: 79-1117 SCALE: 1"=1'-0"
SHEET 2 OF 2



PARTIAL REAR ELEVATION
SCALE: 1"=1'-0"

SINGLE FACE ILLUMINATED SIGN 4'x8'
COPY & STRIPE-YELLOW
FACE & CABINET-DURAODIC



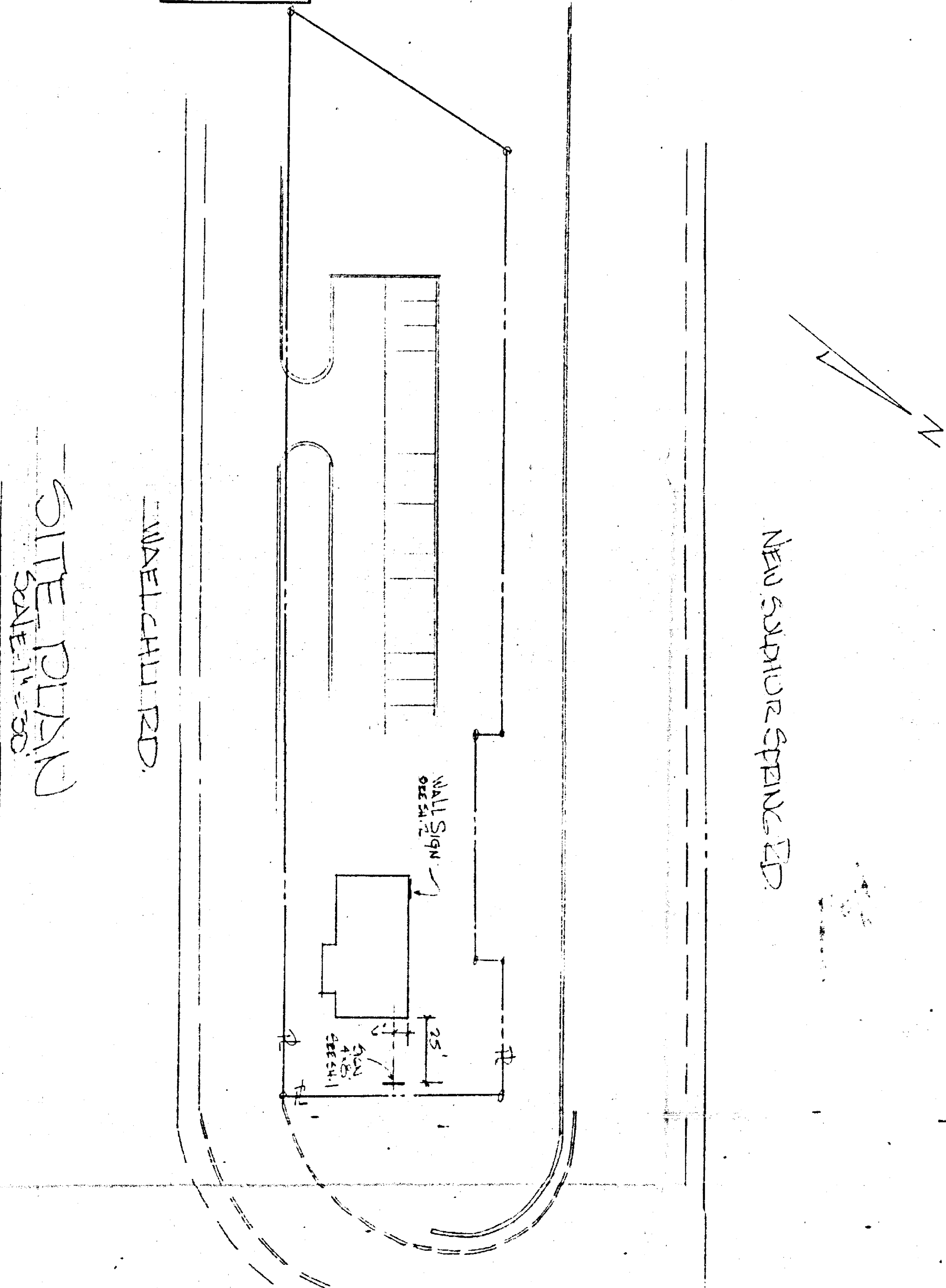
TRIANGLE SIGN & SERVICE

**822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 789-5800**



DESIGNED FOR: AL 2780A15¹26 2E4070

DATE: 11-1-79 NO: 79-1117 SCALE: 1"=30'
SITE PLANS



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, A. L. Stromberg Company legal owner, 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 113.1.e & (3) to permit two 64 sq. ft. illuminated signs totaling 64 square feet in lieu of the permitted 25 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

New Office building has been constructed on the property. It is necessary that signs be erected on the property so that the public will be able to locate and distinguish the business being conducted on the property. Applicant wishes to erect one 4' X 8' free standing sign and one 4' X 8' sign attached to the building.

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

A. L. STROMBERG COMPANY
By: Theodore F. Stromberg Legal Owner
Contract purchaser
Address: 1315 Sulphur Spring Road
Baltimore, Maryland 21227

Richard N. Kerr, Esquire
Address: 1105 Fidelity Bldg. #21201
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February 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 1st day of May 1978, at 10:00 o'clock.

A. L. M.
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1980

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

RE: Item No. 166
Petitioner-A. L. Stromberg
Company
Variance Petition

Dear Mr. Kerr:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Because of your client's proposal to locate two illuminated signs on this property, this Variance is required. It should be noted that at the time of field inspection, a sign was already existing on this site. If the petition is granted, the area of this sign cannot exceed 32 square feet.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Triangle Sign & Service
822 Central Ave. Linthicum, Md. 21090



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #166 (1979-1980)
Property Owner: A. L. Stromberg Co.
S/S New Sulphur Spring Rd. 55' S/W Waelchli Rd.
Existing Zoning: DR 16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.
Acres: 0.76 District: 13th
Previous Cases: 77-194-XA (Item No. 135, 1976-77); 78-198-ASPH (Item No. 135, 1977-78)

Dear Mr. Hammond:

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 and are secured by Public Works Agreement #137802 executed in conjunction with the development of this property per BLD. #585-77, Office Building (Waelchli Road), Project #7095.

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item 135 (1976-1977), 77-194-XA, and Item 135 (1977-1978), 78-198-ASPH, are referred to for your consideration.

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.

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.

Item #166 (1979-1980)
Property Owner:
Page 2
March 25, 1980

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 166 (1979-1980).

Very truly yours,

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

END:EAM:PWR:es

G-SW Key Sheet
18 & 19 SW 14 & 15 Pos. Sheets
SW 5 D Topo
108 Tax Map

Attachment



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #166, Zoning Advisory Committee Meeting, February 19, 1980, are as follows:

Property Owner: A. L. Stromberg Co.
Location: SE/S New Sulphur Spring Road 55' SW Waelchli Road
Existing Zoning: D.R.16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.
Acres: 0.76
District: 13th
Previous Cases 77-194-XA (Item No. 135, 1976-77); 78-198-ASPH (Item No. 135, 1977-78)

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, Jr.
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the items #165, 166, and 167.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

March 27, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 166, Zoning Advisory Committee meeting of February 19, 1980, are as follows:

Property Owner: A.L. Stromberg Co.
Location: SE/S New Sulphur Spring Road 55' SW Waelchli Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.
Acres: 0.76
District: 13
Previous Cases: 77-194-XA (Item No. 135, 1976-77); 78-198-ASPH (Item No. 135, 1977-78)

The proposed signs should not present any health hazards.

Very truly yours,

Ian J. Torres
IAN J. TORRES, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/zw

ORDER RECEIVED FOR FILING
DATE Jan 3 1980
BY Administrative Assistant

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The new office building on the subject property is well designed, attractive, and appears to be an asset to the community, and the property is well landscaped;
2. The level of the ground on which the building is placed and the designated locations for the two proposed signs are considerably higher than the level of New Sulphur Spring Road;
3. There is a need for adequate informational signs;
4. The speed limit on New Sulphur Spring Road is 25 to 30 miles per hour;
5. Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner; and
6. The granting of a variance will not adversely affect the health, safety, and general welfare of the community; and,

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of June, 1980, that a Variance to permit two (2) 6' illuminated signs totaling 36 square feet in lieu of the permitted 25 square feet could be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE
from Section 413.1.e & (3) : COUNTY BOARD OF APPEALS
of the Baltimore County :
Zoning Regulations : OF
SE/S New Sulphur Spring Road : BALTIMORE COUNTY
55' SW of Waelchill Road :
13th District :
A. L. Stromberg Company, :
Petitioner : No. 80-223-A

OPINION

The case before the Board is an appeal only from that portion of the Deputy Zoning Commissioner's Order concerning the size of two proposed identification signs at the subject property. The Petitioner seeks two 4' x 8' signs. A site plan and drawings of the proposed signs are part of the file in this case.

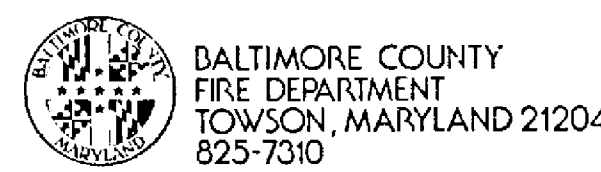
The Petitioner offered testimony and evidence as to the practical difficulty of the installation of signs smaller than 4' x 8' at the subject property.

After reviewing the testimony and evidence, the Board is satisfied that because of this specific site, including its proximity to other business activities and its nearness on Sulphur Spring Road to the high speed off ramp of I-95, the Petitioner has satisfied the regulations as to evidencing sufficient practical difficulty to warrant the granting of the variance for two 4' x 8' signs.

It is now proposed that the subject property be reclassified later this month to the newly created office zone. These new classifications will henceforth regulate the land use at the subject property including the use of signs.

The Petitioner's limited appeal concerning the variance as to the size of the signs is the only question before the Board; the People's Counsel took no appeal from the prior Order of the Deputy Zoning Commissioner. Hence, all other parts of the Deputy Zoning Commissioner's prior Order are now final.

For the reasons set out above, the Board shall grant the Petitioner's request for a variance so as to allow the construction of the two 4' x 8' signs described to the Board.



PAUL H. REINER
CHIEF

February 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: A. L. Stromberg Co.

Location: SE/S New Sulphur Spring Rd. 55' SW Waelchill Rd.

Item No: 166 Zoning Agenda: 2-19-80

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 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 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 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER CHAS. E. BURMAN Noted and Approved:
Planning Group
Special Inspection Division

George M. H. Gammitt
Fire Prevention Bureau

A. L. Stromberg Co. - #80-223-A

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of October, 1980, by the County Board of Appeals, ORDERED that the variance petitioned for, for two 4' x 8' signs, as per the sign plans and the site plan presented to this Board, be and the same is hereby GRANTED.

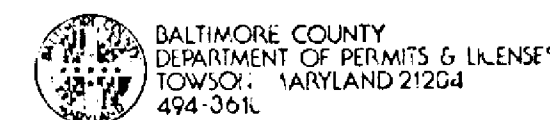
Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

John V. Murphy



TED ZALESKI JR.
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #166 Zoning Advisory Committee Meeting, February 19, 1980

are as follows:

Property Owner: A.L. Stromberg Co.
Location: SE/S New Sulphur Spring Road 55' SW Waelchill Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a total of 64 sq. ft. of sign area in lieu of the required 25 sq. ft. and to allow those signs to be illuminated.

Area: 0.76
District: 13th
Previous Cases: 77-190-XA (Item 135, 1976-77) 78 198 ASPH Item 135 1977-78)
The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- B. Sign permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer may be required to file a permit application, should there be a structural need.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 2" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed does comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: See Department of Permits and Licenses as to requirements for filing an application for signs - Call 494-3900.

NOTE: These comments reflect only on the information provided by the drawer, submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

(CH:rg)

June 20, 1980

Case No. 80-223-A
Item No. 166
Var., -Illuminated signs. (Sec. 413.1.e & (3))
SE/S of New Sulphur Spring Rd.,
55' SW of Waelchill Road
A.L. Stromberg Company
13th District

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 4/14/80
- ✓ 4. Copy of Certificates of Publication 4/10/80
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance, John W. Hession, III, Esquire
- ✓ 9. Copy of Order - Deputy Zoning Commissioner - 6-3-80
- ✓ 10. Copy of Plat of Property
11. 200' Scale Location Plan
12. 1000' Scale Location Plan
13. Memorandum in Support of Petition
14. Letter(s) from Protestant(s)
15. Letter(s) from Petitioner(s)
16. Protestants' Exhibits to
- ✓ 17. Petitioner's Exhibits 1 to 6 Letters & Photographs
- ✓ 18. Letter of Appeal, Richard N. Kerr, Esquire 6-14-80

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

Attorney for Petitioner

A.L. Stromberg Company
c/o Mr. Theodore F. Stromberg
1515 Sulphur Spring Road
Baltimore, Maryland 21227

Petitioner

John W. Hession, III, Esquire

People's Counsel

James E. Dyer

Request Notification

W. E. Hammond

Zoning Office

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of New Sulphur Spring Rd. :
55' S of Pearl Rd., 1st District : OF BALTIMORE COUNTY

A. L. STROMBERG COMPANY, : Case No. 80-223-A
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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing Order was mailed to Richard N. Kerr, Esquire, 1105 Fidelity Building, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyler, Director
Office of Planning and Zoning
FROM: Petition No. 80-223-A Item 166
SUBJECT:

Petition for Variance
Southeast side of New Sulphur Spring Road, 55 feet Southwest of Waelchill Road
Petitioner - A. L. Stromberg Company

Thirteenth District

HEARING: Thursday, May 1, 1980 (10:00 A.M.)

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

John D. Seyler, Director
Office of Planning and Zoning

JDS:JGH:ab

March 28, 1980

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Variance - A.L. Stromberg Company - SE/E New Sulphur Spring Road, 55' SW of Waelchilli Road
Case No. 80-223-A

TIME: 10:00 A.M.

DATE: Thursday, May 1, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

RE: Petition for Variance
SE/S New Sulphur Spring Rd.,
55' SW Waelchilli Rd
A.L. Stromberg Company
Case No. 80-223-A

Dear Sir:

This is to advise you that \$56.10 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 3, 1980

Richard N. Kerr, Esquire
1105 Fidelity Building
Baltimore, Maryland 21201

RE: Petition for Variance
SE/S of New Sulphur Spring Rd., 55' SW
of Waelchilli Rd. - 13th Election District
A.L. Stromberg Co. - Petitioner
NO. 80-223-A (Item No. 165)

Dear Mr. Kerr:

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

Very truly yours,

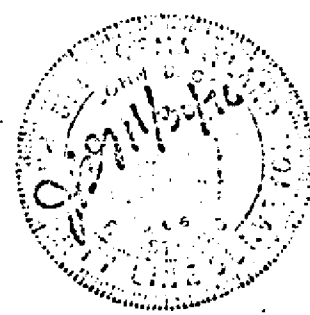
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

BEGINNING for the same on the Southeast side of New Sulphur Spring Road at a point situate 55 feet Southwesterly from the prolongation Northerly of Waelchilli Road as now laid out thence running South 33 minutes 30 seconds East 85.00 feet to intersect the North side of Waelchilli Road thence running Southwesterly along the North side of Waelchilli Road 390 feet more or less thence continuing along the North side of Waelchilli Road in Southwesterly direction by a curve to the left having a radius of 186.91 feet for a distance of 47.00 feet more or less thence running in a Northerly direction along the Easternmost side of Waelchilli Road as shown on State Roads Commission of Maryland Plat Number 25996 the distance of 110.00 feet more or less to a point on the Southeast side of New Sulphur Spring Road thence running along the Southeast side of New Sulphur Spring Road the five following courses and distances, viz.: (1) North 56 degrees 30 minutes East 231.00 feet (2) South 33 degrees 30 minutes East 10 feet (3) North 56 degrees 30 minutes East 86.00 feet (4) North 33 degrees 30 minutes West 10.00 feet and (5) North 56 degrees 30 minutes East 52.00 feet to the place of beginning. Containing 0.76 acres of land more or less.



RECORDED

PETITION FOR VARIANCE
13th District
LOCATION: Southeast side of New Sulphur Spring Road, 55 feet Southwest of Waelchilli Road
DATE & TIME: Thursday, May 1, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Variance to permit Petitioner to erect two 4x8 illuminated signs totaling 64 square feet in lieu of the permitted 25 square feet.
The Zoning Regulations to be excepted as follows:
Section 413.2.e & (3) - Signs
All that parcel of land in the Thirteenth District of Baltimore County
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Apr. 10

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

April 18 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance
13th District
was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before
the 11th day of April 1980 that is to say,
the same was inserted in the issues of

4/10/80

COLUMBIA PUBLISHING CORP.
By J. L. Lippa

RICHARD N. KERR
ATTORNEY AT LAW
1105 FIDELITY BUILDING
BALTIMORE, MD. 21201
TELEPHONE 685-0156

June 16, 1980

Zoning Commissioner
County Office Building
Towson, Md. 21204

Re: Petition for Variance
SE/S of New Sulphur Spring Rd.,
55' SW of Waelchilli Rd. - 13th
Election District, A. L. Stromberg
Co. - Petitioner
NO. 80-223-A (Item No. 165)

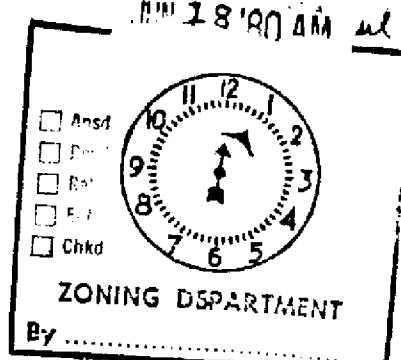
Dear Sir:

Please enter an appeal to the County Board of Appeals from the
Order of the Deputy Zoning Commissioner dated June 3, 1980 in the above
entitled matter on behalf of my client, A. L. Stromberg Company, 1515
Sulphur Spring Road, Baltimore, Maryland 21227. I am enclosing my
check in the amount of \$35.00 for the filing fee.

Very truly yours,

Richard N. Kerr

RNK:md
Enc.



Halethorpe Improvement Association, Inc.

P. O. BOX 7306
HALETHORPE, MARYLAND 21227

20 February 1980

A.L. Stromberg & Co.
Waelchilli Avenue
Baltimore, Maryland 21227

Dear Sirs:

This Association and the entire Halethorpe community congratulate you on
the opening of your new facility in our community. We welcome you to Halethorpe
and extend further congratulations on the tasteful architecture and pleasing
appearance of the new building. Your building is a welcome exception to the plastic,
"pop" architecture which is so common today.

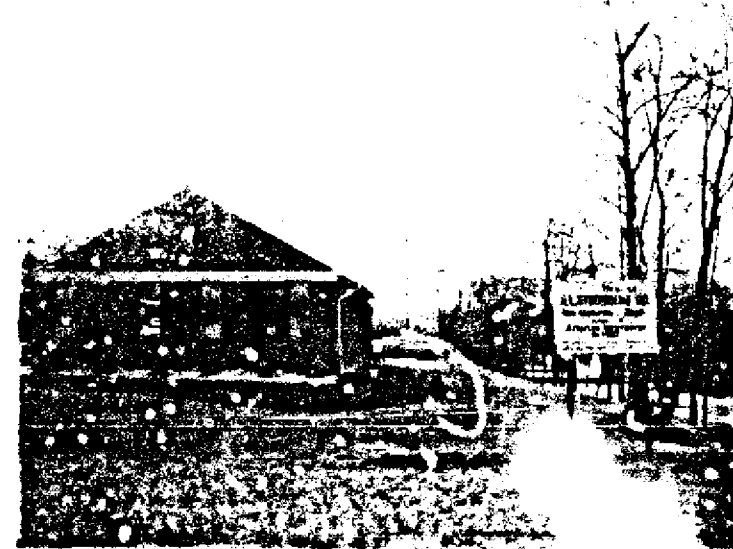
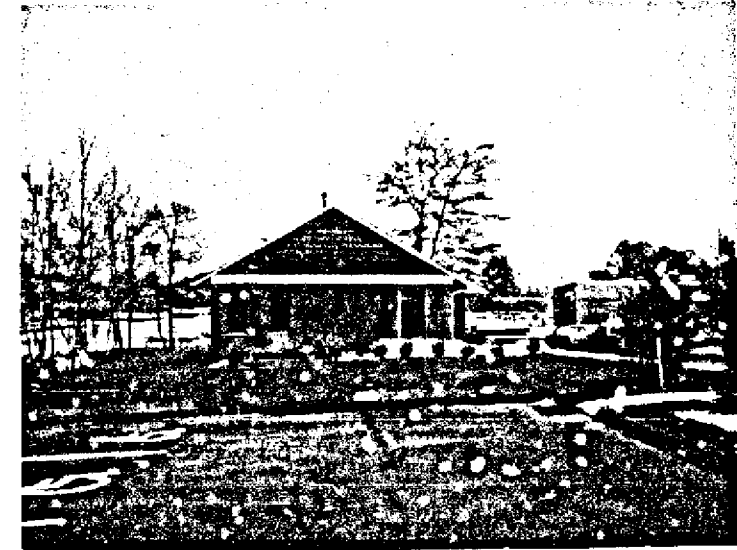
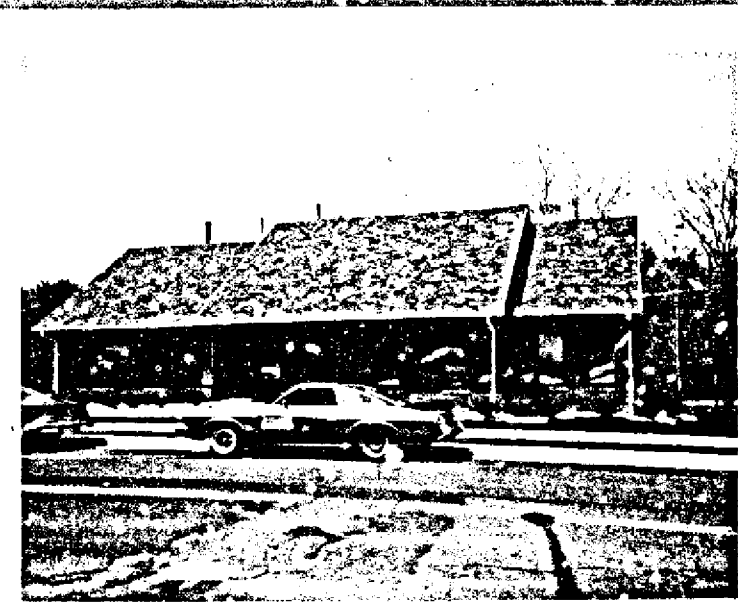
I consider your firm and facility to be definite assets to this community.
From the comments of my neighbors and Association members, it is obvious that this
view is prevalent throughout the community.

Best Wishes,
Stephen D. Saal,
President,
Halethorpe Improvement Assn.

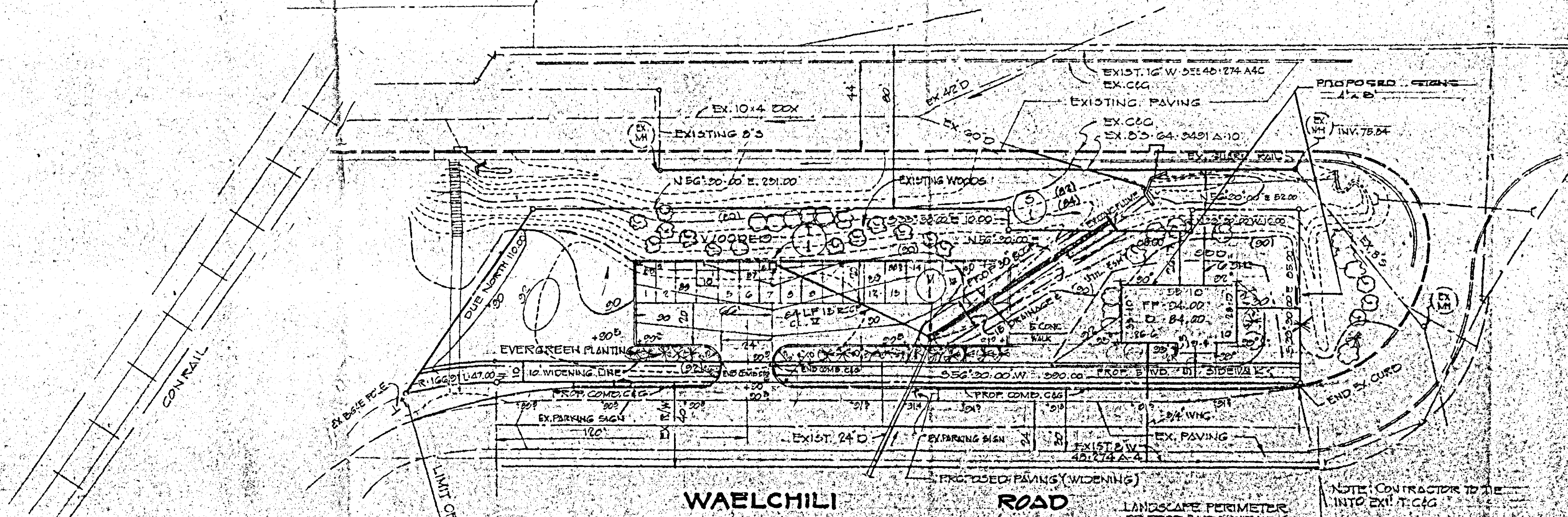
cc: Arbutus Times

PETITIONER'S
EXHIBIT 1

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



NEW SULPHUR SPRING ROAD



- SEDIMENT CONTROL NOTES**
1. OBTAIN GRADING PERMIT
 2. INSTALL SEDIMENT CONTROL MEASURES
 3. PERMANENT STABILIZATION
 4. OBTAIN GRADING PERMIT
 5. OBTAIN GRADING PERMIT

- GENERAL NOTES**
1. AREA OF PARCEL: 0.74 AC.
 2. ELECTION DISTRICT: 18TH
 3. TAX MAP: 1028
 4. PROJECT NO.: 1028
 5. PLANNING
 6. OWNER: JOHN J. COLEMAN & DAVID A. COLEMAN
 7. OBTAIN GRADING PERMIT
 8. OBTAIN GRADING PERMIT
 9. OBTAIN GRADING PERMIT
 10. OBTAIN GRADING PERMIT
 11. OBTAIN GRADING PERMIT
 12. OBTAIN GRADING PERMIT

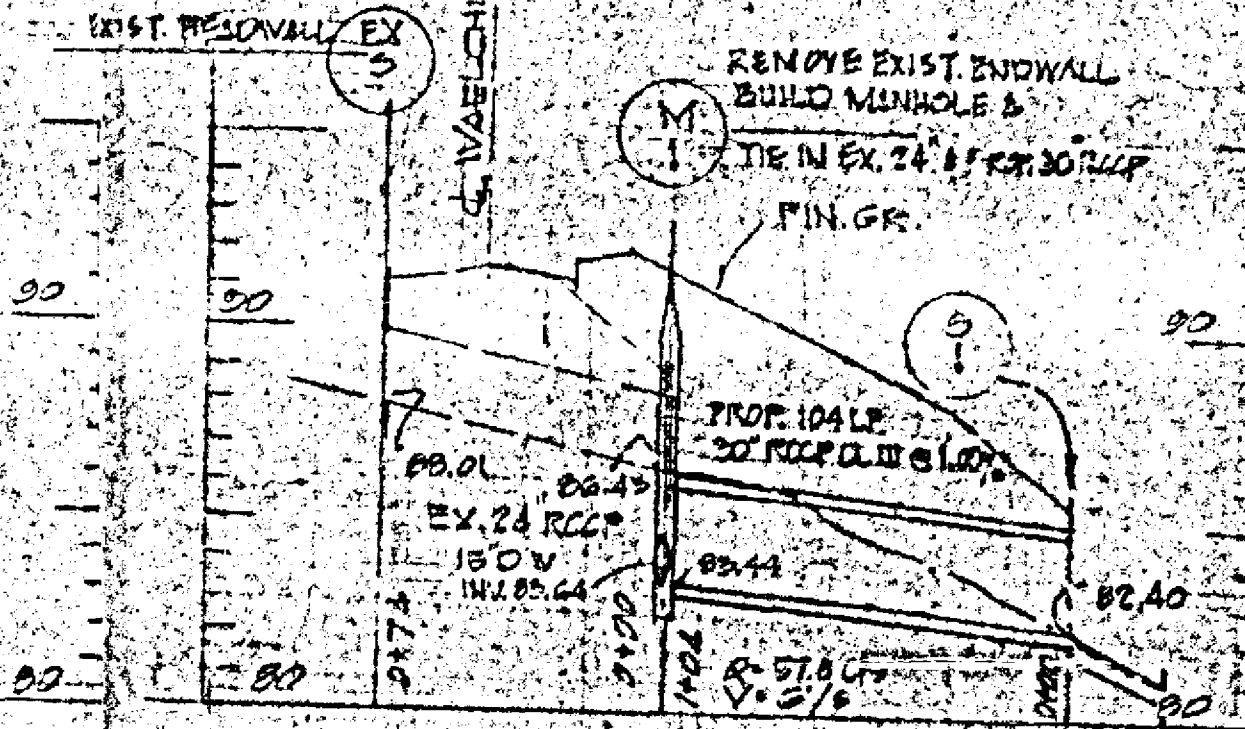
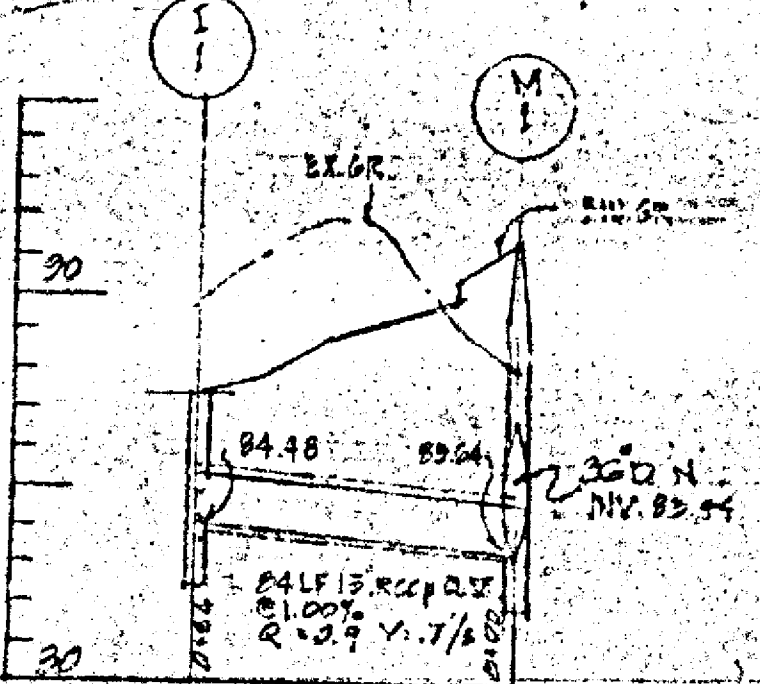
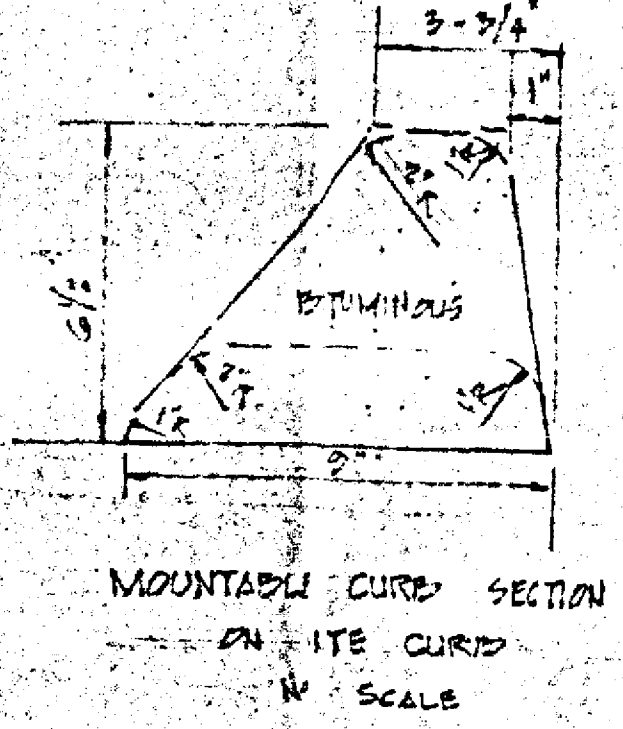
NOTE: PLANT SCREENING FRONT (SOUTH SIDE) ON SITE PARKING AREA. ALL PLANTING TO BE PITZERS' JUNIPER - 6" G.C. 4 TO 6 HIGH, STAGGERED.

NOTE: FIELD RUN APRIL 1970. NOTE: CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES HORIZONTAL & VERTICALLY.

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
1	SPECIAL MANHOLE	82.40	82.40	82.40	SET IN FIELD
2	MANHOLE	82.43	82.44	82.65	
3	E-GRADE	84.48	87.50		

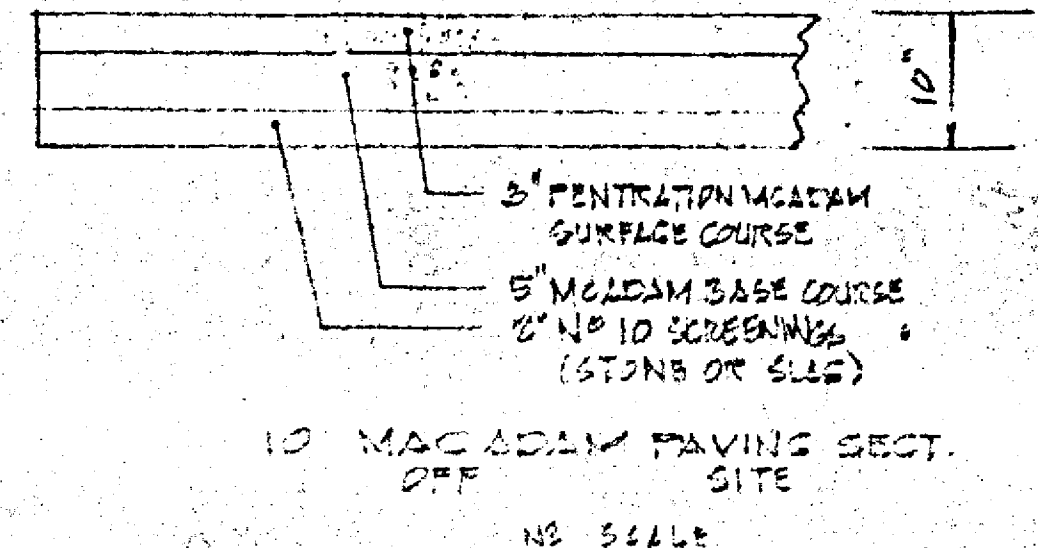
BITUMINOUS CONC. SURFACE	1"
BITUMINOUS CONC. BINDER	1"
CRUSHER RUN BASE	1"

TYPICAL ON-SITE PAVING SECT. NO. 1 SCALE

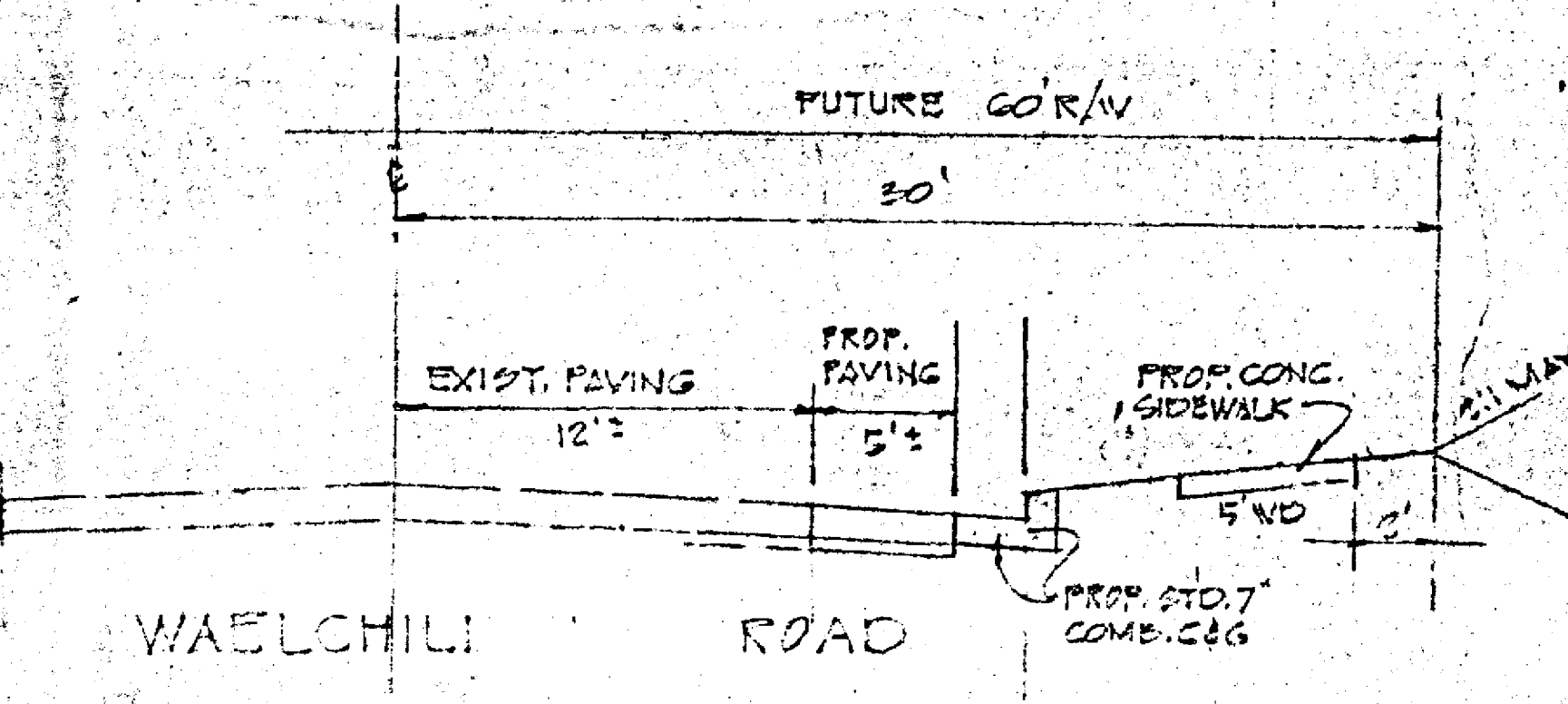


PROFILE HOR. 1"=50' VERT. 1"=5'

NOTE: CONTRACTOR TO VERIFY ALL ELEV. & INV. OF EXISTING UTILITIES



10' MACADAM PAVING SECT. OFF. NO. 2 SCALE



TYPICAL SECTION NO. 3 SCALE



SITE DEVELOPMENT PLAN
OFFICE BUILDING
076 AC PARCEL NEW SULPHUR SPRING RD
& WAECHILI ROAD

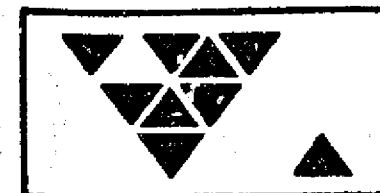
10TH DISTRICT
MAY 19, 1978
SCALE 1"=50'

OWNERS
ALL SYMBIONESE COMPANIES
1515 SULLY SPRING ROAD
ADULTER, MARYLAND 20701

VARIANCE FROM SECTION 11.1 (S.D. 11.1) TO A TOTAL OF 0.74 AC. SQUARE FEET IN SIZE (10.2 AC. INSTEAD OF 9.46 AC. IN SIZE) TO ALLOW EXTRA ROOMS TO BE ACCOMMODATED.

TRIANGLE SIGN & SERVICE

822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 789-5800



DESIGNED FOR: AL STROMBERG REALTY

DATE: 11-7-79 NO: 79-1117 SCALE: 1"=1'-0"
Sht. 1 of 2



LETTERS & STRIPE-YELLOW-LIGHTED
FACE-CABINET & SUPPORTS
BK. DURAODIC BRONZE

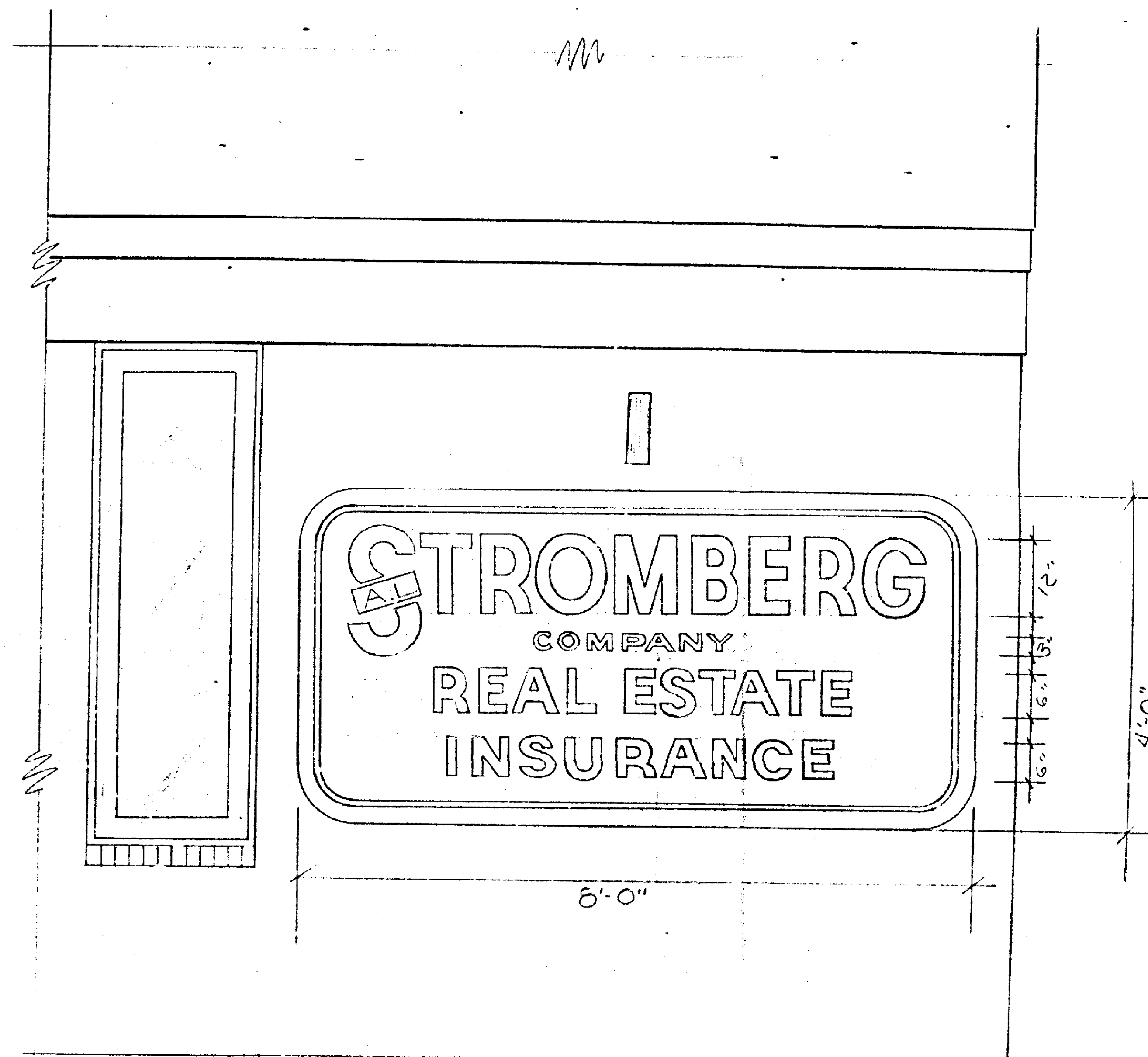
TRIANGLE SIGN & SERVICE

822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 789-5800



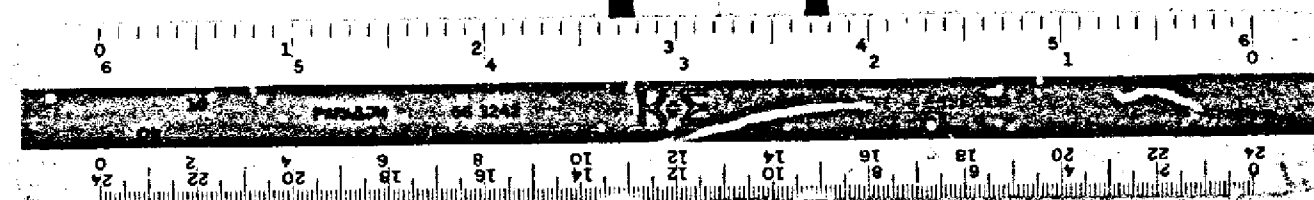
DESIGNED FOR: AL STROMBERG REALTY

DATE: 11-7-79 NO: 79-1117 SCALE: 1"=1'-0"
SHEET 2 OF 2



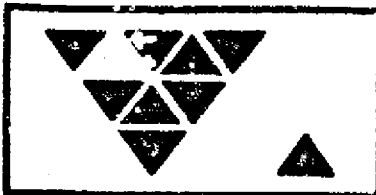
PARTIAL REAR ELEVATION
SCALE: 1"=1'-0"

SINGLE FACE ILLUMINATED SIGN 4'x8'
COPY & STRIPE-YELLOW
FACE & CABINET-DURAODIC



TRIANGLE SIGN & SERVICE

822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 789-5800



DESIGNED FOR: AL STODOLSKY BEACH

DATE: 11-1-79 NO: 79-1117 SCALE: 1"=30'

SITE PLAN

SITE PLAN
SCALE 1"=30'

WELCH RD.

NEW SUPER SPENCER RD.

