

PETITION FOR ZONING VARIANCE 83-228-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 Variance from Section 43.3 b & c to permit an outdoor advertising sign to be located 0' from the right of way of a controlled access highway (I-695) instead of the required 250' and to permit a front yard setback of 6' from the property line instead of the required 10' and 38' from center line of street in lieu of required 40' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship, or practical difficulty)

This one face un-illuminated sign has been at this location for approximately 3 years and does not impede traffic visibility or affect the health, safety, or general welfare of the community. We desire to keep this sign at this location in order to inform the public of our business location, which is 1 mile north on Belair Road.

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 Purchaser: _____
(Type or Print Name)

Legal Owner(s):
Wesco Realty
W. E. Simendinger - President
(Type or Print Name)

Signature: *[Signature]*

Address: 25 North Prospect St. 802-864-5155
Burlington, VT 05401

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William L. Howser - The Ridge Lumber Company
8121 Belair Rd. Balto. 21236 668-2700

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1983, 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 7th day of April, 1983, at 9:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE: January 18, 1983

PETITION FOR SPECIAL EXCEPTION 83-228-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 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 Purchaser: _____
(Type or Print Name)

Legal Owner(s):
Wesco Realty
W. E. Simendinger - President
(Type or Print Name)

Signature: *[Signature]*

Address: 25 North Prospect St. 802-864-5155
Burlington, VT 05401

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William L. Howser - The Ridge Lumber Company
8121 Belair Rd. Balto. 21236 668-2700

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1983, 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 7th day of April, 1983, at 9:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE: April 21, 1983

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SE/i Belair Rd., 97'
SW of Fitch Ave., 14th District : OF BALTIMORE COUNTY

WESCO REALTY, Petitioner : Case No. 83-228-XA
: : : : : :

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

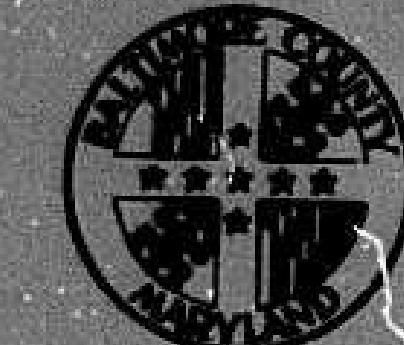
[Signature] John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of March, 1983, a copy of the foregoing Order was mailed to W. E. Simendinger, President, Wesco Realty, 25 N. Prospect Street, Burlington, VT 05401, Petitioner; and Mr. William L. Howser, The Ridge Lumber Co., 8121 Belair Rd., Baltimore, Maryland 21236, who requested notification.

[Signature]
John W. Hession, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 23, 1983

Mr. William L. Howser
The Ridge Lumber Company
8121 Belair Road
Baltimore, Maryland 21236

RE: Item No. 106 - Case No. 83-228-XA
Petitioner - Wesco Realty
Special Exception & Variance Petitions

Dear Mr. Howser:

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 proposal to legalize the existing outdoor advertising sign, this combination hearing is required. Since the new location of the sign will be out of the right-of-way of the Beltway, I scheduled this petition for a hearing.

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:bsc
Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 10, 1983

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

RE: Item #106 (1982-1983)
Property Owner: Wesco Realty
N/ES Belair Road 100' S/W of Fitch Avenue
Acres: 4 X 8 District: 14th

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.

Belair Road (U.S. 1) and the Baltimore Beltway (I-695) are State Roads, therefore, all improvements, intersections, entrances and drainage requirements, as they affect these roads 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.

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 106 (1982-1983).

Very truly yours,
[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
W. S. Calhoun
Assistant

March 4, 1983

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

RE: ZAC Meeting of 11-30-82
ITEM: #106.
Property Owner: Wesco Realty
Location: N/E Side Belair Road (Route 1-N), 100' S/W of Fitch Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an outdoor advertising sign and variance to permit an outdoor advertising sign to be located 19' from the right of way of a controlled access highway in lieu of the required 250' and to permit a front yard setback of 8' from the street right of way in lieu of the required 10' and 38' from centerline of the street in lieu of the required 40'.
Acres: 4 x 8 sq. ft.
District: 14th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the revised site plan, 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,
[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits

CC:GW:MMW
Mr. J. Ogle
Mr. M. Stein

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
W. S. Calhoun
Assistant

December 21, 1982

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

RE: Z.A.C. Meeting of 11-30-82
ITEM: 106.
Property Owner: Wesco Realty
Location: N/E side Belair Road (Route 1-N), 100' S/W of Fitch Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an outdoor advertising sign and variance to permit an outdoor advertising sign to be located 19' from the right of way of a controlled access highway in lieu of the required 250' and to permit a front yard setback of 8' from the street right of way in lieu of the required 10' and 38' from centerline of the street in lieu of the required 40'.
Acres: 4 x 8 sq. ft.
District: 14th

Attention: Mr. N. Commodari


Dear Mr. Hammond:

On review of the S.H.A. R/W plats #16093 & 44881, the S.H.A.'s Bureau of Engineering Access Permits offers the following comments.

The site plan of November 5, 1982 shows a sign located 9' southwest of the existing dwelling #7553 Belair Road.

A check of the S.H.A. R/W Plat #18093 shows the State right of way line is 5' southwest of the existing dwelling #7553 Belair Road and the State of Maryland owns the entire take as shown on a copy of R/W Plat #44881 called - Open Lot - Baltimore County.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of April, 1983, that the herein Petition for Variance(s) to permit an outdoor advertising sign to be located zero feet from Interstate 695 in lieu of the required 250 feet, a front yard setback of 0 feet from the property line in lieu of the required 10 feet, and a setback of 38 feet from the center line of the street in lieu of the required 40 feet, in accordance with Petitioner's Exhibit 1, 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

Pursuant to the advertisement, posting of property, and public hearing on the Petition : a subsequent field inspection; 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 (Re ne, C.J.), the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of April, 1983, that the Petition for Special Exception for an outdoor advertising sign, 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 approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

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

December 21, 1982

Mr. W. Hammond

Any additional information or comments regarding the proposed advertising structures should be through Mr. Morris Stein.

Attached for your use and information are copies of R/W plats #18093 and #44881.

It is requested that the plan be revised to show elimination of all signs from the State's right of way.

If you have any questions, please do not hesitate to call this office.

Very truly yours,

Charles Lee

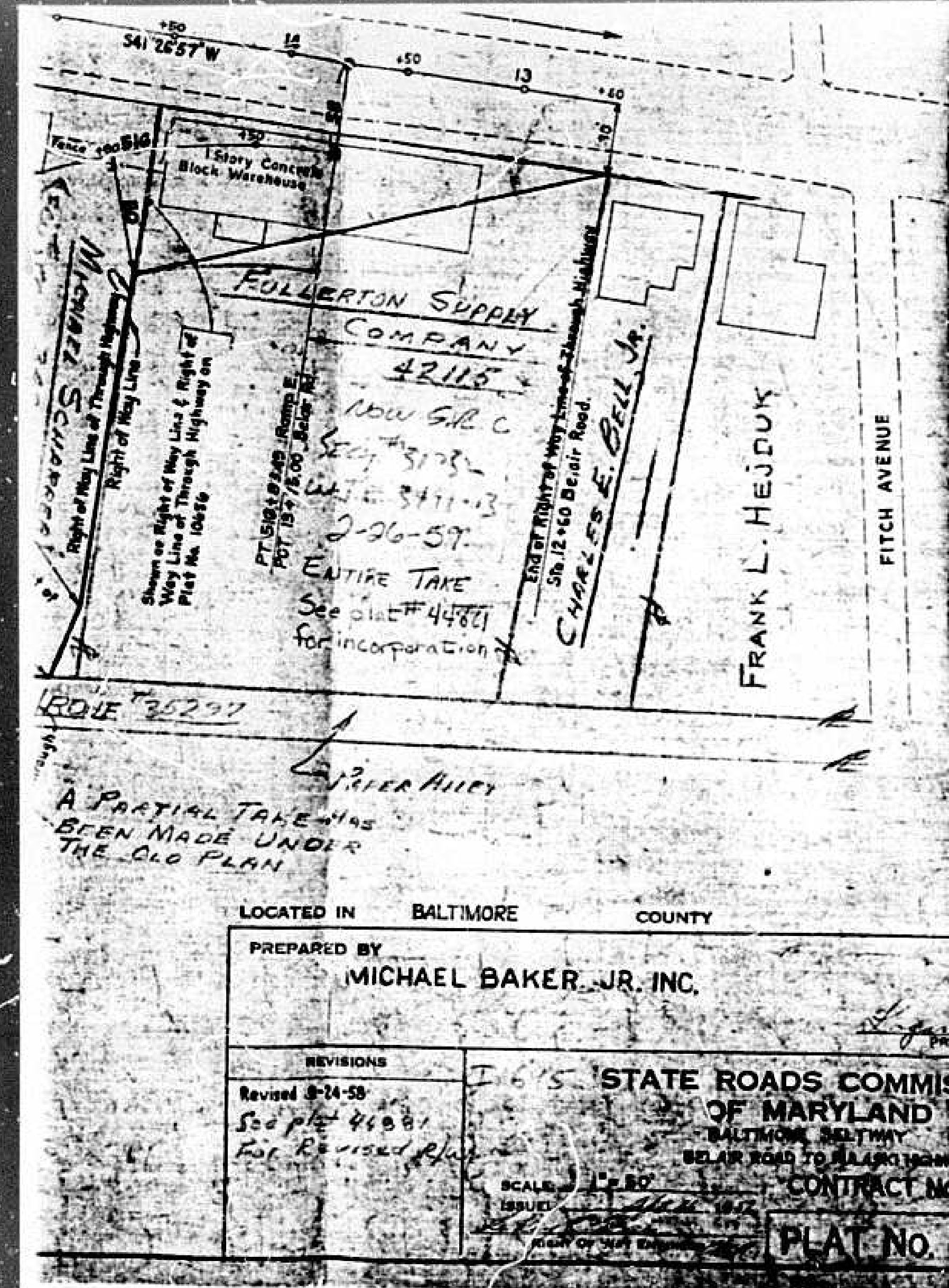
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vr

Attachment

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



A PARTIAL TAKE HAS BEEN MADE UNDER THE OLD PLAN

LOCATED IN BALTIMORE COUNTY
PREPARED BY MICHAEL BAKER, JR. INC.
REVISIONS: Revised 8-24-82 See plat 44881 For Revised Plan
SCALE: 1" = 40'
STATE ROADS COMMISSION OF MARYLAND
BALTIMORE COUNTY
BELAIR ROAD TO BALTIMORE
CONTRACT NO.
PLAT NO.

- 2 -

William E. Hammond, Planning Commissioner
Office of Planning and Zoning

December 2, 1982

Ian J. Forrest

Zoning Variance Items

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

- Item # 74 - John Korowc
- Item # 75 - Raymond & Alma Hinchliffe
- Item # 77 - David C. & Carol A. Hopfius
- Item # 78 - Henry Knott
- Item # 80 - Henry & Lula Cook
- Item # 81 - Kenneth Sainsbury
- Item # 85 - Terry & Joyce Maggison
- Item # 86 - Michael P. & Mary J. Elder
- Item # 93 - McCormick Properties, Inc.
- Item # 97 - Neil H. & Christy A. Malby
- Item # 98 - El-Jan, Incorporated
- Item # 99 - George S. P. Ward
- Item #100 - Kaye D. Mutter
- Item #101 - Andrew & Courtney Suggs
- Item #103 - Clyde Woodard
- Item #104 - Joel Brown
- Item #105 - Stanley I. Fanta, P.E.
- Item #106 - Wesco Realty

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJB/tdh/MSF/JWP

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

STEPHEN E. COLLINS
DIRECTOR

January 3, 1983

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

ZAC Meeting of November 20, 1982
Item Nos. 97, 98, 99, 100, 101, 102, 103, 104, 105, and 106.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 97, 98, 99, 100, 101, 102, 103, 104, 105, and 106.

Michael F. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

Maryland Department of Transportation
State Highway Administration

Lewell K. Bridwell
Secretary
M. S. Calhoun
Administrator

December 1, 1982

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

Attention: Mr. N. Commodari

RE: ZAC Meeting of 11-30-82
ITEM: #106
Property Owner: Wesco Realty
Location: N/S side Belair Rd. (Route 1-N), 100' S/W of Fitch Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an outdoor advertising sign and variance to permit an outdoor advertising sign to be located 19' from the right of way of a controlled access highway in lieu of the required 250' and to permit a front yard setback of 8' from the street right of way in lieu of the required 10' and 38' from centerline of the street in lieu of the required 40'.
Acres: 4 x 8 sq. ft.
District: 14th

Dear Mr. Hammond:

On review of the site plan of 11-5-82 and field inspection, the State Highway Administration will respond with additional comments after review of the S.H.A. R/W plate.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vr
cc: Mr. J. Wimbley
My telephone number is (301) 659-1150.
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7313

PAUL H. RENCKE
CHIEF

December 20, 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: Wesco Realty

Location: NE/S Belair Road 100 S/W of Fitch Avenue

Item No.: 106 Zoning Agenda: Meeting of November 30, 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: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
George M. Wagnard
Fire Prevention Bureau

JW/mb/cm

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 # 106 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Wesco Realty
Location: SE/S Belair Road 100 S/W of Fitch Avenue
Existing Zoning: R-1
Proposed Zoning: Special Exception for an outdoor advertising sign and Variance to permit an outdoor advertising sign to be located 0' from the right of way of a controlled access highway in lieu of the required 250' and to permit a front yard setback of 8' from the street right of way in lieu of the required 10' and 38' from centerline of the street in lieu of the required 10' and 38'.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-87 State of Maryland Code for the Handicapped and Aged; 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 40' 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 1101, Line 2, Section 1107 and Table 1102.
- (F) Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- (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. Drawings may require a professional seal.
- (H) 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 comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) 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 F. Durban
Charles F. Durban, Chief
Plans Review

CEH:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 29, 1982

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

Z.A.C. Meeting of: November 30, 1982

RE: Item No: 97, 98, 99, 100, 101, 102, 103, 104, 105, 106
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,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

MNP/bp

DESCRIPTION OF SIGN LOCATION

FOR

THE RIDGE LUMBER COMPANY

LOCATED AT

7853 BELAIR ROAD

Beginning at a point on the south east side of Belair Road approximately 97 feet south west of Fitch Avenue and 38 feet from centerline of Belair Road; thence in a south easterly direction 12 feet to a point; thence in a north easterly direction 6 feet to a point; thence in a north westerly direction 12 feet to a point and thence in a south westerly direction 6 feet to a point of beginning.

REVISED PLANS

FEB 23 1983

J. Tom H106

WESCO, INC.

83-357

February 19, 1983

Mr. William Hammond
111 W. Chesapeake Ave.
Towson, MD 21204

Re: Advertising Sign
7853 Belair Rd.

Dear Mr. Hammond:

Item No. 106

I hereby give Mr. William L. Howser, Executive Vice President of the Ridge Lumber Company, 8121 Belair Rd., Baltimore MD 21236, authorization to represent me in all zoning matters pertaining to the special exemption petition filed for Wesco Realty for property known as 7853 Belair Rd.

This includes the signing of all necessary documents put forth by the Baltimore County Zoning department pertaining to this matter.

Sincerely,
Wm. F. Simendinger
W.F. Simendinger

Witness:

John H. Simendinger



25 NORTH PROSPECT ST.

BURLINGTON, VT. 05401

PHONE 802-864-5155

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 21, 1983

Mr. W. E. Simendinger
Wesco Realty
25 North Prospect Street
Burlington, Vermont 05401

RE: Petitions for Special Exception and Variances
SE/S of Belair Rd., 97' SW of Fitch Ave. - 14th Election District
Wesco Realty - Petitioner
NC. 83-228-XA (Item No. 106)

Dear Mr. Simendinger:

I have this date passed my Orders 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: Mr. William L. Howser
The Ridge Lumber Company
8121 Belair Road
Baltimore, Maryland 21236

Ms. Gloria Kelly
7843 St. Thomas Drive
Baltimore, Maryland 21236

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

March 9, 1983

Wesco Realty
c/o William L. Howser
8121 Belair Road
Baltimore, Maryland 21236

NOTICE OF HEARING
Re: Petitions for Special Exception and Variances
SE/S Belair Rd., 97' SW of Fitch Avenue
Wesco Realty - Petitioner
Case No. 83-228-XA

TIME: 9:00 A.M.

DATE: Thursday, April 7, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 112346

DATE: 4/1/83 ACCOUNT: R-01-615-000

AMOUNT: 207.00

RECEIVED FROM: Ridge Lumber Co.
FOR: Filing fee for item 106 Simendinger
8111 Belair Rd.
283573*****2000010 4225A

VALIDATION OF SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 35, 1983

Wesco Realty
c/o William L. Howser
Ridge Lumber Company
8121 Belair Road
Baltimore, Maryland 21236

Re: Petitions for Special Exception & Variances
SE/S Belair Rd., 97' SW of Fitch Ave.
Wesco Realty - Petitioner
Case No. 83-228-XA

Dear Sir:

This is to advise you that \$65.37 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. 117314

DATE: 4/1/83 ACCOUNT: R-01-615-000

AMOUNT: \$65.37

RECEIVED FROM: Ridge Lumber Company
FOR: Advertising & Posting Case #83-228-XA

6 036*****653714 4015A

VALIDATION OF SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

14th Election District

ZONING: Petition for Special Exception and Variances
LOCATION: Southeast side of Belair Road, 97 ft. Southwest of Fitch Avenue
DATE & TIME: Thursday, April 7, 1983 at 9:00 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 an outdoor advertising sign and Variances to permit an outdoor advertising sign to be located 0 ft. from the right of way of a controlled-access highway (I-695) instead of the required 250 ft. and to permit a front yard setback of 8 ft. from the property line instead of the required 10 ft. and 38 ft. from centerline of street in lieu of required 40 ft.

The Zoning Regulation to be excepted as follows:
Section 413.3b & c (232.1) - minimum distance required for an outdoor advertising sign to be located from an expressway or other controlled-access-type highway

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

Being the property of Wesco Realty, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 7, 1983 at 9:00 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-228-XA
SUBJECT: Wesco Realty

Under ordinary circumstances, this office does not support the granting of a variance to permit an outdoor advertising sign closer than 250' to a controlled access highway.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Mr. William L. Howser
The Ridge Lumber Co.
8121 Belsir Road
Baltimore, Md. 21235

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 23rd day of February, 1983

William E. Hammond
Zoning Commissioner

Petitioner: Wesco Realty
Petitioner's Attorney: Nicholas E. Commodari
Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans Advisory Committee

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
ZONING: Petition for Special Exception and Variance
LOCATION: Southeast side of Belair Road, 97 ft. southwest of Fitch Avenue
DATE & TIME: Thursday, April 7, 1983 at 9:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 17, 1983.
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 a week at one time, seven weeks before the 7th day of April, 1983, the first publication appearing on the 17th day of March, 1983.

THE JEFFERSONIAN
L. Frank Strickland
Manager

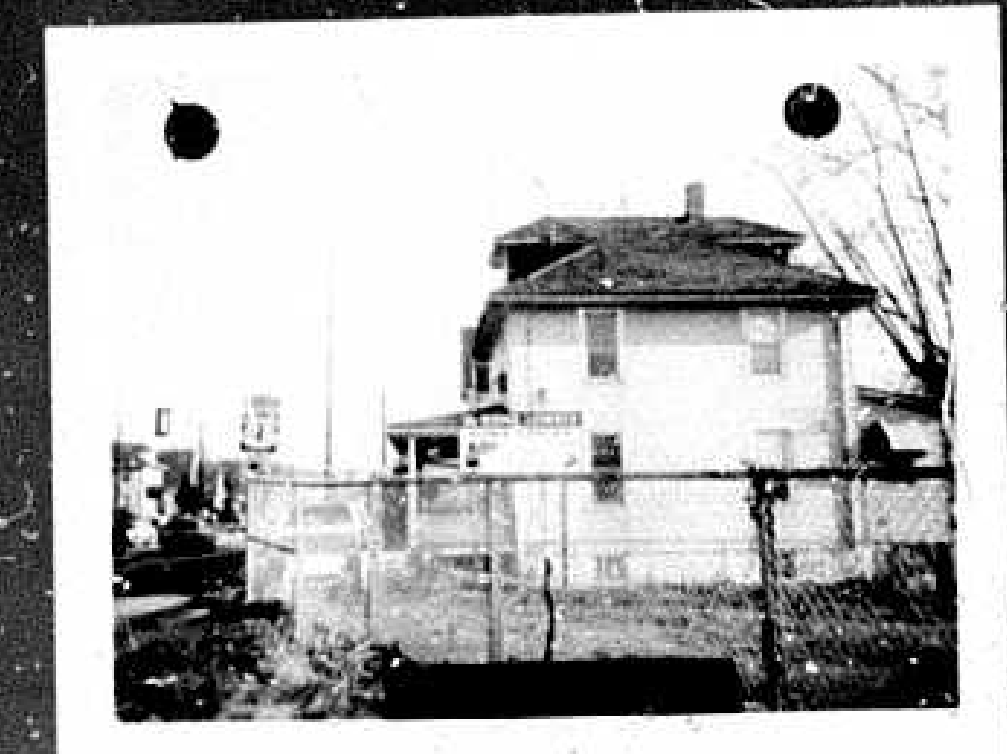
Cost of Advertisement, \$



Petition For Special Exception And Variance
ZONING: Petition for Special Exception and Variance
LOCATION: Southeast side of Belair Road, 97 ft. southwest of Fitch Avenue
DATE & TIME: Thursday, April 7, 1983 at 9:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

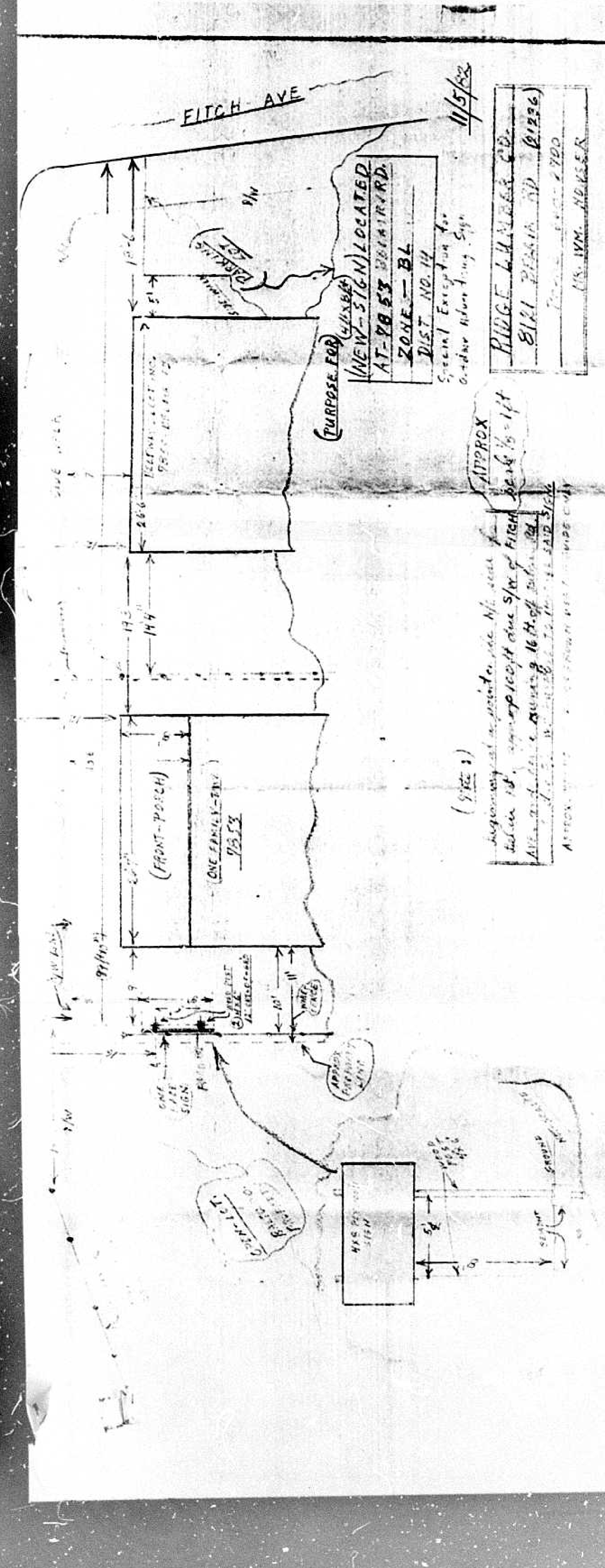
The Times

Middle River, Md., March 17, 1983
This is to Certify, that the annexed Petition Wesco Realty was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 17th day of March, 1983.
Publisher.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14
Date of Posting: 3/20/83
Posted for: Petition for Special Exception & Variance
Petitioner: Wesco Realty
Location of property: 2515 Belair Rd., 97' SW of Fitch Ave.
Location of Signs: front of property (#7853 Belair Rd.)
Remarks:
Posted by: [Signature] Date of return: 3/25/83
Number of Signs: 2



APPROX. 16 ft. off side of Belair Rd.
APPROX. 16 ft. off side of Belair Rd.

APPROX. 16 ft. off side of Belair Rd.
APPROX. 16 ft. off side of Belair Rd.



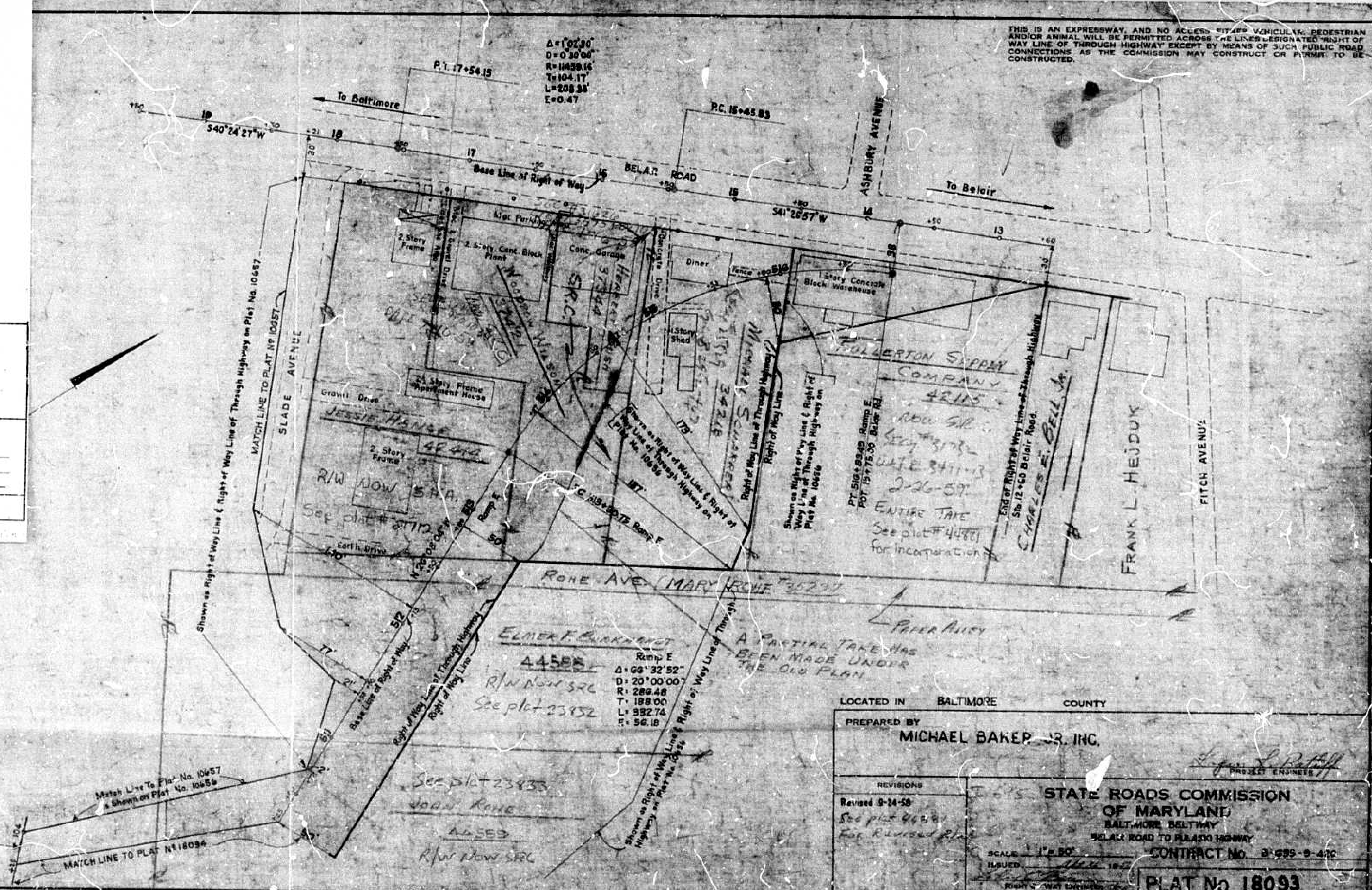
STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

WAY PROJECT: BALTIMORE BELTWAY - BELAIR ROAD TO PULASKI HIGHWAY
 WAY PROJECT NO. B 635-009-420
 AID PROJECT NO. I 695-6(23)50
 DATE: MAY 17, 1975
 SCALE: 1" = 50'

PLAT No. 44881

REVISIONS: PART OF PLATS (6D93(624-58) 23032(3-23-61))
 LOCATED IN: BALTIMORE
 PREPARED BY: BUREAU OF HIGHWAY DESIGN

NAMES OF REPORTED PROPERTY OWNERS AS SHOWN ON THIS PLAT ARE THOSE OF ORIGINAL GRANTORS TO THE COMMISSION. THE APPROXIMATE PROPERTY LINES SHOWN WERE NOT ESTABLISHED BY ACTUAL SURVEY, BUT ARE INTENDED FOR AN APPROXIMATE GUIDE ONLY.



LOCATED IN: BALTIMORE COUNTY

PREPARED BY: MICHAEL BAKER, JR. INC.

PROJECT ENGINEER: [Signature]

STATE ROADS COMMISSION OF MARYLAND

BALTIMORE BELTWAY BELAIR ROAD TO PULASKI HIGHWAY

CONTRACT No. B-695-9-420

PLAT No. 18093

REVISIONS: Revised 9-24-58 See plot 44881 For Revised Plat

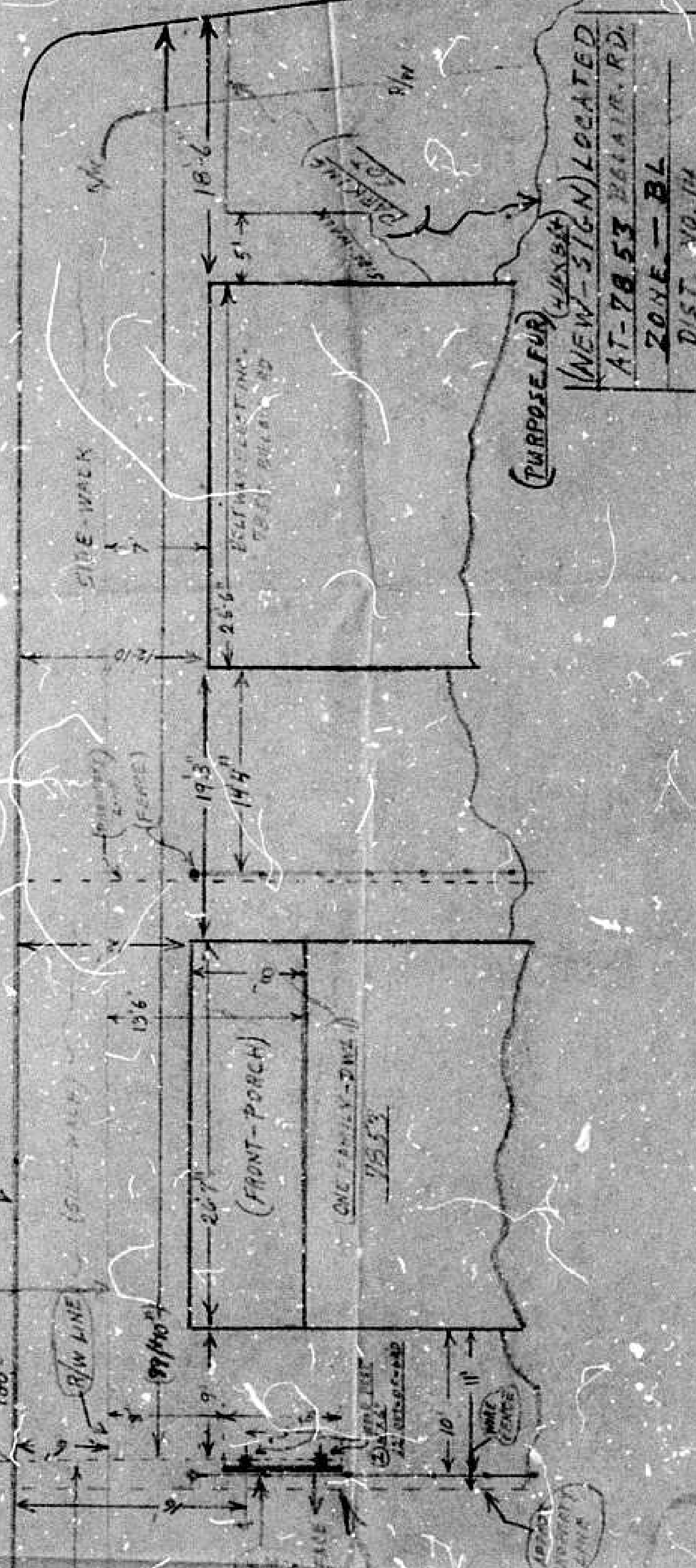
SCALE: 1" = 50'

ISSUED: [Date]



BE LAIR - RD.

FITCH AVE



(PURPOSE FOR NEW SIGN) LOCATED AT 7853 BELAIR RD. ZONE - BL. DIST. NO. 14. Special Exception for Outdoor Advertising Sign.

RIDGE LUMBER CO.
8121 BELAIR RD (A126)
PHONE 652-2100
MR. WM. HOWLER

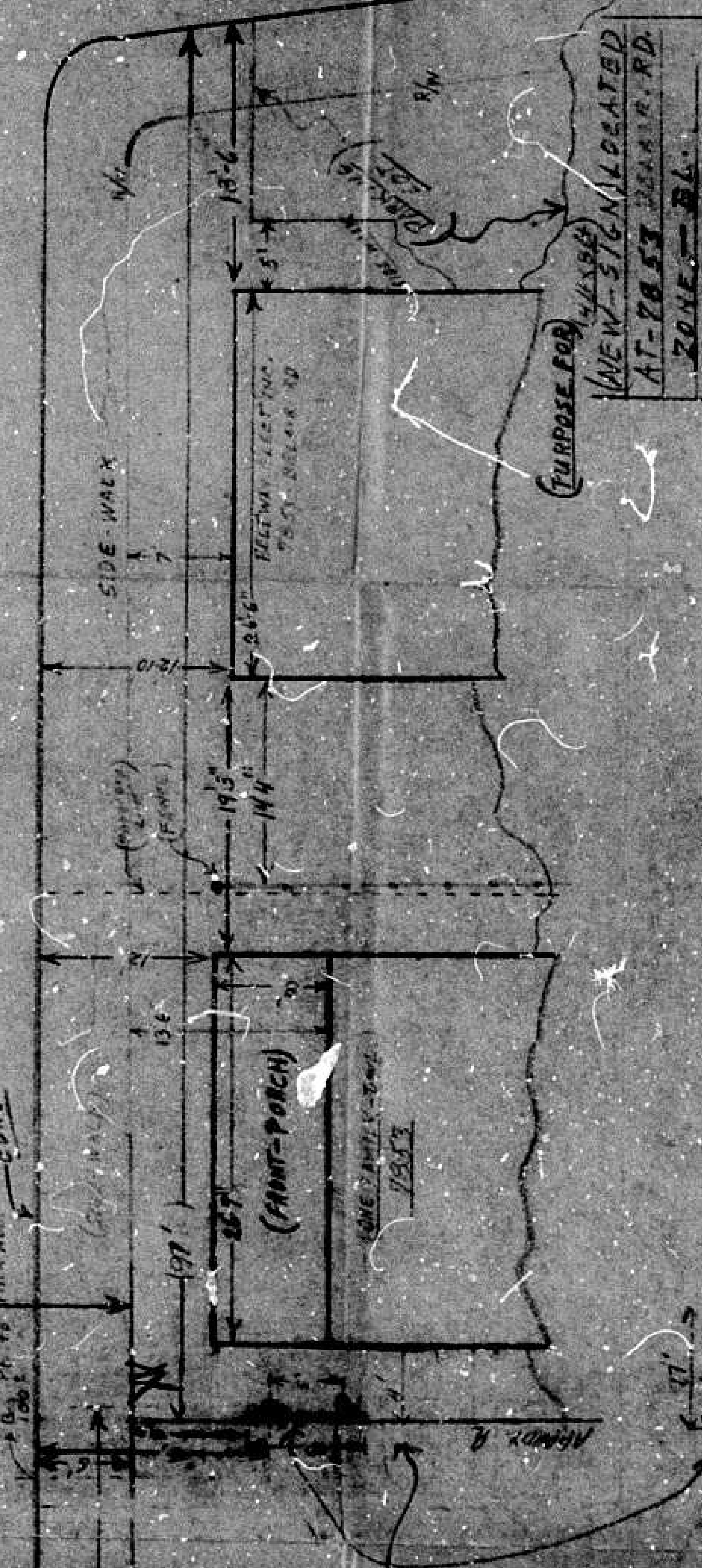
APPROX 1/2 ft
Beginning at a point on the NE side of Belair Rd. approx 120 ft due SW of Fitch Ave and thence running W 1/4th of Belair Rd. and due SW WE ARRIVE TO THE END OF SAID SIDEWALK. APPROX. PROPERTY LINES SHOWN ARE FOR GUIDE ONLY.

DATE: 1/17/53
BY: [Signature]
TITLE: [Signature]

all flat

BE LAIR - RD.

FITCH AVE



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DATE: 1/17/53
BY: [Signature]
TITLE: [Signature]

Aprile bearing PETITIONER'S EXHIBIT