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.

Legal Owner(s):

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

Phone No.

Zoning Commissioner of Baltimore County.

action Johnson Raltimora, Maryland 21211

City and State Attorney for Petitioner:

**E** 

RECEIVED

85

ORD

DAT

926 Essex Avenue Easex, Baryland 21221 6 South Charles Street - 6th floor tract purchaser or representative to be contacted eltimore, Maryland 21201 --- Wallso

y's Telephone No.: \_\_\_\_\_ -----RDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_27th \_\_\_\_\_\_ day eptember 19.82, that the subject matter of this petition be advertised, as

uired 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 \_\_\_\_\_ 4th \_\_\_\_ day of \_\_November \_\_\_\_, 19.82\_\_, at \_9:39\_ o'clock \_\_A,\_M.

9-6-6-1.C.O.-No. 1

+ 1/ w--

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 Variance from Section \_\_AL3.3.b.\_(1963J\_regulations)\_\_\_\_\_

to allow the proposedist to be located within 230 feet of the right-of-way of MD. Rte. 702 in lieu of the required 250 feet. 

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

The proposed sign would be located on premises bearing Essex Ave.address. It would be visible to traffic moving in easterly and westerly directions on Eastern Ave. The sign would be not be viewable to travelers using Route 702, which bridges Eastern and only incidentally visible to motorists who have exited Rte. 702 and entered Eastern.

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

4. 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.

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

Curtis Johnson

Cutic Johnson

Contract \* Legal Owner(s): Poster and Claiser (Type or Print Name) 3001 Rezington Ave. (Type or Print Name) -Writere, Maryland 21211 --------------

1784 Eastern Ave. . . . 686-2170 ..... Baltimore, Maryland 21221

.Betty. Johnson.

tract purchaser or representative to be contacted tionaey's Telephone No.:

ORDERED By The Zoning Commissioner of Baidmore County, this 27th day

County, on the .... 4th day of November A, M.

of September 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, ir 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

Zoning Commissioner of Baltimore County.

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1982

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

Nicholas B. Corros Chairman.

MEMBERS

Industrial

Bureau o' Engineering Department of Traffic E-gineering S. .te Roads Commission Sureau of 1 re Prevention Health Department Project Planning Building Department board of Education Zoning Administration

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

> RE: Item No. 182 - Case No. 33-110-A Petitioner · Curtis M. Johnson, et ux Special Exception & Variance Petitions

Dear Mr. Cooke:

The Zoning Flans Alvisory 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.

In view of your client's proposal to construct an outdoor advertising sign on the subject property, this special exception is required. In addition, a variance to locate said sign within 230 feet of Route 702 in lieu of the required 250 feet is also included.

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 in formative will be placed in the heaving file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, nicholas & Cammedere Le NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures cc: Mr. W. R. Walker Foster & Kleiser 3001 Remington Avenue Baltimore, Md. 21211 PETITION FOR SPECIAL

BEFORE THE

EXCEPTION & VARIANCE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 83-110XA

Item No. 182

ENTRY OF APPERANCE

Please enter my appearance as co-counsel in the abovereferenced matter.

MELNICOVE, KAUFMAN, MEINER & SMOUSE, P.A. 36 S. Charles Street Sixth Floor Baltimore, Maryland 21201 (301) 332-8520

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORK
TOWSON, MARYLAND 21204

HARRY / PISTEL P. L

April 28, 1982

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

> Re: Item #132 (1981-1982) Property Owner: Curtis M. & Betty Johnson N/WS Eastern Blvd. 1830' W. from centerline of Stemmers Fun 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:

Baltimore County highway and utility improvements exist and 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 drainago 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.

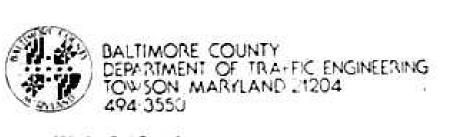
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 182 (1981-1982).

Very truly yours,

WOBERT K. HORTON, F.E., Chief

RAM: EAM: PWR: 88

I-SW Key Sheet 8 NE 30 Pos. Sheet NE 2 H Topo 90 Tax Map



May 10, 1982

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

delin la la dance

People's Counsel for Baltimore County

No. 1 . I was

John W. Hessian, III

Rm. 223, Court House

John W. Hessian, III

494-2188

I HEREBY CERTIFY that on this 14th day of October, 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, Attorney for Petitioners;

and Mr. W. R. Walker, Foster & Kleiser, 3001 Remington Avenue, Baltimore, Maryland

Towson, Maryland 21204

: Case No. 83-110-XA

111111

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.

ORDER TO ENTER APPEARANCE

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

RE: PETITION FOR SPECIAL EXCEPTION

CURTIS M. JOHNSON, et ux,

5 of the centerline of Lee Anne Drive

ter Had a commission

PETITION FOR VARIANCE

W/S of Essex Ave., 365'

15th District

Petitioners

Mr. Commissioner:

Peter Max Zimmerman

Deputy People's Counsel

21211. Contract Purchaser.

RE: ZAC Meeting of March 23, 1982

Dear Mr. Harmond:

The Department of Traffic Engineering has no comments for Items number 181, 182, 183, 184, 186, 187, 188 and 189.

> Very truly wars, C. Richard Moore Assistant Traffic Engineer Planning & Design

CRM/oza

cc - Mr. Jack Wimbley Current Planning

BALTIMORE COUNTY ZONING PLANS

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 mot; the health, safety, and general welfare of the community not being adversely affected; and in compliance with the findings of the Circuit Court for Baltimore County in Metromedia, Inc. v. Baltimore County, Maryland, et al., In Equity, Docket 142, Folio 253, Case No. 103167 (Raine, C.J.), the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Biltimore County, this 2316 day of December, 1982, that the Petition for Special Exception for a 12' x 25' double-faced illuminated outdoor advertising structure, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

 Compliance with Section 413.5 of the Baltimore County Zoning Regulations.

 Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping required for approval by the Current Planning and Development Division.

> Lan M. Vung Deputy Zoning Commissioner of Baltimore County

#### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Zoning Advisory Committee

Meeting of March 23, 1982

Item #181 Standard comment only.

Item #182 Standard comment only.

Item #183 Standard comment only.

Item #184 Standard comment only.

Item #185 Standard comment only.

Item #186 Standard comment only.

Item #187 Standard comment only.

Item #188 See comments.

Item #188 See comments.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wouldx notx result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested wild/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should responds not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2344

day of December , 19 82 , that the herein Petition for Variance(s) to permit a sign to be located within 230 feet of the right-of-way of Maryland Route 702 in lieu of the required 250 feet, in accordance with the site plan filed herein, is hereby GRANTED, from and feet the date of this Order, subject, "owever, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

The Part of the same

RECEIVED FOR FILING

gan M. V. Rens Futy Zoning Commissioner of Baltimore County

### BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland – 21204

Date: March 30, 1982

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 11:1 West Chesapeake Avenue Towson, Maryland 21204

74 - Ref 255 HONE-

Z.A.C. Meeting of: March 23, 1982

RE: Item No: 181, 182, 183, 184, 185, 186, 197, 188, 189
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,

Una luck Leteral

Mm. Nick Petrovich, Assistant
Department of Planning

BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

William E. Harmond, Zoning Commissioner
TO Office of Planning and Zoning Date March 26, 1982

FROM Ian J. Forrest

SURJECT Zoning Variance Items

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

Item #155 - James & Deboreh M. Anderson, Jr.

Item #160 - Samuel L. Gastrock

Item #162 - Raymond J. & Arlene M. Cannoles

Item #163 - Matthews & Matthews, Inc.

Item #16h - Clarence A. & Maggie G. Jot

Itma #166 - Lawrence P. & Sharon A. King

Item #167 - Carl D. & Dorothy C. McKinney, Sr.

Item #168 - Frances M. Franz

Item #170 - Erwin V. & Frieds Heinrich

Item #175 - John Shavers

Item #177 - Agnes A. Sten

Item #180 - Howard M. Grossfeld, et al.

Item #181 - Charles & Loretta Cain, .r.

/ Item #182 - Curtis M. & Betty Johnson

Item #187 - Donald L. & Beverlee J. Weston, Jr.

Item #189 - Oliver B. & Jean J. Dearden

Ian J. Forrest, Pirector BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

Sec. 11.3

STEPHEN E COLLINS DIRECTOR

December 13, 1982

Mr. Villiam Hammond Zening Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Committee Meeting of October 5, 1982.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for stem numbers, 53, 55, 56, 57, 58, 59, 60, 62, and 63.

Michael 5. Flanigan Traffic Engineering Assoc. II

MSF/cca

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H REINCKE CHIEF April 26, 1982

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

Attention: Nick Commoderi, Chairman Zoning Plans Advisory Committee

PE: Property Owner: Curtis M. and Betty Johnson

Location: NW/S Eastern Blvd. 1830' W. from centerline of Stemmers Run Road

Item No.: 182 Zoning Agenda: Meeting of March 23, 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 Buleau has no comments, at this time.

Planning Group . Woted and Alegge 11 11-Eigenale

Planning Group . Approved:

Fire Prevention Sureau

Special Inspection Division JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Date October 19, 1982

TO Zoning Commissioner

Norman E. Gerber, Director

PROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 83-110-XA
Curtis M. Johnson, et ux

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

Norman E. Gerber Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January Shirley Hess

1/6

ira C. Gooke, Rogaire 16 S. Charles St. - 6th Floor Boltimore, Maryland 21301

HOTICE OF REARING

Ros Potition for Special Emception & Variance W/8 of Eccas Ave., 168' 8 of c/1 of Lee Asse Dr. Cartle M. Johnson, et us - Potitioners Case #83-110-XA Rem #182

TDE:_	9:39 A. M.
MTS:_	Thursday, Movember 4, 1988
Place:	ROCH 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
	TOWSON, MARTIAND

ce: Foster & Kickeer c/o W. R. Walker 3001 Remington Avenue Beltimore, Meryland 21211

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 2120h

> Building Permit Application No. Election District 83-110X1

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

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

WILLIAM E HAMMOND ZONING COMMISSIONER

October 21, 1982

Ira C. Cooke, Esquire 36 S. Charles Street - 6th Floor Beltimore, Maryland 21201

> Re: Petition for Special Exception & Veriance W/S Essen Ave., 365' S of c/l of Lee Anna Dr. Curtis M. Johnson, et un - Potitioners Case #63-110-XA Bem #182

Door Mrs

This is to advise you that \_\_\_\_\_\_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.

WILLIAM E. HAMMOND

Very truly yours,

Zoning Commissioner Me. 112331 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT DATE 11-4-82 ACCOUNT R-01-615-000

MOUNT \$ 68,62 PROM: 2 rater + Kleiner c/o 2m. Valler ron advertising Posteria Case # 83-110-XA

8 U15\*\*\*\*\*\*\*\*\*\* F048A

VALIDATION OR SIGNATURE OF CASHIER

PLITTION FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District

ZONING:

Pedicion for Special Exception and Variance

LOCATION:

West side of Essex Avenue, 365 ft. South of the

centerline of Lee Anne Drize

DATE & TIME:

Thursday, November 4, 1982 at 9:30 A.M.

Room 106, County Office Building, 111 W. Chesapeake PUBLIC HEARING:

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 1 double-faced 12' x 25' illuminated outdoor advertising sign and Variance to allow the proposed sign to be located within 230 ft. of the right of way of Md. Route 702 in lieu of the required 250 ft.

The Zoning Regulations to be excepted as follows: Section 413. 3b (1963 regulations) - minimum distance of outdoor advertising sign from any expressway or other controlled access-type highway

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

Being the property of Curtis M. Johnson, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, November 4, 1982 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



PROFERTY DESCRIPTION

FEET TO THE BEGINNING POINT.

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF ESSEX AVENUE (60 FEET WIDE) 365 FEET SOUTH OF THE CENTERLINE OF LEE ANNE DRIVE(60 FEET WIDE) AND 160 FEET FROM THE CENTERLINE OF ESSEX AVENUE, THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1) SOUTHWESTERLY A DISTANCE OF 10 FEET TO A POINT, THE CE 2) SCUTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 3) NORTHEASTERLY A DISTANCE OF 10 FEET TO A FOINT, THENCE 4) NORT, WESTERLY A DISTANCE OF 30

BAITIMORE COUN.

OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

December 25, 1982

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

HE: Petitions for Special Exception and Variance W/S of Essex Ave.. 365' S of the center line of Lee Anne Dr. -15th Election District Curtis M. Johnson, et ux -Petitioners NO. 83-11G-XA (Item No. (82)

Dear Mr. Cocke:

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

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Foster and Kleiser 3001 Remington Avenue Bar (more, Maryland 21211

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

Tron HIVE

Page 14	PERSON		122	***
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### CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., described and published in To

& Leanh Sinister

Cost of Advertisement, \$.....

PETITION	MAPPING			PROGRESS			SHEET				
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Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: 6/7					ed Pla ge in o		or des	cript	en	133000	
Previous case:				Map	ø	180				_No	

Ira C. Cooke, Esquire 36 South Charles Street 6th Floor Baltimore, Md. 21201 Mr. W. R. Walker Fester & Eleiser 3001 Remington Ave Baltimore, Mi. 21211

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Builling 111 W. Chesapeake Avenue Towson, Maryland 2) 204

Your Petition has been received and accepted for filing this 27th day

of September . 1982.

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Curtis M. Johnson, et ux

Petitioner's Attorney Isa C. Ceeke, Esq. Leviewed

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee





# CERTIFICATE OF POSTING ZUNING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

Posted for: Additional Additional

CONCENSION .........

# **Q**le Times

Middle River, Md., Greef 19 19 19 This is to Certify. That the annexed

was inserted in (the Times, a new paper printed and published in Baltimore County, once in each or successive

eeks before the day of

Publisher.

5 C.C.C.

VALIDATION OR SIGNATURE OF CASHIER

