PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Equitable Life Assurance Society

We, of the United States -----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_____ 413.2e to permit # an identification sign of 192 sq. ft. instead of the maximum of 150 sq.ft.

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

Since the construction of the subject Shopping Center its has been SECURITY SHOPPING CENTER . Later a new enclosed mall was constructed and titled Squrity Square Mall. The similarity in names and the close proximity of the new mall to the older Shopping Center has caused in our opinion, a loss of business to the tenant stores.

A change in name of the center from Security Shopping Center to W. Bell Plaza all differentiate between the two commercial centers, thus giving the tenants in the origional Shopping Center a more definite location to inform their clients.

Any other reasons for hardship will be discussed at time of the hearing.

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

The we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this. petitic Land further agree to and are to be bound by the zoning regulations and restrictions of Raling County adopted pursuant to the Zoning Law For Baltimore County. Robert R. Weidel, Metropolitan Manager

Equitable Life Assurance Society of the

Legal Owner Contract purchaser

6666 Security Blvd.

Baltimore, Maryland 21207 444-8900

Protestant's Attorney

539-2530 ORDERED By The Zoning Commissioner of Baltimore County, this _____day

of July 19x80, 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 108, County Office Building in Towson, Baltimore

County, on the 4th day of September 190 80 at 9:30 o'clock

Feinberg Petitioner Attorney

Address 1101 Charles Center South

LAW OFFICES OF PIPER & MARBURY HOO CHARLES CENTER SOUTH TELEPHONE 301-539-2530 CABLE PIPERMAR BAL TELEX 908054

36 SOUTH CHARLES STREET BALTIMORE, MARYLAND 21201

E.FREMONT MAGEC
STANARO T. MLINEFELTER
CARL E.EASTWICK
JEFFREY D. HERSCHMAN
JOSEPH N. LANGHIRT
NEIL J. DILLOFF
EDWARD C. SLEDGE
VIRGINIA R. ADAMS
FRANCIS B. BURCH, J.
EARL S. WELLSCHLAGER
DAVID M. ROHEN
RICHARD C. TILGHMAN, JR.

ROBERT W. SMITH, Ja

September 9, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office of Planning and Zoning County Office Building 111 West Chesapeake Avenue

Towson, Maryland 21204 Re: Petition for Variance -N/S of Security Blvd., 470' W of Woodlawn Drive -Case No. 81-45-A

Dear Mr. Hammond:

JJF:brm

This is to advise you that I will be representing Equitable Life Assurance Society of the United States at the hearing for the above-referenced matter, currently scheduled for September 25 at 10:15 a.m.

I would appreciate your sending to me any future notices or documents from your office.

Thank you very much for your attention.

Very truly yours.

Pursuant to the advertisement, posting of property, and a public hearing on the Pétition and it appearing that by reason of the following finding of facts in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, merefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30 Hz day of September , 19 80, that the herein Petition for Variance(s) to permit an identification sign of 192 square feet an lieu of the maximum 150 square feet should 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

if Planning and Zoning.

PETITION FOR VARIANCE

1st District

Petition for Variance for a sign ZONING:

North side of Security Boulevard, 470 feet West of LOCATION:

Woodlawn Drive

Thursday, September 25, 1980 at 10:15 A.M. DATE & TIME:

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: Petition for Variance to permit an identification sign of 192 square feet in lieu of the maximum of 150 square feet

The Zoning Regulation to be excepted as follows:

Section 413.2e - Business Signs

All that parcel of land in the First District of Baltimore County

Being the property of Equitable Life Assurance Society of the United States, as shown on plat plan filed with the Zoni-3 Department

Hearing Date: Thursday, September 25, 1980 at 10:15 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

> > MICROPIERLE

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

WILLIAM E. HAMMOND ZONING COMMISSIONER

September 12, 1980

Joel J. Feinberg, Esquire 1100 Charles Center South Baltimore, Maryland 21201

> RE: Petition for Variance N/S Security Blvd., 470' W of Woodlawn Drive Equitable Life Assurance Society Case No. 81-45-A

Dear Mr. Feinberg:

This is to advise you that \$39.21 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.

WILLIAM E. HAMMOND Zoning Commissioner

WEH:si

MICROFILMED

DESCRIPTION FOR VARIANCE

Beginning at a point on the north side of Security Boulevard, approximately 470' West of Wood'awn Drive and thence run-

ning in a northerly direction for twenty feet; thence in an

easterly direction for ten feet; thence in a southerly direct-

ion for twenty feet; thence in a westerly direction for ten

August 5, 19

Mr. Robert R. Weidel Equitable Life Assurance Society of the U.S. 6666 Security Boulevard Baltimore, Maryland 21207

NOTICE OF HEARING

RE: Petition for Variance - N/S of Security Blvd., 470' W of Woodlawn Drive - Case No. 81-45-A

TIME: 9:30 A.M.

DATE: Thursday, September 4, 1980

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

TOWSON, MARYLAND

August 27, 1

Mr. Robert R. Weidel Equitable Life Assurance Society of the U.S. 6666 Security Boulevard Baltimore, Maryland 21807

NOTICE OF HEARING

RE: Petition for Variance - N/S of Security Blvd., 470' W of Woodlawn Drive - Case No. 81-45-A

10:15 A.M.

DATE: Thursday, September 25, 1983 (Rescheduled from 9/4/80)

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

TOWSON, MARYLAND

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY :::::: Pursuant to the authority contained in Section 524.1 of the Baltimore County Am 70) Decran, IE John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 2:204 494-2188 I HEREBY CERTIFY that on this 11th day of August, 1980, a copy of the aforegoing

Company and ware

78 mg 1

RE: PETITION FOR VARIANCE N/S of Security Blvd., 470' W of Woodlawn Dr., 1st District EQUITABLE LIFE ASSURANCE SOCIETY OF THE U.S., Petitioner: Case No. 81-45-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 Cimmerman Peter Max Zimmerman Deputy People's Counsel

Order was mailed to Mr. Robert R. Weidel, Metropolitan Manager, Equitable Life Assurance Society of the U.S., 6666 Security Boulevard, Baltimore, Maryland 21207, Petitioner.

WILLIAM E. HAMMOND ZONING COMMISSIONER

September 30, 1980

Joel J. Feinberg, Esquire 1100 Charles Center South Baltimore, Maryland 21201

> RE: Petition for Variance N/S of Security Blvd., 470' W of Woodlawn Drive - 1st Election District Equitable Life Assurance Soc. of the United States - Petitioner NO. 81-45-A (Item No. 7)

Dear Mr. Feinberg:

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

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments 4 1 2 2

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

BALAMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W.E. Hammond, Zoning Commissioner

John D. Seyffert, Director FROM...Office_of_Planning_and_Zening-

SUBJECT-Petition-No.-81-45-A--Item-7-

Petition for Variance for a sign North side of Security Boulevard, 470 feet West of Woodlawn Drive Petitioner- Equitable Life Assurance Society of United States

First District

HEARING: Thursday, September 4, 1980 (9:30 A.M.)

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

JDS:JGH:ab

10750 Little Patuxent Pkwy.

Columbia, MD 21044 PRITTION POR PARKAICE

200 Mile: Posts for Variance
for a sign
LOCATION: No. In case of Security
Mexicand, 470 for their 45
Weedlam Drive 3

LBy Assurance Society of the United States, of Stoom on part pater.

Red with the Zoning Department.

Hearing Date: Thursday, September 25, 1600 at 10:15 A.M.

Public Hearing: Reson 108, County Office Soliding, 111 W.
Cheespeate Sweame, Testion, Maryland

BY OFFICE OF WILLS ME HAMMOND ZONING COMMISSIONER

OF BALTINOPIE COUNTY

OF BALTINOPIE COUNTY

make of Security Bostmark, approximately 679 West of Westfamer, Cheespeake Security, 111 W. Cheespeake Security, Torson, Bernard Security Security of Security Securi

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE 1ST DISTRICT SECURITY BOULEVARD

was inserted in the following:

EX Catonsville Times ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for _______ successive weeks before once a week for ____ the ______ 19.80, that is to say, the same was inserted in the issues of

9/4/80

COLUMBIA PUBLISHING CORP. By Nancy Knowles

michofilmed

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS

and the last of th

Mr. Robert R. Weidel, Metropolitan Manager Equitable Life Assume Society of the United States 6666 Security Boulevard

Department of Traffic Engineering

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

Industrial

Baltimore, Maryland 21207

RE: Item No. 7 Petitioner - Equitable Life Assurance Society of the United States Variance Petition

Dear Mr. Weidel:

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.

August 21, 1980

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.

> NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Bert Somers Triangle Sign & Service 822 Central Avenue Linthicum, Md. 21090

MOSCIFICED

CERTIFICATE OF POSTFIQ ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting AUGUST 15,1980 PETITION FOR VARIANCE Petitioner: Equitable Life Assurance Society of THE UNITED STATES Location of property: N/S Security Blub. 470'+01- W OF WOODLAWN DRIVE Location of Signs: N/3 Security Blub. 470'tor-WOF WOODLAWN DR. Date of return: August 22, 1980

CERTIFICATE OF PUBLICATION

SONING: Petition for Variance for EONING: Petition for Variance los a sign
Location: North side of Security
Boulevard, 470 feet West of Woodlawn Drive
DATS & TIME: Thursday, September St, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 108,
County Office Sudding, 111 W.
Cheespe to Avenue, Town on,
Maryland.
The Soning Commissioner of Baltimore County, by authority of the
Soning Act and Pagulations of
Baltimore County, will hold a public
hearing: Baltimore County, will hold a public hearing:
Petition for Variance to permit an identification sign of 122 square feet in lieu of the maximum of 120 square feet the English of the Maximum of 120 square feet the English of the Section 612.20—Business Signs All that parcel of land in the First District of Baltimore County
Beginning at a point on the morth side of Security Boulevard, approximately 470 West of Woodlaws Drive and thence running in a northerly direction for twenty feet; thence in an easterly direction for twenty feet; thence in a southerly direction for ten feet to the place of beginning. So the United States, as shown on plat plan filed with the Zoning Department Hearing Date: Thursday, Septem ber 25, 1980 at 15:15 A.M. Office Building, 111 W. Chesapos Avenue, Towars, Maryland. By Order of: WILLIAM E. HAMMOND,

PETITION FOR VARIANCE

Number of Signs: ONC _

TOWSON, MD., September la 19_80

MCHOL LENILD

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ancerclaxeacte -one-time---specessive weeks before the---25th----day of _____September____, 13_80, the first publication appearing on the ____lth__day of ___September____

L. Leank Struck

Cost of Advertisement, \$_____

BUCROFUETT



HARRY J. PISTEL, P. E. DIRECTOR

August 15, 1980

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

> Re: Item #7 (1980-1981) Property Owner: Equitable Life Assurance Society of the United States N/S Security Blvd. 470' W. of Woodlawn Dr. Acres: 192 sq. ft. District: 1st

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. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 7 (1980-1981).

> ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

of the United States

Petitioner's Attorney

L-SE Key Sheet

cer Triangle Sign & Service Mr. Robert R. Weidel, Metropolitan Manager 822 Central Avenue Equitable Life Assurance Society of the Linthierma, Maryland 21090 United States 6666 Security Beulevard Baltimers, Maryland 21207

> 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

Zoning Commissiones Petitioner Equitable Life Assurance inciety

Chairr an, Zoning Plans

day of

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

111 W. Chesapeake Avenue Towson, Maryland 21204

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

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement v published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., Characteristics of one time day of ______ September _____, 19_80, the most publication appearing on the 21st ____day of ___August___ 19_80

Cost of Advertisement,

MICHOPILE ?

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

PETITION FOR VARIANCE

EONING: Petition for Variance !

ZONING: Petition for Variance for a sign
a sign
LOCATION: North side of Security
Boulevard, 579 feet West of Woodlaws Drive
DATE & TIME: Thursday, September 4, 1980 at 9:39 A.M.
PUBLIC: HEARING: A Boom 108,
County Office Suilding, 111 W.
Chesapeake Avenue, T e w s e n.
Maryland

The Eoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to parmit an identification sign of 132 square feet in Hen of the maximum of 150 square feet to he maximum of 150 square feet as follows: we see the copied as follows: we see that that parcel of land in the First District of Baltimore County Beginning at a point on the north side of Security Boulevard, approximately 470 Wests of Woodlawf Drive and thence running in a non-thence in an easterly direction for twenty feet; thence in a wasterly direction for twenty feet; then in a southerly direction for ten feet to the place of beginning.

Being the property of Equitable Life Assurance Society of the United States, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, September 4, 1860 at 2:30 A.M.

Pur its Hearing: Room 106, County Office Building, 111 By

Pur lie dat 1:30 A.M.
Pur lie Hearing: Room 106. Coun
Office Building, 111 W. Chea
Eake Avenue. Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Soning Communicationer
of Bultimore County
15. 31.

JOHN D. SEYFFERT DIRECTOR

August 20, 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 #7, Zoning Advisory Committee Meeting, July 1, 1980, are as follows:

Property Owner: Equitable Life Assurance Society of the United States Location: N/S Security Blvd 470' W. of Woodlawn Drive Acres: 192 sq. ft. District: 1st

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 Lew mbley

John L. Wimbley Planner III

Current Planning and Development

ballimore county department of traffic engineering TOWSON, MARYLAND 21204 (301) 494-3550

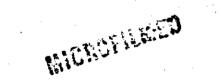
STEPHEN E. COLLINS DIRECTOR

August 11, 1980

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

The Department of Traffic Engineering has no comments on Items Dear Mr. Hammond: 1, 2, 5, 6, 7, and 8 of the Zoning Advisory Committee Meeting of July 1, 1980.

Michael S. Flanigan Engineer Associate II



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD I ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER.

July 29, 1980

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

Dear Mr. Hammond:

Acres:

Comments on Item #7, Zoning Advisory Committee Meeting of July 1, 1980, are as follows:

> Property Owner: Location: Existing Zoning:

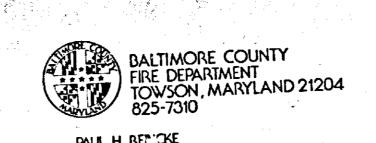
Equitable Life Assurance Society of the United States N/S Security Blvd. 470° W. of Woodlawn Drive Variance to permit an identification sign 192' sq. ft. instead of the maximum of 150 sq. ft.

Proposed Zoning: 192 sq. ft. lst District:

The proposed sign should not pose any health hazards.

Very truly yours, BUREAU OF ENVIRONMENTAL SERVICES

endrofilked



August 5, 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: Equitable Life Assurance Society of the United States

Location: N/S Security Blvd. 470' W. of Woodlawn Drive Zoning Agenda: Meeting of July 1, 1980 Item No:

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 or ______ 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 . ess is required for the site.

() 3. The vehicle dead end condition shown at ____

EXCEEDE 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.

(XX) 7. The Fire Prevention Buresu has no comments, at this time.

REVIEWER Cattle & Moted and Approved:

Planning Group
Special Inspection Division

Noted and Approved:

Fire Prevention Bureau

MICROFILMED

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 26, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: July 1, 1980

RE: Item No: 1, 2, 3, 4, 5, 6, 7, 8 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

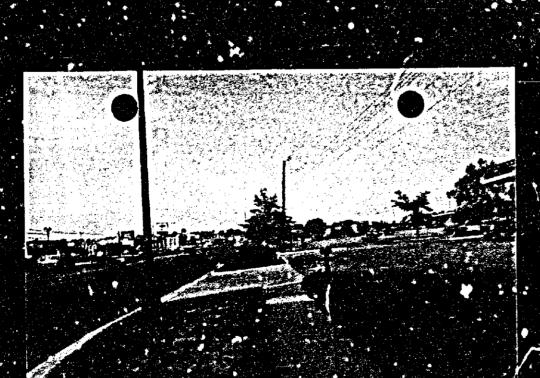
Dear Mr. Hammond:

All of the above have no bearing on student population.

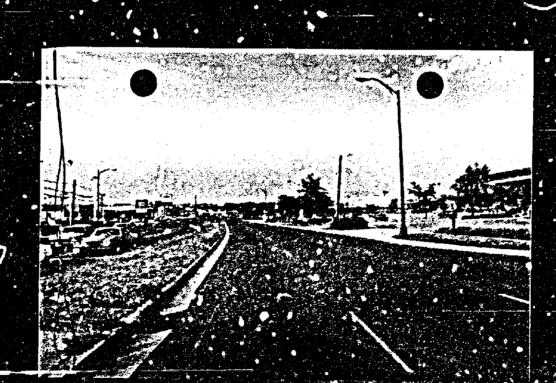
Very truly yours, Wm. Nick Petrovich, Assistant
Partment of Planning

posciedită

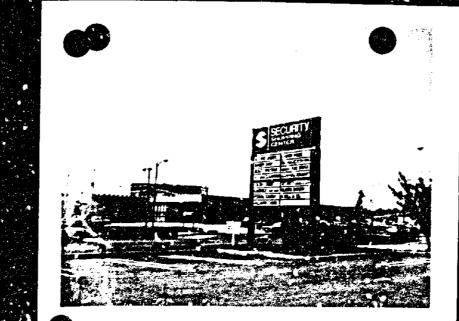














BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

C.E. Burnham SUBJECT_______ Advisory Meeting July 1, 1980

See Comment Item #1 Standard Comment Item #2 See Comments

Parking Variance - Standard Comment Item #3 Item #4

See Comments Standard Comment Item #6 Standard Comment Standard Comment

Item #209 Revised No Further Comment

The second secon

CEB: rrj

