

12 PETITION FOR SPECIAL EXCEPTION 83-110-XA

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 Double-Faced 12' x 25' Illuminated Outdoor-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.

Contract ~~Between~~ Lessee: Foster & Kleiser
(Type or Print Name)
W. R. Walker
Signature
3001 Remington Avenue
Address
Baltimore, Maryland 21211
City and State
Attorney for Petitioner:
Ira C. Cooke, Esq.
(Type or Print Name)
Melnicove, Kaufman, Weiner & Smouse
Signature
36 South Charles Street - 6th Floor
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 332-8520
Address
Phone No.

Legal Owner(s):
Curtis M. Johnson
(Type or Print Name)
Curtis M. Johnson
Signature
Betty Johnson
(Type or Print Name)
Betty Johnson
Signature
926 Essex Avenue
Address
Baltimore, Maryland 21221
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Walker
Name
3001 Remington Avenue
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of September, 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 4th day of November, 1982, at 9:30 o'clock A. M.

[Signature]
Zoning Commissioner of Baltimore County.

83-110-XA PETITION FOR ZONING VARIANCE

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. (1983) Regulations.

to allow the proposed sign to be located within 250 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 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.

I, or 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.

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 ~~Between~~ Lessee: Foster & Kleiser
(Type or Print Name)
W. R. Walker
Signature
3001 Remington Ave.
Address
Baltimore, Maryland 21211
City and State
Attorney for Petitioner:
Ira C. Cooke, Esq.
(Type or Print Name)
Melnicove, Kaufman, Weiner & Smouse
Signature
36 South Charles Street - 6th Floor
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 332-8520
Address
Phone No.

Legal Owner(s):
Curtis M. Johnson
(Type or Print Name)
Curtis M. Johnson
Signature
Betty Johnson
(Type or Print Name)
Betty Johnson
Signature
926 Essex Avenue
Address
Baltimore, Maryland 21221
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Walker
Name
3001 Remington Avenue
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of September, 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 4th day of November, 1982, at 9:30 o'clock A. M.

[Signature]
Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL
EXCEPTION & VARIANCE

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 83-110XA
Item No. 182

ENTRY OF APPEARANCE

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

[Signature]
M. ALBERT FIGINSKI

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
W/S of Essex Ave., 365'
S of the centerline of Lee Anne Drive
15th District

CURTIS M. JOHNSON, et ux, : Case No. 83-110-XA
Petitioners

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.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

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

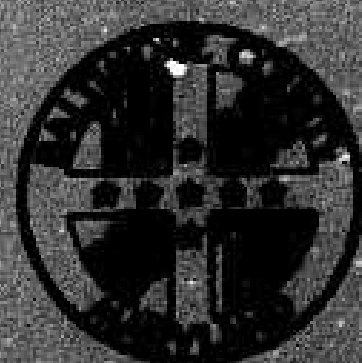
I HEREBY CERTIFY that on this 14th day of October, 1982, a copy of the foregoing Order was mailed to Ira C. Cooke, Esquire, Melnicove, Kaufman & Weiner, 36 S. Charles Street, 6th Floor, Baltimore, Maryland 21201, Attorney for Petitioners; and Mr. W. R. Walker, Foster & Kleiser, 3001 Remington Avenue, Baltimore, Maryland 21211, Contract Purchaser.

[Signature]
John W. Hession, III

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

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

October 25, 1982

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

RE: Item No. 182 - Case No. 83-110-A
Petitioner - Curtis M. Johnson, et ux
Special Exception & Variance Petitions

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.

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 250 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 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,

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

NBC:lsc
Enclosures
cc: Mr. W. R. Walker
Foster & Kleiser
3001 Remington Avenue
Baltimore, Md. 21211



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. BISTEL, P.E.
DIRECTOR

April 28, 1982

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

Re: Item #182 (1981-1982)
Property Owner: Curtis M. & Betty Johnson
N/WS Eastern Blvd. 1830' W. from centerline of
Stemmers Run 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 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.

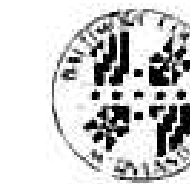
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 182 (1981-1982).

Very truly yours,

[Signature]
ROBERT K. MORTON, P.E., Chief
Bureau of Public Services

RAM:EMH:PMR:ss

1-SW Key Sheet
0 NE 30 Pos. Sheet
NE 2 H Topo
90 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3553

STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

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

RE: ZAC Meeting of March 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items number 181, 182, 183, 184, 186, 187, 188 and 199.

Very truly yours,

[Signature]
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM/lza

cc - Mr. Jack Wimbley
Current Planning

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; 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 250, Case No. 103167 (Raine, C.J.), the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd 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:

1. Compliance with 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, including landscaping required for approval by the Current Planning and Development Division.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hammond
c/o Nick Commodari
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee
Meeting of March 23, 1982

Date: April 9, 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 #189 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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/would not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of December, 1982, 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 after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

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

ORDER RECEIVED FOR FILING

DATE December 23, 1982

BY *John P. Loughrey*

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
1111 West Chesapeake Avenue
Towson, Maryland 21204

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

RE: Item No: 181, 182, 183, 184, 185, 186, 187, 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,
W. Rick Petrovich
W. Rick Petrovich, Assistant
Department of Planning

MNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

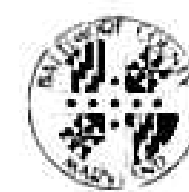
Date: March 26, 1982

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. Cannoles
- Item #163 - Matthews & Matthews, Inc.
- Item #164 - Clarence A. & Maggie G. Cox
- Item #166 - Lawrence P. & Sharon A. King
- Item #167 - Carl D. & Dorothy C. McKinney, Sr.
- Item #168 - Frances M. Frans
- Item #170 - Ervin 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 - Oliver B. & Jean J. Deardon

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

IJF/sth



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

STEPHEN E. COLLINS
DIRECTOR

December 13, 1982

Mr. William Hammond
Zoning 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 item numbers, 53, 55, 56, 57, 58, 59, 60, 62, and 63.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccu



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REMCKE
CHIEF

April 26, 1982

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: Curtis M. and Betty Johnson

Location: NW/SE 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 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.

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

REVIEWED BY: *George M. Maganoff* 4/27/82
Planning Group
Special Inspection Division

Noted and Approved: *George M. Maganoff*
Fire Prevention Bureau

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
SUBJECT: Zoning Petition No. 83-110-XA
Curtis M. Johnson, et al

Date: October 19, 1982

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

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

