

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

Erection of One (1) illuminated 12' x 25' advertising structure

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.

Contract Purchaser: Foster & Kleiser
 Legal Owner(s): Samuel L. Gastrock
 (Type or Print Name) (Type or Print Name)
 Signature: [Signature] Signature: [Signature]
 Address: 3001 Remington Avenue (Type or Print Name)
 City and State: Baltimore, Maryland 21211 Signature

Attorney for Petitioner: Ira C. Cooke, Esq.
 (Type or Print Name) Address: 1821 Eastern Blvd. Phone No. 686-7496
 Signature: [Signature] City and State: Baltimore, Maryland 21221
 Melnicove, Kaufman & Weiner Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address: 36 South Charles St. - 5th Floor
 City and State: Baltimore, Maryland 21201
 Attorney's Telephone No.: [Number] Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of March, 1982, 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 16th day of May, 1982, at 9:30 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

B.C.O.-No. 1 (over)

Tuesday May 19, 1982 9:30 A.M.

ORDER RECEIVED FOR FILING DATE June 21, 1982 BY [Signature]

82-243-X
 2/60
 2-53-X
 BALTIMORE COUNTY ZONING COMMISSIONER ROOM 106 COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 SE/S of Eastern Blvd., 150' NE of the centerline of Wilbur Rd., 15th District : OF BALTIMORE COUNTY

SAMUEL L. GASTROCK, Petitioner : Case No. 82-243-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 20th day of April, 1982, a copy of the foregoing Order was mailed to Ira C. Cooke, Esquire, Melnicove, Kaufman & Weiner, 36 S. Charles Street, 6th Floor, Baltimore, Maryland 21201; and Foster & Kleiser, 3001 Remington Avenue, Baltimore, Maryland 21211.

[Signature]
 John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 SE/S of Eastern Boulevard, 160' NE of the centerline of Wilbur Road - 15th Election District : OF BALTIMORE COUNTY
 Samuel L. Gastrock - Petitioner : OF BALTIMORE COUNTY
 NO. 82-243-X (Item No. 160) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as the result of a Petition for Special Exception for one 12' x 25' illuminated outdoor advertising structure to be erected on a parcel of ground 10 feet wide and 30 feet long.

According to the property description, site plan (Petitioner's Exhibit 1), and testimony, the subject site is located 85 feet south of the centerline of Eastern Boulevard and 160 feet east of the centerline of Wilbur Road and is presently zoned B.L. (Business, Local). The improvement immediately to the west is a gas station and to the east is a garage. Wilbur P. Walker of Foster and Kleiser testified that the illuminated advertising structure is proposed to be erected 10 feet from the front property line, which is the setback of the existing structures, and 25 feet above road grade. Additionally, he testified that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met. No one appeared at the hearing in opposition to the petition.

A review of the zoning regulations regarding signs discloses that, in view of Metropolitan Media, Inc. v. Baltimore County, Maryland, et al, in Equity, Docket 142, Folio 255, Case No. 103167 (Raine, C. J.), the requirements of Section 413.3.b, d, e, and f have been met. The site plan and testimony show that the requirements of Section 413.3.a, c, h, and i have been met or are not applicable.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of June, 1982, that the Petition for Special Exception for one 12' x 25' illuminated outdoor advertising structure, in accordance

ORDER RECEIVED FOR FILING DATE June 21, 1982 BY [Signature]

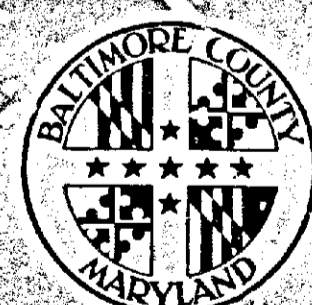
with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the conditions set forth in Section 413.5 of the Baltimore County Zoning Regulations.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE June 21, 1982 BY [Signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
 EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204
 May 11, 1982
 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
 RE: Item No. 160 Petitioner - Samuel L. Gastrock Special Exception Petition
 Dear Mr. Cooke:
 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 from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
 Very truly yours,
 Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee
 Enclosures
 cc: Mr. Bill Walker, Foster & Kleiser, 3001 Remington Avenue, Baltimore, Maryland 21211

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204
 HARRY J. PISTEL, P.E., DIRECTOR
 April 27, 1982
 Mr. William E. Hammond, Zoning Commissioner, County Office Building, Towson, Maryland 21204
 Re: Item #160 (1981-1982) Property Owner: Samuel L. Gastrock S/S Eastern Blvd. 160' N/E of center-line of Wilbur Rd. Acres: 12 x 25 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:
 Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.
 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 gradings, 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 160 (1981-1982).
 Very truly yours,
 Robert A. Wofson, P.E., Chief, Bureau of Public Services
 RAM:EAM:FWR:ss
 cc: JACK WIMBLEY

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-355J
 STEPHEN E. COLLINS, DIRECTOR
 April 23, 1982
 Mr. William Hammond, Zoning Commissioner, County Office Building, Towson, Maryland 21204
 Re: ZAC Meeting of March 2, 1982
 Dear Mr. Hammond:
 The Department of Traffic Engineering has no comments for items number 155, 157, 160, 161, 162, 163.
 Sincerely,
 Michael S. Flanagan, Engineering Associate II
 MSF/r1j
 5/18 82-243-X

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
 TO: Office of Planning and Zoning Date: March 26, 1982
 FROM: Ian J. Forrest
 SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #155 - James & Deborah M. Anderson, Jr.
- ✓ Item #160 - Samuel L. Gastrock
- Item #162 - Raymond J. & Arlene M. Cammoles
- Item #163 - Matthews & Matthews, Inc.
- Item #164 - Clarence A. & Maggie G. Cox
- Item #166 - Lawrence R. & Sharon A. King
- Item #167 - Carl D. & Dorothy C. McKinney, Sr.
- Item #168 - Frances M. Franz
- Item #170 - Erwin V. & Frieda Heinrich
- Item #175 - John Shavers
- Item #177 - Agnes A. Stem
- Item #180 - Howard M. Grossfeld, et al.
- Item #181 - Charles & Loretta Cain, Jr.
- Item #182 - Curtis M. & Betty Johnson
- Item #187 - Donald L. & Beverlee J. Weston, Jr.
- Item #189 - Giver B. & Jean J. Dearden

Ian J. Forrest
 Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: March 3, 1982
 FROM: Charles E. (Ted) Burnham
 SUBJECT: Zoning Advisory Committee Meeting of March 2, 1982

- IT 1 NO. 154 See Comment
- ITEM NO. 157 Standard Comment
- ITEM NO. 156 See Comment
- ITEM NO. 157 See Comment
- ITEM NO. 158 See Comments
- ITEM NO. 159 See Comment
- ✓ ITEM NO 160 Standard Comment
- ITEM NO 161 See Comments
- ITEM NO 162 Standard Comment
- ITEM NO. 163 See Comment
- ITEM NO. 124 See Comment - Revised

Charles E. Burnham
 Charles E. Burnham
 Plans Review Chief

CGB:rrj



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204
 825-7310

PAUL H. REINCKE
 CHIEF

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: Samuel L. Gastrock

Location: SE/S Eastern Blvd. 160' N/E of centerline of Wilbur Road

Item No.: 160

Zoning Agenda: Meeting of March 2, 1982

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 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *George M. [Signature]*
 Planning/Group Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

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

Z.A.C. Meeting of: March 2, 1982

RE: Item No: 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164
 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 TO: Zoning Commissioner Date: May 13, 1982
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 82-243-X
 Samuel L. Gastrock

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

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

NEG:JGH:slc

cc: Arlene January
 Shirley Hess

June 21, 1982

Ira C. Cooke, Esquire
 Melnicove, Kaufman & Weiner
 36 South Charles Street, 6th Floor
 Baltimore, Maryland 21201

RE: Petition for Special Exception
 SE/S of Eastern Boulevard, 160'
 NE of the centerline of Wilbur
 Road - 15th Election District
 Samuel L. Gastrock - Petitioner
 NO. 82-243-X (Item No. 160)

Dear Mr. Cooke:

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

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/srl

Attachments

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

Ira C. Cooke, Esquire
 Melnicove, Kaufman & Weiner
 36 South Charles Street
 6th Floor
 Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Special Exception, SE/S of Eastern Blvd., 160' NE of the center line of Wilbur Rd. - 15th Election District, Samuel L. Gastrock - Petitioner No. 82-243-X (Item No. 160)

TIME: 9:30 A.M.

DATE: Tuesday, May 18, 1982

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

[Signature]
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

cc: Foster & Kleiser
 3001 Remington Avenue
 Baltimore, Maryland 21211

Property Description
 1821 Eastern Boulevard

Beginning at a point located on the southeast side of Eastern Blvd. (150 feet wide), 160 feet northeast of the centerline of Wilbur Road (50 feet wide) and 85 feet from the centerline of Eastern Blvd., and thence running the following courses and distances:
 1) northeasterly a distance of 10 feet to a point; thence
 2) southeasterly a distance of 30 feet to a point; thence
 3) southwesterly a distance of 10 feet to a point; thence
 4) northwesterly a distance of 30 feet to the beginning point.

PETITION FOR SPECIAL EXCEPTION

15th Election District

ZONING: Petition for Special Exception for a sign
LOCATION: Southeast side of Eastern Boulevard, 160 feet Northeast of the centerline of Wilbur Road
DATE & TIME: Tuesday, May 18, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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:

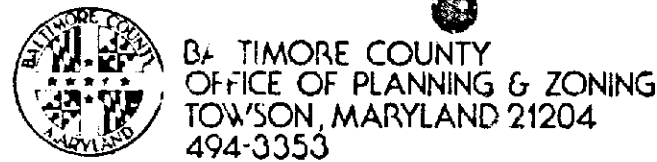
Petition for a Special Exception for the erection of one illuminated 12' x 25' advertising structure

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

Being the property of Samuel L. Gastrock, as shown on the plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 18, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue Towson, Maryland

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



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

WILLIAM E. HAMMOND ZONING COMMISSIONER

May 11, 1982

Ira Cooke, Esquire Melnicove, Kaufman & Weiner 36 S. Charles Street - 6th Floor Baltimore, Maryland 21201

Re: Petition for Special Exception SE/S Eastern Blvd., 160' NE of the centerline of Wilbur Road Samuel L. Gastrock -- Petitioner Case #82-243-X Item #160

Dear Mr. Cooke:

This is to advise you that \$49.24 is due for advertising and posting of the above property.

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

Very truly yours,

Signature of William E. Hammond, Zoning Commissioner

WEH:aj

Ira C. Cooke, Esquire Melnicove, Kaufman & Weiner 36 South Charles Street 6th Floor Baltimore, Maryland 21201

Mr. Bill Wilbur Foster & Kleiser 3011 Resolving Avenue Baltimore, Maryland 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 2nd day of March, 1982.

Signature of William E. Hammond, Zoning Commissioner

Petitioner: Samuel L. Gastrock

Petitioner's Attorney: Ira C. Cooke

Reviewed by: Nicholas E. Commodari, Chairman, Zoning Plans Advisory Committee

PETITION MAPPING PROGRESS SHEET

Table with columns: FUNCTION, Well Map, Original, Duplicate, Tracing, 200 Sheet. Rows include: Descriptions checked and outline plotted on map, Petition number added to outline, Denied, Granted by ZC, BA, CC, CA, Reviewed by, Revised Plans, Previous case.

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

Your Petition has been received this 18 day of Feb, 1982.

Filing Fee \$ 27 Received: Check Cash Other

Signature of William E. Hammond, Zoning Commissioner

Petitioner: Samuel L. Gastrock

Petitioner's Attorney: Ira Cooke

Reviewed by: [Signature]

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 5/13/82
Posted for: Petition for Special Exception
Petitioner: Samuel L. Gastrock
Location of property: SE/S Eastern Blvd., 160' NE of the centerline of Wilbur Rd.
Location of Sign: Samuel L. Gastrock
Remarks:
Posted by: Susan J. Wilman Signature Date of return: 5/27/82

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 29, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the 18th day of May, 1982, the first publication appearing on the 29th day of April, 1982.

THE JEFFERSONIAN, L. Lank Strickland Manager.

Cost of Advertisement, \$

NOTICES

Petition for Special Exception 15th Election District... LOCATION: Southeast side of Eastern Boulevard, 160 feet Northeast of the centerline of Wilbur Road... DATE & TIME: Tuesday, May 18, 1982 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md. BY ORDER OF William E. Hammond, Zoning Commissioner of Baltimore County

The Times

Middle River, Md., April 19, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 29th day of April, 1982

Apollonides Publisher.

BALTIMORE COUNTY, MARYLAND No. 107636 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: 5/18/82 ACCOUNT: 01-662

AMOUNT: \$49.24

RECEIVED FROM: Foster & Kleiser FOR: Advertising & Posting Case #82-243-X

VALIDATION OR SIGNATURE OF CASHIER

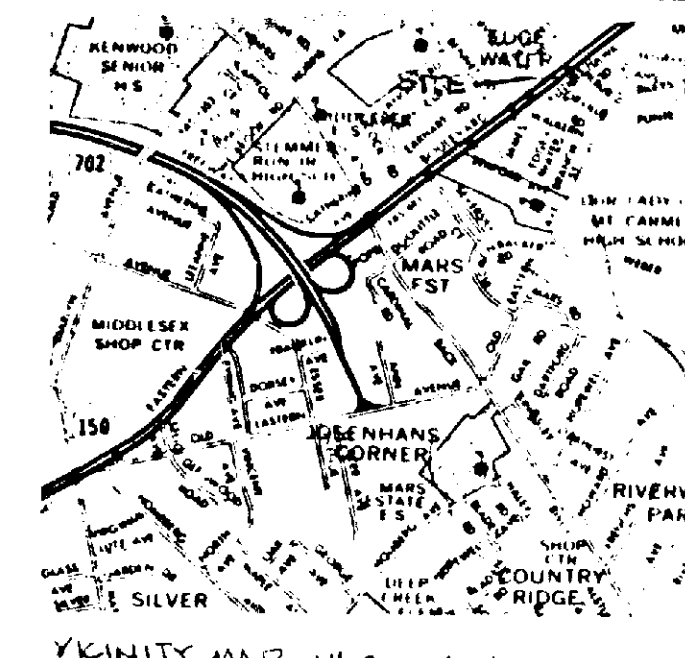
BALTIMORE COUNTY, MARYLAND No. 105711 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: 2-23-82 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Foster & Kleiser FOR: filing fee for St. 160 (Gastrock)

VALIDATION OR SIGNATURE OF CASHIER



SPECIAL EXCEPTION

1821 EASTERN BLVD. PROPOSED - ONE (1) - 12' x 25' ILLUMINATED RUSTER PANEL ZONED - B-1. OWNER - SAMUEL L. GASTROCK SCALE - 1" = 10' ELECTION DISTRICT - 15 NOTE - ALL SIGNS WILL BE ERECTED IN ACCORDANCE WITH SECTION 413 OF BALTIMORE COUNTY ZONING REGULATIONS.

PETITIONER'S EXHIBIT

