

PETITION FOR SPECIAL EXCEPTION 83-143-X

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 illuminated 12' x 25' advertising structure (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 ~~Number~~
Foster and Kleiser
(Type or Print Name)
Signature
3001 Remington Ave.
Address
Baltimore, Maryland 21211
City and State
233-8822
Attorney for Petitioner:
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
Phone No.

Legal Owner(s):
Paul Goodman
(Type or Print Name)
Signature
(Type or Print Name)
Signature
110 Village of Cross Keys
Address
Baltimore, Maryland 21210
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of October, 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 21st day of December, 1982, at 10:15 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

200-1 (over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S Southwestern Blvd.,
1,500' S of the Centerline of
Knecht Ave., 13th District
OF BALTIMORE COUNTY

PAUL GOODMAN, Petitioner : Case No. 83-143-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.

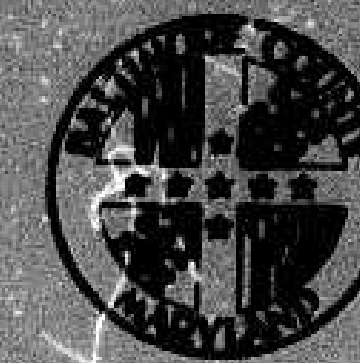
Peter Max Zimmerman
Deputy People's Counsel

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 30th day of November, 1982, a copy of the foregoing Order was mailed to Mr. Paul Goodman, 110 Village of Cross Keys, Baltimore, Maryland 21210, Petitioner and Foster and Kleiser, 3001 Remington Avenue, Baltimore, Maryland 21211, Contract Lessee.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 9, 1982

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

Mr. Paul Goodman
110 Village of Cross Keys
Baltimore, Maryland 21210

RE: Item No. 58 - Case No. 83-143-X
Petitioner - Paul Goodman
Special Exception Petition

Dear Mr. Goodman:

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

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

October 28, 1982

Re: Item #58 (1982-1983)
Property Owner: Paul Goodman
E/S Southwestern Blvd. 1500' S. from centerline of Knecht Ave.
Acres: 15 X 30 District: 13th

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:

Southwestern Boulevard (U.S. 1) 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 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 58 (1982-1983).

Very truly yours,

Robert A. Murrin, P.E., Chief
Bureau of Public Services

RAM:EAM:FWK:rs
G-SW Key Sheet
15 SW 15 Pos. Sheet
SW 4 D Topo
101 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

October 15, 1982

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

Re: ZAC Meeting of Oct. 5, 1982
ITEM: #58.
Property Owner: Paul Goodman
Location: E/S Southwestern Blvd. Route 1-S, 1500' S. from centerline of Knecht Avenue
Existing Zoning: M.L.-TM
Proposed Zoning: Special Exception for one double faced illuminated 12 X 25 advertising structure (sign).
Acres: 15 X 30
District: 13th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

However, any additional information or comments regarding the proposed advertising structures should be through Mr. Morris Stein, Chief of Outdoor Advertising at 659-1642.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. M. Stein (w-attachment)

My telephone number is (301) 659-1250

Tel. operator for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5000 Nationwide Toll Free
P.O. Box 717 / 737 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: October 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 #22 - Simon B. & Esther P. Weiner
- Item #42 - James R. & Corille Myrick
- Item #44 - Joseph H. Seipp, D.D.S.
- Item #48 - Herbert S.W. & Mary V. Banler
- Item #49 - Donald Ellis
- Item #50 - Wayne Sullivan
- Item #52 - Quality House, Inc.
- Item #55 - Roy & Margaret Bolyard
- Item #56 - Earl R. & Janice C. Jackson, Jr.
- Item #58 - Paul Goodman
- Item #59 - Dorothy Haines
- Item #60 - Margaret Baul, et al
- Item #61 - Priro & Elias A. China
- Item #63 - Chrysler Overseas Capital Corp.
- Item #64 - Daniel A. & Janice B. Agostino
- Item #67 - Francis W. & Victoria A. Rippel
- Item #68 - D. C. & Elizabeth Poling
- Item #70 - Sarah & Martin Lazarus, L.P.T.
- Item #71 - Roscoe Vandevander
- Item #72 - Jean G. Young, et al
- Item #73 - Helmut G. & Theresa P. Had

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
294-3903

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 58 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul Goodman
Location: E/S Southwestern Blvd. 1500' S. from centerline of Knecht Ave.
Building Section: M.L.-TM
Proposed Zoning: Special Exception for one double faced illuminated 12 x 25 advertising structure (sign).
Acres: 15 x 30
District: 13th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1107 and Table 1102.
- Requested variance conflicts with the Baltimore County Building Code, Section/s
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- Comments: STANDARD COMMENTS

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burtman, Chief
Plans Review

CEB:jj
PCB: G1-82

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 255, 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 29th 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, 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. The proposed sign shall be located 1,225 feet from the existing sign and the site plan shall indicate same.
3. Approval of the aforementioned site plan by the Department of Public Works, the Maryland Department of Transportation, and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 30, 1982

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

Z.A.C. Meeting of: October 5, 1982

RE: Item No: 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63
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,

Mr. Rick Petrovich
Mr. Rick Petrovich, Assistant
Department of Planning

WNP/bp

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE EAST SIDE OF SOUTHWESTERN BOULEVARD (120 FEET WIDE) 1500 FEET SOUTH OF THE CENTERLINE OF KNECHT AVENUE (40 FEET WIDE) AND 110 FEET FROM THE CENTERLINE OF SOUTHWESTERN BOULEVARD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1) SOUTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 2) SOUTHWESTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 3) NORTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 4) NORTHEASTERLY A DISTANCE OF 15 FEET TO THE BEGINNING POINT.

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No.
Building Permit Application No.
Election District
83-143X

Dear Mr. Hammond:

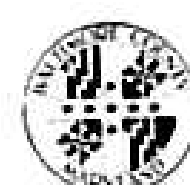
We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the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

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.

Very truly yours,

Mr. Rick Petrovich
Mr. Rick Petrovich, Assistant
Department of Planning

MEH:bac



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 29, 1982

Mr. Paul Goodman
110 Village of Cross Keys
Baltimore, Maryland 21210

RE: Petition for Special Exception
E/S of Southwestern Blvd., 1,500' S of the center line of Knecht Ave.
Paul Goodman - Petitioner
NO. 83-143-X (Item No. 58)

Dear Mr. Goodman:

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: Foster and Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

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

November 23, 1982

Foster & Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

NOTICE OF HEARING

Re: Petition for Special Exception
E/S Southwestern Blvd., 1,500' S of the c/l of Knecht Avenue
Paul Goodman - Petitioner
Case #83-143-X Item #58

TIME: 10:15 A.M.

DATE: Tuesday, December 21, 1982

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: Paul Goodman
110 Village of Cross Keys
Baltimore, Md. 21210

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-143-X
Paul Goodman

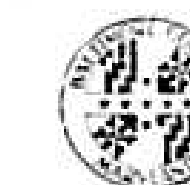
Date: November 26, 1982

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

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

NEG:JGH:lc

cc: Arlene January
Shirley Hess



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.

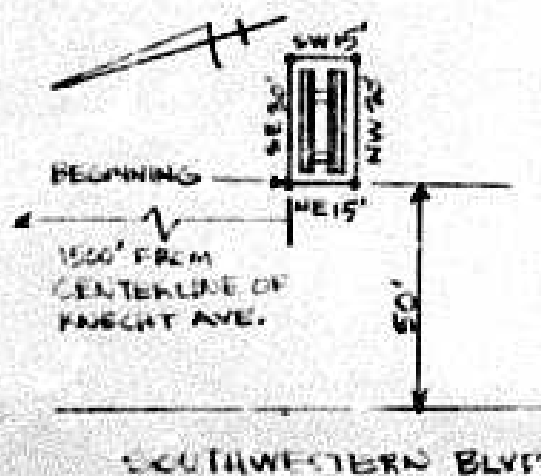
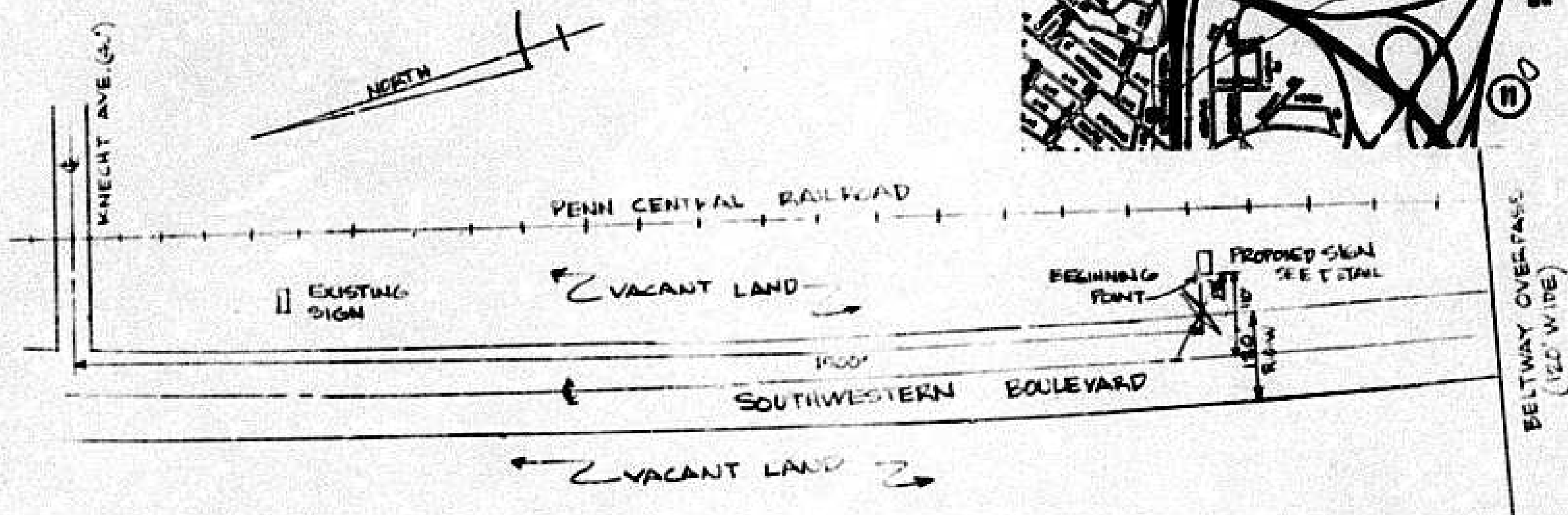
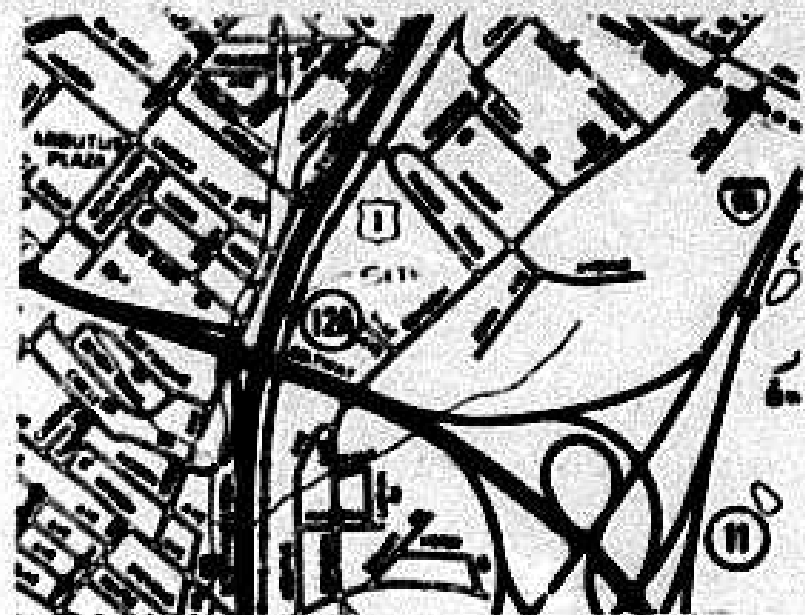
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

12/22
83-143-X

MAP	2A
SECTION	SW 3-D
DISTRICT	13
D. TO	14/17
TYPE	X
NO. OF CH.	1
BY	W. H. S.
DATE	11/17

VICINITY
MAP
1"=2000'



DETAIL
1"=50'

ITom #58

SPECIAL EXCEPTION

PROPOSED - 2 ILLUMINATED 12'x25'
POSTER PANELS

ZONED - M.L. - I.M.

SCALE - 1"=200'

DISTRICT - 13

NOTE - ALL SIGNS TO BE ERECTED IN
ACCORDANCE WITH SECTION
413 OF BALTIMORE COUNTY
ZONING REGULATIONS.