

RAM-FAM: FWR: 60

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 Metro-media, 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 1st day of February, 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, 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, the Maryland Department of Transportation, and the Office of Planning and Zoning.

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

December 10, 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: Margaret Emaia, et al

Location: E/S Kingston Road 150' S. from centerline of Eastern Blvd.

Item No.: 60

Zoning Agenda: Meeting of October 5, 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.

REVIEWED BY: *John M. H. Jones* Noted and Approved: *George M. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /ab/cu



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3000

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 # 60 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Margaret Emaia, et al
Location: E/S Kingston Road 150' S. from centerline of Eastern Blvd.
Building Zoning: D.L.
Proposed Zoning: Special Exception for one double faced illuminated 12 x 25
advertising structure (sign).
Area: 15 x 30
District: 15th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-22 State of Maryland Code for the Building and Code and other applicable Codes.
- B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Item 2, Section 1027 and Table 1007.
- F. Reported variance conflicts with the Baltimore County Building Code, Section 101.
- G. 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. Separate may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, then the services of a Registered in Maryland Architect or Engineer verify to this office, that the structure for which a proposed change in use is proposed, complies with the height/area requirements of Table 505 and the required construction classification of Table 101.

1. 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 (Please Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rsj
PCBN 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubin, 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,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

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. 83-149 - X
Margaret Emaia, et al

Date: December 17, 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

PETITION FOR SPECIAL EXCEPTION

15th Election District

ZONING: Petition for Special Exception
LOCATION: East side of Kingston Road, 150 ft. South of the centerline of Eastern Boulevard
DATE & TIME: Thursday, January 6, 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 illuminated 12' x 25' outdoor advertising structure

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

Being the property of Margaret Emaia, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 6, 1983 at 10:00 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

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE EAST SIDE OF KINGSTON ROAD (50 FEET WIDE), 150 FEET FROM THE CENTERLINE OF EASTERN BOULEVARD (150 FEET WIDE) AND 55 FEET FROM THE CENTERLINE OF KINGSTON ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1) NORTH-EASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 2) SOUTHEASTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 3) SOUTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 4) NORTHWESTERLY A DISTANCE OF 15 FEET TO THE BEGINNING POINT.

February 7, 1983

Mrs. Jean M. H. Jones
Mrs. Jean M. H. Jones
Deputy Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 83-149X (Item No. 60)
Building Permit Application No.
Election District
Margaret Emaia, et al Petitioners

Mrs. Jones
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,

John M. H. Jones
John M. H. Jones
*Foster and Kleiser
Baltimore, Md.
*Contractor

VER:bae

BRENNAN AND BRENNAN
ATTORNEYS AT LAW
825 EASTERN BOULEVARD
ESSEX, BALTIMORE, MD. 21221

TOWSON OFFICE
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(410) 283-0444

January 13, 1983

TO WHOM IT MAY CONCERN:

I, ALFRED L. BRENNAN, SR., have represented Pierce & Emala and Margaret Emala for many years in connection with their property holdings in the Essex area. Pierce P. Emala is seriously ill and unable to sign his name; however, he is able to understand what he is doing. Mrs. Margaret Emala has been caring for him during this illness and has been signing his name for him and handling their affairs.

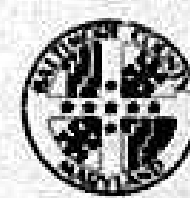
If there is anything further you need concerning the validity of Mr. and Mrs. Emala's signatures, please do not hesitate to contact me.

Very truly yours,

Alfred L. Brennan, Sr.
ALFRED L. BRENNAN, SR.

ALBsr/vyl

cc: Mr. and Mrs. Pierce-P. Emala



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

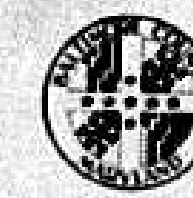
Re: Zoning Advisory Committee Meeting of October 5, 1982.

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. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 1, 1983

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

RE: Petition for Special Exception
E/S of Kingston Rd., 150' S of the
center line of Eastern Boulevard
15th Election District
Margaret Emala, et al - Petitioners
NC. 83-149-X (Item No. 60)

Dear Mr. Walker:

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

Ms. Margaret I. Emala
1303 Old Eastern Avenue
Baltimore, Maryland 21221

PETITION FOR SPECIAL EXCEPTION

15th Election District

ZONING: Petition for Special Exception

LOCATION: East side of Kingston Road, 150 ft. South of the centerline of Eastern Boulevard

DATE & TIME: Thursday, January 6, 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 illuminated 12' x 25' outdoor advertising structure

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

Being the property of Margaret Emala, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 6, 1983 at 10:00 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



FOSTER AND KLEISER

A METROMEDIA COMPANY

3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21211
(301) 329-8220

January 24, 1983

Mrs. Jean H. Jung
Deputy Zoning Commissioner
Baltimore, County
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mrs. Jung,

Reference hearing you held for our company (case # 83-149x) involving Special Exception; please be advised in response to your request, enclosed are the following items:

1. A copy of revised plat, delineating proposed 60 ft. right-of-way.
2. Original letter from Alfred L. Brennan, Sr., lessor's attorney.

We hope that the explanation given by Mr. Brennan is adequate for your office. If not, please advise and we will do our utmost to respond.

I will deliver 10 copies of the revised plat to the Zoning office during the week of January 24, 1983.

Thank you for your consideration and courtesies in this matter and other occasions.

Sincerely,

Wilbur Walker
Wilbur Walker
Real Estate Development Manager

Enclosures

WW/ccj



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 27, 1982

Foster and Kleiser
c/o Wilbur Walker
3001 Remington Avenue
Baltimore, Maryland 21211

Re: Petition for Special Exception
E/S Kingston Rd., 150' S of c/l
of Eastern Blvd.
Margaret Emala, et al - Petitioners
Case #83-149-X

Dear Sir:

This is to advise you that \$31.60 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
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 113053

DATE 1/12/83 ACCOUNT R-01-615-000

AMOUNT \$31.60

RECEIVED BY Foster and Kleiser
Advertising & Posting Case #83-149-X
(Margaret Emala, et al)

8 07100000216010 5132A

VALIDATION OR SIGNATURE OF CASHIER

Ms. Margaret Emala
1303 Old Eastern Avenue
Baltimore, MD. 21221

Foster & Kleiser
3001 Remington Ave
Baltimore, MD. 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 it is 1st day of December, 1982.

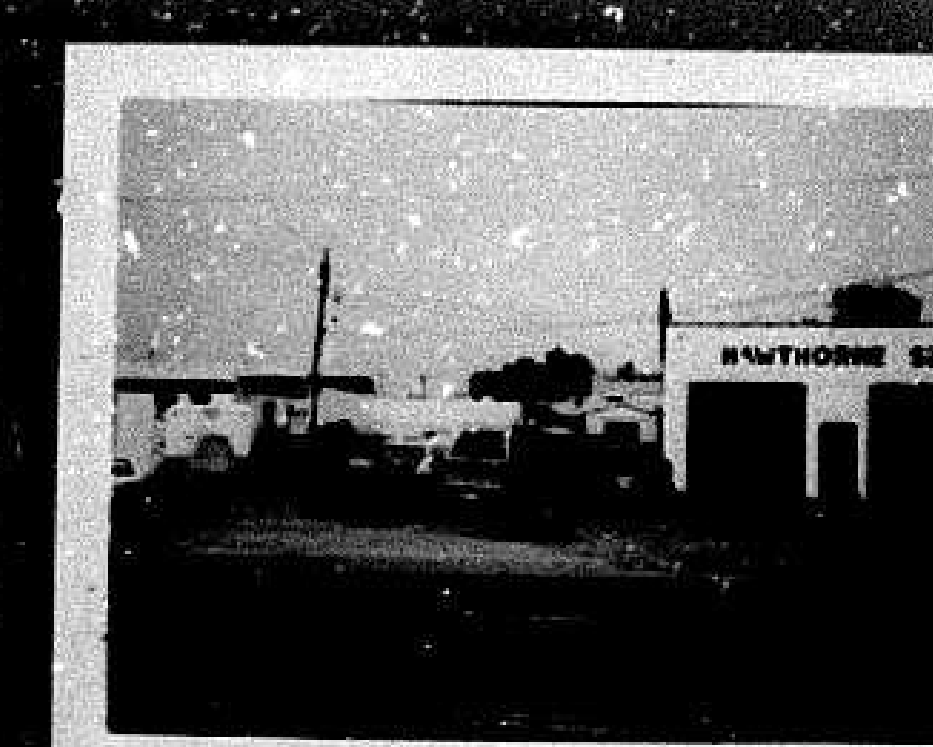
Petitioner Margaret Emala, et al

Petitioner's Attorney

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 12/20/82
Posted for: Petition for Special Exception
Petitioner: Margaret Emala, et al
Location of property: E/S Kingston Rd., 150' S of c/l of Eastern Blvd.
Location of Signs: front of property (facing Kingston Rd.)
Remarks: None
Posted by: Alan J. Colman Date of return: 12/23/82
Number of Signs: 1



December 8, 1982

Ms. Margaret Enala, et al
1303 Old Eastern Avenue
Baltimore, Maryland 21221

NOTICE OF HEARING
Re: Petition for Special Exception
E/3 Kingston Rd., 150' S of the c/l
of Eastern Boulevard
Margaret Enala, et al - Petitioners
Case #83-149-X

TIME: 10:00 a.m.

DATE: Thursday, January 6, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 108982

DATE: 9/24/82 ACCOUNT: 01-662

AMOUNT: \$100.00

RECEIVED FROM: Foster & Kleiser Item 60
FOR: Special Exception for Outdoor Advertising
Enala, et al
Reg. # 044*****1000010 5218A

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., on the 11th day of January, 19 83, the 1st publication appearing on the 16th day of December, 19 82.

THE JEFFERSONIAN

[Signature]
Manager.

Cost of Advertisement, \$

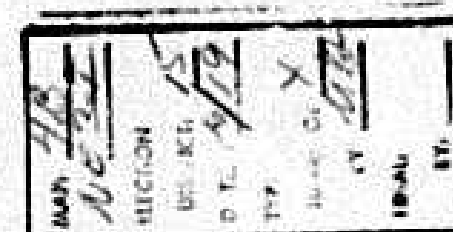
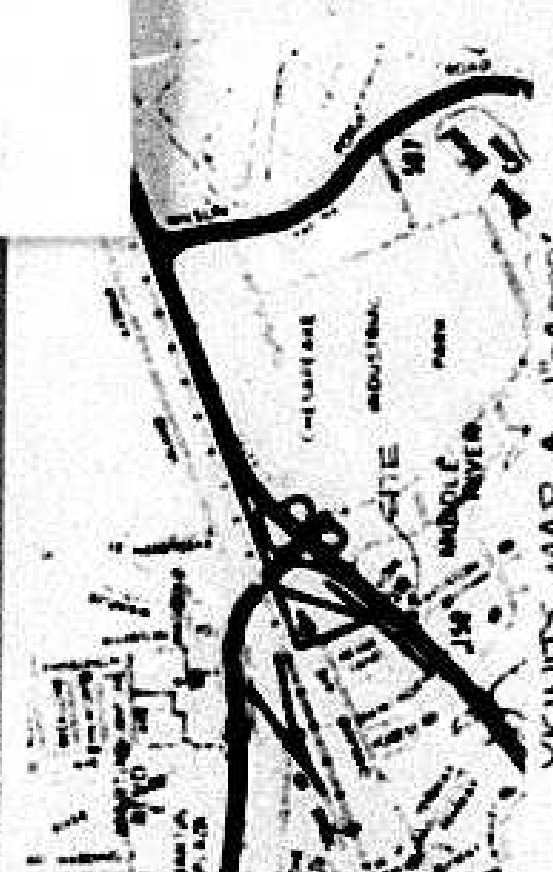
The Times

Middle River, Md., Dec 16 19 82

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 16th day of January, 19 83.

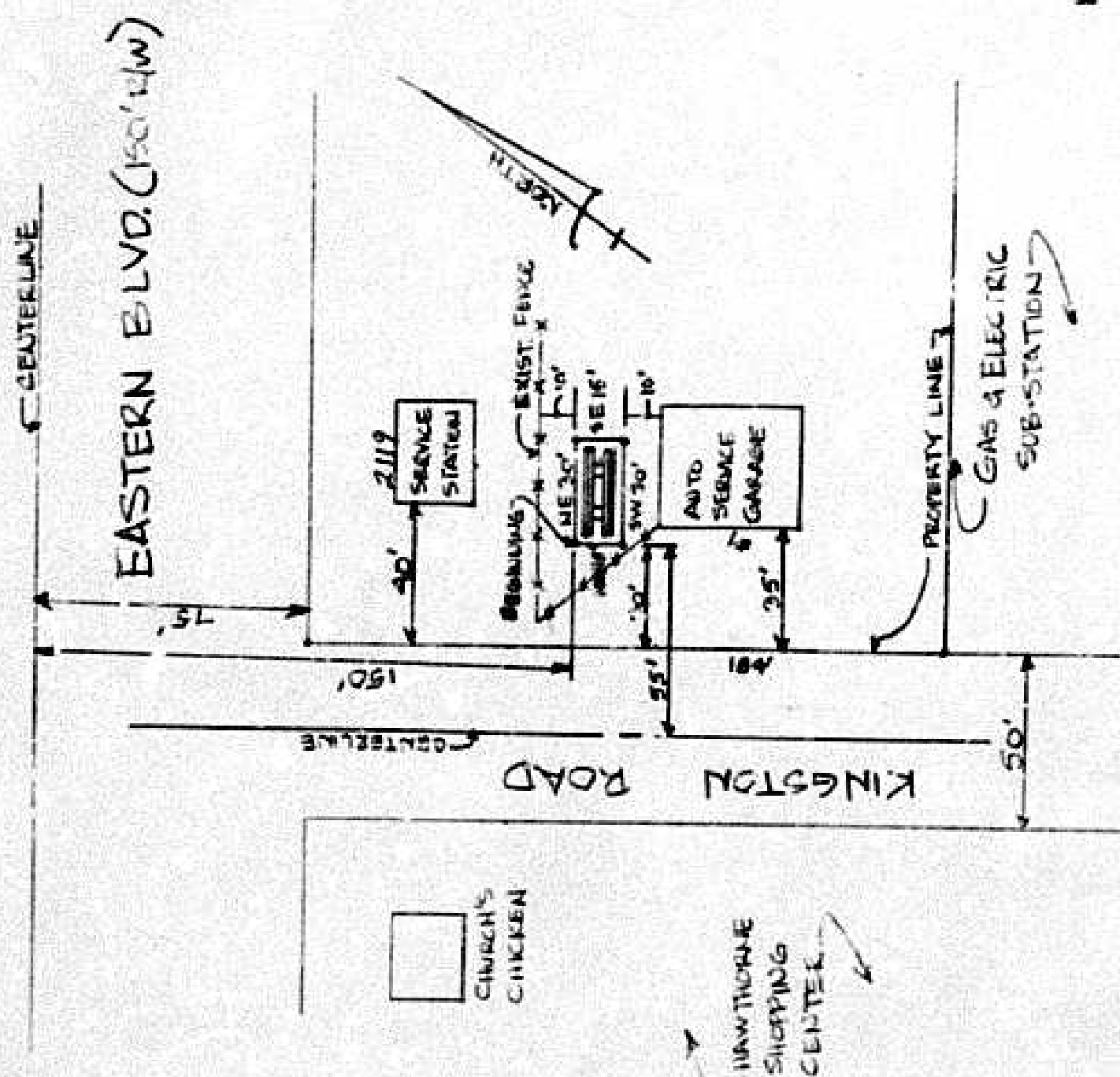
[Signature]
Publisher.



SPECIAL EXCEPTION

PROPOSED - 2 ILLUMINATED 12'X25'
POSTER PANELS
ZONED - B.I.
SCALE - 1"=50'
DISTRICT - 15

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



83-149-X
Revised plan
1/26/83

SPECIAL EXCEPTION

PROPOSED - 2 ILLUMINATED 12'X25'
POSTER PANELS
ZONED - B.I.
SCALE - 1"=50'
DISTRICT - 15

NOTE - ALL SIGNS TO BE ERECTED
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