

ORDER RECEIVED FOR FILING

DATE June 9, 1981
BY [Signature]
ADMINISTRATIVE

Pursuant to the advertisement, posting of property, and public hearing on the Petition, and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9th day of June, 1981, that the herein Petition for Special Exception for one 12' x 25' illuminated advertising sign, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

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

[Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. K. Commodari Date: March 4, 1981
FROM: Charles E. (Ted) Burnham
Zoning Advisory Committee
SUBJECT: Meeting March 3, 1981

ITEM #115 Revised - See Comments
ITEM #120 Revised - See Comments
ITEM #155 See Comments
ITEM #156 See Comments
ITEM #157 See Comments
ITEM #158 Standard Comments
ITEM #159 Standard Comments
ITEM #160 Standard Comments
ITEM #161 Standard Comments

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 25, 1981

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

Z.A.C. Meeting of: March 3, 1981

RE: Item No: 155, 156, 157, 158, 159, 160, 161
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
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
77.5' NE centerline of Rossville Blvd.,
355' NW of Citation Ave., 15th District : OF BALTIMORE COUNTY

THE BALTIMORE AND OHIO RAILROAD : Case No. 81-202-X
COMPANY, 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 20th day of May, 1981, a copy of the foregoing Order was mailed to R. D. Clark, Manager-Real Estate & Industrial Development, The Baltimore & Ohio Railroad Co., 100 N. Charles Street, Baltimore, Maryland 21201, Petitioner; and Wilbur R. Walker, Foster & Kleiser, 3001 Remington Avenue, Baltimore, Maryland 21211, Contract Lessee.

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

The Baltimore & Ohio Railroad Co.
R. Clark - Manager - Real Estate
and Industrial Development
100 N. Charles Street
Baltimore, MD 21201

May 5, 1981

NOTICE OF HEARING

TIME: 9:30 A.M.

DATE: Wednesday, June 3, 1981

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Foster and Kleiser
Wilbur R. Walker
3001 Remington Avenue
Baltimore, Maryland 21211
(with receipt)



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

May 20, 1981

Foster & Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

Attention: Mr. Wilbur R. Walker

RE: Petition for Special Exception
77.5' NE of centerline of Rossville Blvd.,
355' NW of Citation Avenue
The Baltimore & Ohio Railroad Co.
Case No. 81-202-X

Gentlemen:

This is to advise you that \$51.06 is due for advertising and posting of the above property.

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

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 097000

DATE: June 3, 1981 ACCOUNT: 01-662

AMOUNT: \$51.06

RECEIVED FROM: Foster & Kleiser

FOR: Posting and Advertising 81-202-X

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: May 25, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-202-X Item 159

Petition for Special Exception for outdoor advertising sign
77.5 feet northeast centerline of Rossville Boulevard, 355 feet
northwest of Citation Avenue
Petitioner- The Baltimore and Ohio Railroad Co.

Fifteenth District

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR SPECIAL EXCEPTION

15th DISTRICT

ZONING: Petition for Special Exception for outdoor advertising sign
LOCATION: 77.5 feet northeast centerline of Rossville Boulevard, 355 feet
northwest of Citation Avenue

DATE & TIME: Wednesday, June 3, 1981, at 9:30 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:

Petition for Special Exception for one (1) 12' x 25' illuminated
outdoor advertising sign

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

Being the property of The Baltimore and Ohio Railroad Co., as shown on plat filed with the Zoning Department.

Hearing Date: Wednesday, June 3, 1981, at 9:30 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

June 9, 1981

Ira C. Cooke, Esquire
Sixth Floor
36 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
Beginning 77.5' NE of the center line of
Rossville Blvd., 355' NW of Citation Ave.,
15th Election District
The Baltimore and Ohio Railroad Co. -
Petitioner
NO. 81-202-X (Item No. 159)

Dear Mr. Cooke:

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: Mr. Wilbur R. Walker
Foster and Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

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

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE NORTHEAST SIDE OF ROSSVILLE BLVD. (70 FEET WIDE) 355 FEET NORTHWEST OF THE CENTERLINE OF CITATION AVE. (60 FEET WIDE), AND 60 FEET FROM THE CENTERLINE OF ROSSVILLE BLVD., THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES; 1) NORTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 2) NORTHWESTERLY A DISTANCE OF 10 FEET TO A POINT, THENCE 3) SOUTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 4) SOUTHEASTERLY A DISTANCE OF 10 FEET TO THE BEGINNING POINT.
PROPERTY OWNED BY THE B&O RAILROAD.

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE NORTHEAST SIDE OF ROSSVILLE BLVD. (70 FEET WIDE) 355 FEET NORTHWEST OF THE CENTERLINE OF CITATION AVE. (60 FEET WIDE), ^{thence northeast} ~~AND 77.5 FEET~~ FROM THE CENTERLINE OF ROSSVILLE BLVD., THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES; 1) NORTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 2) NORTHWESTERLY A DISTANCE OF 10 FEET TO A POINT, THENCE 3) SOUTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 4) SOUTHEASTERLY A DISTANCE OF 10 FEET TO THE BEGINNING POINT. PROPERTY OWNED BY THE B&O RAILROAD.

The Baltimore & Ohio Railroad Co.
Attn: Mr. E. C. Clark
100 North Charles Street
Baltimore, Md. 21201

cc: Foster and Kleiser
3001 Remington Avenue
Baltimore, Md. 21211

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 30th day of April, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner The Baltimore & Ohio RR Co.

Attn: Mr. E. C. Clark

Petitioner's Attorney Nicholas B. Commodari

Reviewed by Nicholas B. Commodari

Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 5/17/81
Posted for: Petition for Special Exception
Petitioner: B. & O. Railroad Co.
Location of property: 77.5 ft. NE of centerline of Rossville Blvd., 355 ft. NW of Citation Ave.
Location of Signs: Facing Rossville Blvd.
Remarks: See Column
Posted by John W. Hessian, III Date of return: 5/22/81
Number of Signs: 1

Old description

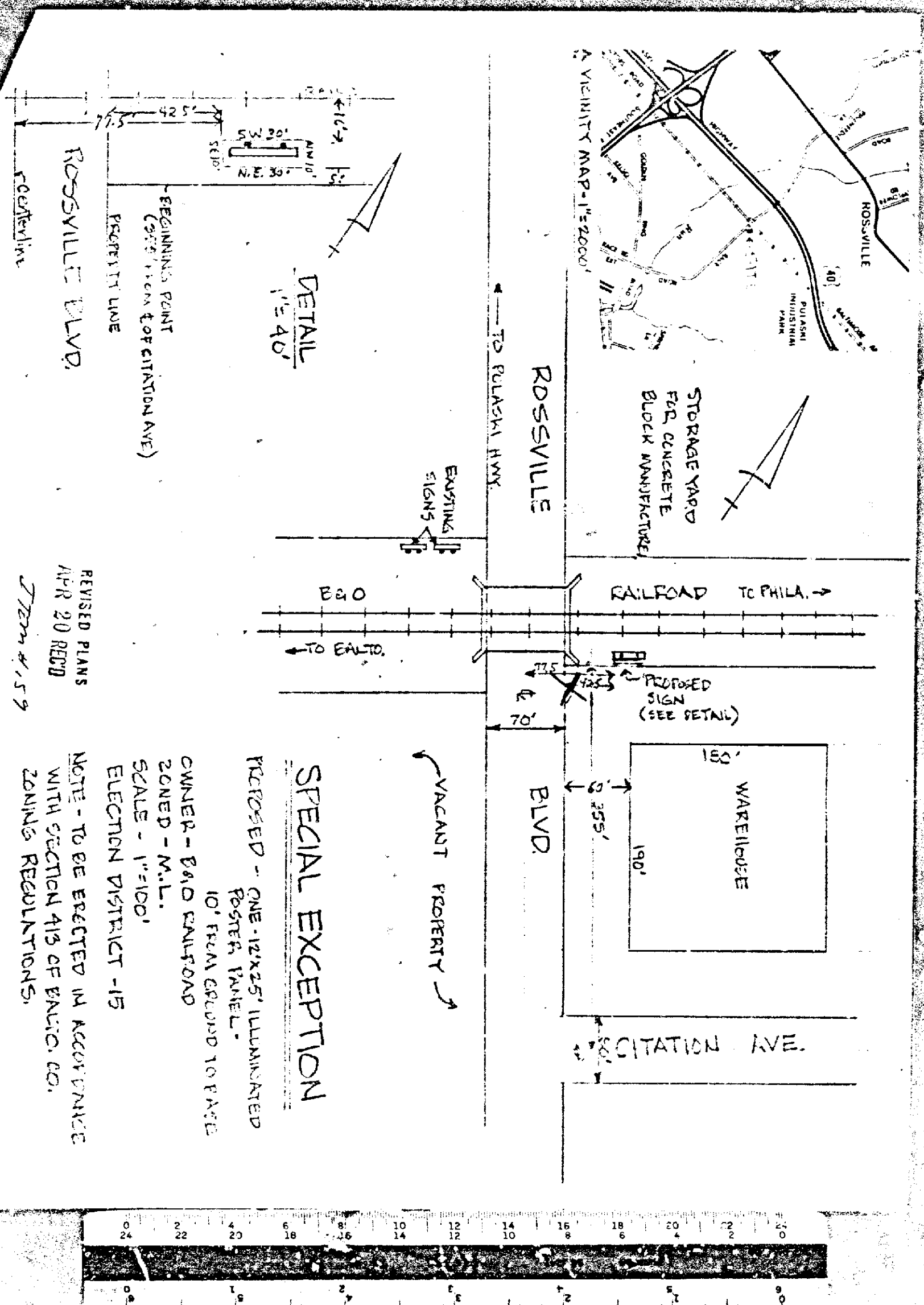
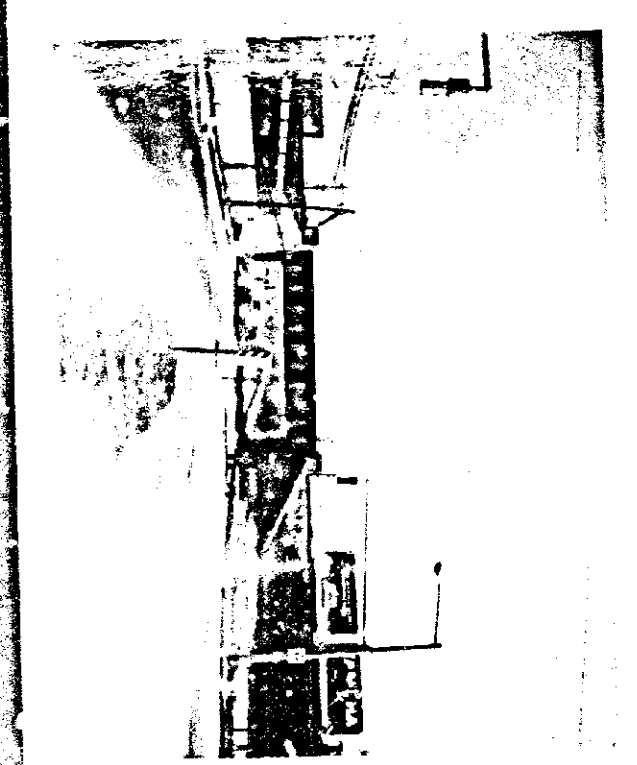
REVISED PLANS
Item #159

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 11, 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once ~~one time~~ one time ~~one time~~ before the 2nd day of June, 1981, the 1st publication appearing on the 11th day of May, 1981.
THE JEFFERSONIAN,
L. L. Smith
Manager.
Cost of Advertisement, \$ 19.75

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received this 17th day of February, 1981.
Filing Fee \$ 50.00 Received: ☒ Check
☐ Cash
☐ Other
William E. Hammond
E. Hammond, Zoning Commissioner
No. 097271
Reviewed by Wilbur Walker
the Petition for assignment of a
DATE May 4, 1981 ACCOUNT CI-662
AMOUNT \$50.00
RECEIVED FROM Foster and Kleiser
FOR Filing Fee for Case #81-202-X
35274 5 50.00
VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>										
Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No										
Previous case: <u>78-258A</u>										
Map # <u> </u>										



The Essex Times

Essex, Md., May 14 1981
This is to Certify, That the annexed
Notice

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 14th day of May, 1981.
Sh. J. W. J. Jr.
26.81 Publisher.



Petition for Special Exception
15th District
ZONING: Petition for Special Exception for outdoor advertising sign.
LOCATION: 77.5 feet northeast of the centerline of Rossville Boulevard, 355 feet northwest of Citation Avenue.
DATE & TIME: Wednesday, June 3, 1981, at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County by order of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County.
Property Description: Being the property of The Baltimore and Ohio Railroad Co., as shown on plat filed with the Zoning Department, 111 W. Chesapeake Avenue, Towson, Maryland, June 2, 1981, at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, June 2, 1981, at 9:30 A.M.
BY ORDER OF:
William E. Hammond
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for one (1) 12' x 25' illuminated advertising sign.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee
Contract **Foster and Kleiser**
(Type or Print Name)
Signature *[Signature]*
Address
3001 Remington Avenue
Baltimore, Maryland 21211
City and State
235-8820
or Petitioner:
(Type or Print Name)
Signature *[Signature]*
Address
100 North Charles Street
Baltimore, Maryland 21201
City and State
Name and telephone number of legal owner (contract purchaser or topographical owner) if not the same as above:
Signature *[Signature]*
Name **Arthur R. Walker**
City and State
235-8820
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April, 1981, 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 3rd day of June, 1981, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

CCO--No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1981

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

Chairman
Nicholas B. Commodari

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

Mr. R. Clark
The Baltimore & Ohio Railroad Co.
100 North Charles Street
Baltimore, Maryland 21201

RE: Item No. 159
Petitioner - Baltimore & Ohio RR Co.
Special Exception Petition

Dear Mr. Clark:

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.

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Foster & Kleiser
3001 Remington Avenue
Baltimore, Md. 21211

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 24, 1981

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

Re: Item #159 (1980-1981)
Property Owner: The Baltimore & Ohio Railroad Company
N/ES Rossville Blvd. 355' N/W of Citation Avenue
Acres: 10 x 30 District: 15th

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 159 (1980-1981).

Very truly yours,

[Signature]
JAMES A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

I-NW Key Sheet
15 NE 26 Pos. Sheet
NE 4 G Topo
90 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

May 18, 1981

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 #159, Zoning Advisory Committee Meeting, March 3, 1981, are as follows:

Property Owner: The Baltimore & Ohio Railroad Company
Location: NE/Side Rossville Blvd 355' N/W of Citation Avenue
Acres: 10 X 30
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

batimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3150
STEPHEN E. COLLINS
DIRECTOR

March 16, 1981

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

Dear Mr. Hammond:

With regard to ZAC Meeting of March 3, 1981,
this department has no comment on items #155 thru #161.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

MSF/lza

#159

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

March 10, 1981

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

Dear Mr. Hammond:

Comments on Item 159, Zoning Advisory Committee Meeting of March 3, 1981, are as follows:

Property Owner: The Baltimore and Ohio Railroad Company
Location: NE/S Rossville Blvd 355' N/W of Citation Avenue
Existing Zoning: MU
Proposed Zoning: Special Exception for one illuminated advertising structure
Acres: 10X30
District: 3rd

The proposed advertising structures should not present any health hazard.

Very truly yours,

[Signature]
Jas. J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/ko

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310
PAUL H. RENCKE
CHIEF

March 24, 1981

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: The Baltimore & Ohio Railroad Company

Location: NE/S Rossville Blvd. 355' N/W of Citation Avenue

Item No.: 159 Zoning Agenda: Meeting of March 3, 1981

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 _____ 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 operation.

() 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 Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Dept. Fire Prevention Bureau
Special Inspection Division

/s/