RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER N/S Pulaski Hwy. 1500' W of the Centerline of Rosedale Ave. 15th District OF BALTIMORE COUNTY JOHN ZERUOS, Fetitioner : Case No. 83-147-X ::::::: ORDER TO ENTER APPEARANCE Mr. Commissioners 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 Zimmermon John W. Hessian, III Deputy People's Counsel People's Counsel for Baltimore County Pm. 223, Court House Towson, Maryland 21204 I HEREBY CERTIFY that on this 21st day of December, 1982, a copy of the foregoing Order was mailed to Mr. John Zeruos, 7600 Pulaski Highway, Baltimore, MD 21237,

Petitioner; and Foster & Kleiser, 3001 Remington Avenue, Baltimore, MD 21211, Contract

NORMAN E. GERBER DIRECTOR

December 5: 1982

Re: Item #74 (1982-1983) Zoning Advisory Committee Property Owner: John Zervos Office of Planning and Zoning N/S Pulaski Highway 1500' W. from centerline of Baltimore County Office Building Rosedale Avenue Towson, Maryland 21204 District: 15th Acres: 15 x 30

Comments on Item # 74 , Zoning Advisory Committee Meeting, November 3, 1982. are as follows:

Property Owner: John Zeruos Location: N/S Pulaski Highway 1500' W from centerline of Rosedale Avenue Acres: 15 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.

Very truly yours.

John Zulmbley

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204
494-3211

Mr. William E. Hammond, Zoning Commissioner

Dear Mr. Hammond:

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

Planner III Current Planning and Development

> Ian J. Pormest, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Baltimore County Department of Health has reviewed the

following zoning variance items, and has no specific comments regarding

December 2, 1982

William E. Hammond, Zoning Commissioner

Ttem # (1) - John Zeruos

Item # 78 - Henry Knott

Item # 80 - Henry & Iula Cook

Item # 81 - Kenneth Deinlein

Item # 75 - Raymond & Alma Hinohliffe

Item # 85 - Terry & Joyce Riggieman

Ivem # 86 - Michael P. & Mary J. Elder

Item # 93 - McCormick Properties, Inc.

Item # 97 - Neil H. & Christy A. Whaley

Item # 98 - Kl-Jen, Incorporated

Item #101 - Andrew & Courtney Suggs

Item #105 - Stanley I. Panitz, Inc.

Item # 99 - George B. P. Ward

Item #100 - Kaye D. Rutter

Item #103 - Clyde Woodard

Item #104 - Joel Brown

Item #106 - Wesco Realty

Item # 77 - David C. & Carol A. Hopkins

m Office of Planning and Zoning

SUBJECT Zoning Variance Items

PROM Ian J. Forrest

LIP/fth

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 17, 1982

COUNTY OFFICE SLDG. 111 W. Chesapuake Ave. Towson, Maryland 21204

Dureau of Fire Prevention

Realth Department Project Planning Building Department Board of Ejucation Zoning Administration Industrial

Mr. John Zeruos

7600 Pulaski Highway Baltimore, Maryland 21237

RE: Item No. 74 - Case No. 83-147-X Petitioner - John Zeruos Special Exception Petition

Dear Mr. Zeruos:

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 sutiability of the requested zoning.

Enclosed are all comments submirted 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.

Hecholas & Connectare NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

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

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 212:04
825-7310

December 20, 1982

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

Attention: Nick Commoderi, Chairman Zoning Plans Advisory Committee

RE: Property Owner: John Zeruos

Location: N/S Pulaski Highway 1500' W. from centerline of Rosedale Avenue

Item No.: 74

Zoning Agenda: Meeting of November 3, 1962

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 is accordance with Baltimore County Standards as published by the feet along an approved road in Department of Public Morks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCREDS 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 Mational Fire Protection Association Standard No. 201 "Life Safety Code", 1976 Mition prior

() 6. Site plans are approved, as drawn.

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

Special Inspection Division

JK /mb / cm

cc: Jack Wimbley J-SE Key Sheet 7 ME 18 Pos. Sheet NE 2 E Topo 89 £ 96 Tax Naps

Mr. William E. Hammond

County Office Building

Towson, Marylan, 21204

addition to those of Baltimore County.

Zoning Commissioner

Dear Mr. Hammond:

GENERAL:

of top soil.

of the Petitioner.

The following comments are furnished in regard to the plat submitted to this office

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections,

Development of this property through stripping, grading and stabilization could result

property. A grading permit is, therefore, necessary for all grading, including the stripping

The Petitioner must provide necessary drainage facilities (temporary or permanent) to

This office has no further comment in reyard to the plan submitted for Zoning Advisory

prevent creating any nuisances or damages to adjacent properties, especially by the concen-

tration 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

entrances and drainage requirements as they affect the road come under the jurisdiction of

the Maryland State Highway Administration. Any utility constriction within the State Road

right-of-way will be subject to the standards, specifications and approval of the State in

in a sediment pollution problem, damaging private and public holdings downstream of the

for review by the Zoning Advisory Committee in connection with the subject item:

Baltimore County public facilities are not directly involved.

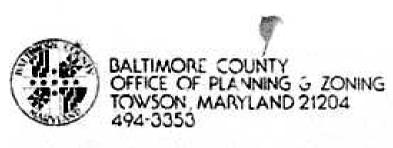
Committee review in connection with this Item 74 (1982-1983).

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13 m day of January, 1983, 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 4:3.5 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.

Baltimore County



WILLIAM E. HAMMOND. ZONNG COMMISSIONER

FILING

ORDER RECEIVED FOR

January 13, 1983

Mr. John Zeruos 7600 Pulaski Highway Baltimore, Maryland 21237

> RE: Petition for Special Exception N/S of Pulaski Highway, 1,510' W of the centerline of Rosedale Avenue -15th Election District John Zeruos - Petitioner NO. 83-147-X (Item No. 74)

Dear Mr. Zeruos:

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

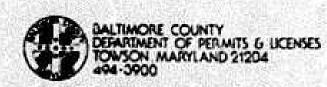
WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

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

John W. Hessian, III, Esquire



H/S Pulsaki Highway 1500' W. from centerline of Rosedale Avenue Special Exception for one double-faced illuminated outdoor

advertising structure.

D. Commercial: Three sets of construction descrings with a Maryland Registered Architect or Register shall be required to file a possit explication.

H. An exterior wall excepted within 6'0 of an edjacent let line shall be of one hour fire reciptive construction, no openings passitted within)'-0 of let lines. A firewall is required if construction is an the let line, See Table 101, line 2, Section 1107 and Table 1102.

G. A change of company shall be applied for, along with an alteration parall application, and these required note of drustage indicating how the observation will meet the Code requirements for the proposed change. Brandage my require a professional seal.

E. Defero this office can comment on the above structure, please here the enter, thru the services of a Registered in Maryland Architect or Engineer certify to this effice, that, the structure for which a proposed change in use is proposed our comply with the height/area requirements of Table 505 and the rejuired construction elementication of Table 501.

STANDARD COMMENTS

These commute reflect only on the information provided by the drawings submitted to the offic; of Flancing and Rowing and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Ross #122 (Flanc Boriov) at 111 Vest Cheespeake &ve., 21204

Toppyelly pleas / dehave in maken Charles E. Furnhen, Chief Flame Review

CHRITTI POSS 01-82 BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: Nov. 3, 1982

Mr. William E. Hammond Zoning Commissioner Baltimore County Of lice Buildirg 11:1 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: Nov. 3, 1982

75, 76, 77, 78, 79, 80, 81, 82, 83*,84, 85 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population. * If the flight patterns of aircraft taking off and landing are such that they must pass over school property we would be deeply concerned since the safety of school children is very important to us.

> Very truly yours Vac with tetrout Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE CO'INTY
DEPARTMENT OF TRAFFIC ENGINEERING
TON/50N, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

PROPERTY DESCRIPTION

POINT.

BEGINNING AT A POINT LOCATED ON THE NORTH SIDE OF PULASKI PICHWAY (150 FEET WILE)

1500 FEET WEST OF THE CENTERLINE OF KCSEDALE AVENUE (PAVEL 18 FLET), AND 125 FEET

FROM THE CENTERLINE OF PULASKI HIGHWAY AND THENCE PLINNING THE FOLLOWING COURSES

AND DISTANCES: 1) NORTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 2) SOUTH-

WESTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 3) SOUTHEASTERLY A DISTANCE OF

30 FEET TO A POINT, THENCE 4) NORTHEASTERLY A DISTANCE OF 15 FEET TO THE PEGINNING

December 13, 1982

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

Re: Zoning Advisory Committee Meeting of November 3, 1982

Dear Mr. Hammond:

for item numbers, 74) 75, 77, 78, 79, 80, 81, 83, 84 85, 76.

Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

TO Zoning Commissioner
Norman E. Gerber, Director

Date_December 17, 1982

PROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 83-147-X

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

Director of Planning and Zoning

cc: Arlene January Shirley Hess

M. S. Collebber

November 12, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Nov. 3, 1982 ITEM: 474. Property Owner: John Zeruos Location: N/S Pulaski Hwy. Route 40-E, 1500' W. from centerline of Rosedala Ave. Existing Zoning: B.K. Proposed Zoning: Special Exception for one doublefaced illuminated outdoor advertising structure. Acres: 15 X 30 District: 15th

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, Charle Co Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittmen

CL:GW:maw

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

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewice Toli Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

My telephone number is (301) 659-1350

PETITION FOR SPECIAL EXCEPTION

15th Election District

ZONING:

Petition for Special Exception

LOCATION:

North side Pulaski Highway, 1,500 ft. West of the

centerline of Rosedale Avenue

DATE & TIME:

Tuesday, January 4, 1983 at 10:00 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 double-faced 12' x 25' illuminated outdoor advertising structure

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

Being the property of John Zeruos, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 4, 1983 at 10:00 A. M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM F. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

December 8, 1982

Mr. John Zeruca 7600 Polaski Highway Baltimore, Maryland 21237

> NOTICE OF HEARING Rot Petition for Special Exception N/S of Pulneki Hwy., 1,510' W of c/l of Rosedalo Avenue John Zerves, Petitioner Case #83-147-X

TIME: 10:00 a.m.

DATE: Tuesday, January 4, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

ce: Foster & Kleiser c/o Bill Walker 3001 Remington Avenue Baltimore, Maryland 21211

NG COMMISSIONER OF TIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

M. 111242

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT AMOUNT #100,00 PON Series 1 respect to audion Adu. 7600 Pulast: High way

VALIDATION OR BIGHATURE OF CASHIER

orgil

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

RE: Case No. 83-/47× 6-1/13/83

Suilding Permit Application No.

Election District

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,

WEH: bec



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

WILLIAM E. HAMMOND ZONING COMMISSIONER

December 28, 1982

Fester and Kleiser 3001 Remington Avenue Baltimore, Maryland 21211

> Re: Petition for Special Exception N/S of Pulaski Hwy., 1,500' W of the c/l of Rosedale Avenue John Zeruce - Petitioner Case #83-147-X

Dear Sir:

This is to advise y _s 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.

Very truly yours,

WILLIAM E. HAMMOND Zoning Comm'ssioner

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

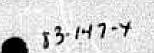
No. 113051

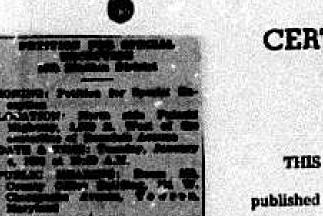
DATE 1/10/83 ACCOUNT R-01-615-000 AMOUNT 74.65

PROME FOSTER & Kielser Advertising & Posting Case #83-147-X

@ C25******74550 \$108A

VALIDATION OR SIGNATURE OF CASHIER





CERTIFICATE OF PUBLICATION

TOWSON, MD., _____ December 16 19 82

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 in each

THE JEFFERSONIAN

Cost of Advertisement, \$_____



CERTIFICATE OF PUBLICATION

OFFICE OF **Dundalk Eagle**

38 N. Dundelk Ave. December 22, Dundelk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception - John Zeruos - P.O. # 40135 - Req. L 38195 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week successive (weeks before the

19 ; that is to say,

the same was inserted in the issues of

Kimbel Publication, Inc. per Publisher.

83-147-X

CERTIFICATE OF POSTING CONNIC DEPARTMENT OF BALTIMORE COUNTY Towers, Maryland

	12/20/82
Natrict	breezed courter
Posted for:	and a
Petitiones:	1 Carlie Then 1510 20
Cocation of property:	Gredel de
Location of Signa: January	Medale de Hung 12/20/20
Posted by DLAM 2 - C/C	men Date of return: 12/23/32
Number of Signer	

fr. John Zerues 7610 Fulaski Highway Baltimore, Md. 21237

Fester & Eleiser 1001 Regington Avenue Baltimore, Md. 21711

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

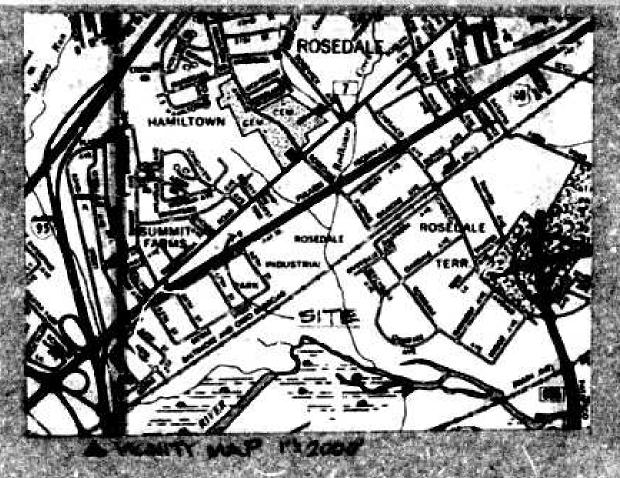
Your Petition has been received and accepted for filing this of Movember , 19 32

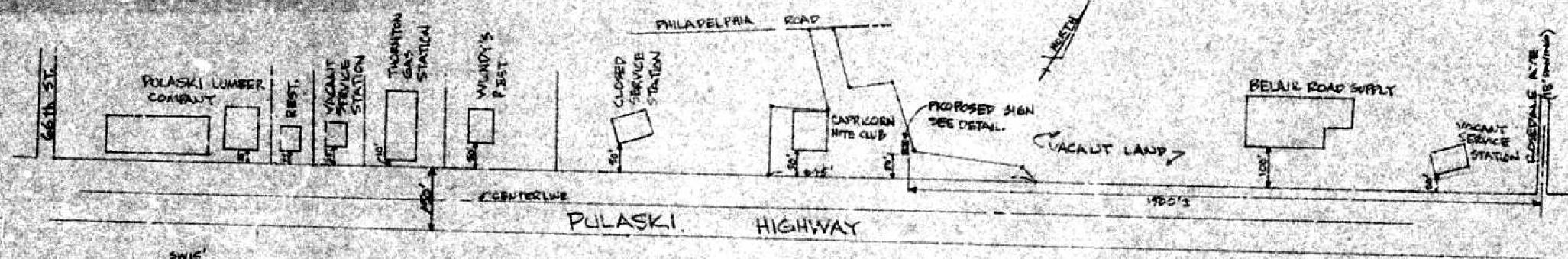
WILLIAM E. HAMMOND Zoning Commissioner

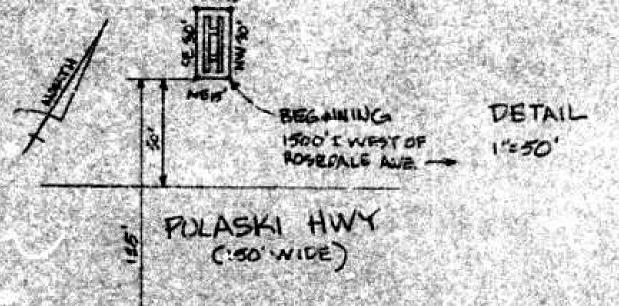
P.titioner John Toruge Petitioner's Attorney

Nichelas B. Commudari Chairman, Zoning Plans Advisory Committee









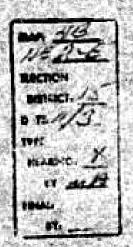
CENTERLINE -

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

SPECIAL EXCEPTION

PRUTOSED - 2 ILLUMINATE 12'x25'
POSTER FALELS
ZONED - B.R.
SCALE - 1'= 200'
DISTRICT - 15
CONNER - JOHN ZERVOS

Patriousus Exilit!



10/82