

PETITION FOR ZONING VARIANCE

85-159-A

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 413.1.e. (3) to permit an illuminated single faced sign of 48 sq. ft. in lieu of the permitted 15 sq. ft. non-illuminated

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1. Sign has already been manufactured and cannot be modified.
2. A sign of the allowed size would not provide sufficient visibility due to topography and site location.

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: Legal Owner(s): Dr. Steven Papastephanou
Address: 282 Ridge Road, Baltimore, Md. 21206
City and State: Baltimore, Md. 21206

ORDERED By The Zoning Commission of Baltimore County, this 16th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County...

(over)

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Dr. Steven Papastephanou 85-159-A
NE Cor. Rossville Blvd. & Square Ridge Rd.
Md. (282 Ridge Road) 14th

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
Date: November 23, 1984

Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-159-A

This office believes that the sign regulations provide for adequate signage; consequently, we are opposed to the granting of the subject variance.

Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 29, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dr. Steven Papastephanou
282 Ridge Road
Baltimore, Maryland 21206

RE: Item No. 100, Case No. 85-159-A
Dr. Steven Papastephanou-Petitioner
Variance Petition

- 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

Dear Dr. Papastephanou:

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.

In view of your proposal to construct a free standing sign on this property with a square footage greater than allowed, this hearing is required.

If you are not aware, this property was the subject of a previous zoning hearing (Case No. 79-232-XA) which permitted the existing use.

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, Chairman, Zoning Plans Advisory Committee

NBC:eoh

Enclosures

cc: Spellman and Larson

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E. DIRECTOR

November 16, 1984

Mr. Arnold Jablon, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #100 (1984-1985)
Property Owner: Dr. Steven Papastephanou
N/E cor. Square Ridge Rd. & Rossville Blvd.
Acres: 0.7
District: 14th

Dear Mr. Jablon:

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 Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief, Bureau of Public Services

JAM:EAM:REC:SS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/16/84
Item # 100
Property Owner: Dr. Steven Papastephanou
Location: NE Cor. Square Ridge Rd. & Rossville Blvd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
(X) A County Review Group Meeting is required.
(X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
(X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
(X) A record plat will be required and must be recorded prior to issuance of a building permit.
(X) The access is not satisfactory.
(X) The circulation on this site is not satisfactory.
(X) The parking arrangement is not satisfactory.
(X) Parking calculations must be shown on the plan.
(X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
(X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
(X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
(X) The amended Development Plan was approved by the Planning Board on [blank].
(X) Landscaping should be provided on this site and shown on the plan.
(X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
(X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comment:

As Special Exception is involved Case No. 79-232-XA should be reviewed on the plan. Existing use is not under site. Data notes must be corrected since the office building is existing.

Eugene A. Bober, Chief, Current Planning and Development

cc: James Howell

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

STEPHEN E. COLLINS DIRECTOR

October 19, 1984

Mr. Arnold Jablon, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 100 -ZAC- Meeting of October 16, 1984
Property Owner: Dr. Steven Papastephanou
Location: NE Cor. Square Ridge Road and Rossville Boulevard
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit an illuminated single faced sign of 48 sq.ft. in lieu of the required 25 sq.ft.

Acres: 0.7
District: 14th

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item number 100.

Michael S. Flanigan, Traffic Engineering Assoc. II

MSF/ccm

85-159-A

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 16th day of October, 1984.

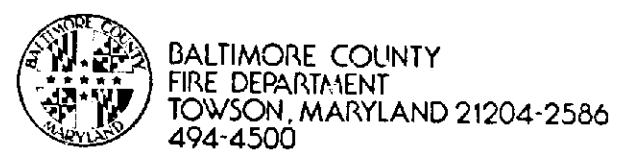
Arnold Jablon, Zoning Commissioner

Petitioner Dr. Steven Papastephanou
Petitioner's Attorney

Received by Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



PAUL H. REINCKE
CHIEF

October 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

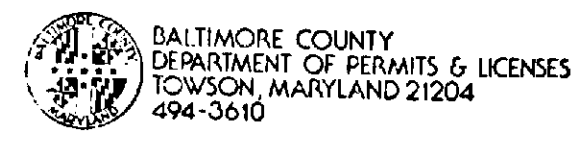
RE: Property Owner: Dr. Steven Papastephanou
Location: NE/Cor. Square Ridge Road and Rossville Blvd.
Item No.: 100 Zoning Agenda: Meeting of 10/16/84

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.

REVIEWER: *[Signature]* Noted and Approved: *George M. McLaughlin*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TEL. ZALESKI, JR.
DIRECTOR

November 1, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 100 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Steven Papastephanou
Location: NE/Cor. Square Ridge Road and Rossville Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit an illuminated single faced sign of 48 sq. ft. in lieu of the required 25 sq. ft.

Acres: 0.7
District: 11th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill H-82 State of Maryland Code for the Enclosed and Aged; and other applicable Codes.
- (X) A building/ & other miscellaneous _____ shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) 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" for Commercial uses or 3'0" for One & Two Family use group 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 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- G. 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments - Please review Section 1411.2. It may help determine the type of construction of your building.

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 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner of Rossville Blvd. : OF BALTIMORE COUNTY
and Square Ridge Rd. :
(6700 Ridge Rd.) :
14th District :
DR. STEVEN PAPASTEPHANOU, : Case No. 85-159-A
Petitioner :
: : : : :
: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 20th day of November, 1984, a copy of the foregoing Entry of Appearance was mailed to Dr. Steven Papastephanou, 282 Ridge Rd., Baltimore, MD 21206, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

November 8, 1984

Dr. Steven Papastephanou
282 Ridge Road
Baltimore, Maryland 21206

NOTICE OF HEARING

RE: Petition for Variance
NE/Cor. Rossville Blvd. and Square
Ridge Road (6700 Ridge Road)
Dr. Steven Papastephanou - Petitioner
Case No. 85-159-A

TIME: 10:15 A.M.
DATE: Monday, December 10, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 134328

DATE: 10/8/84 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00

RECEIVED FROM: Stephen S. Papastephanou
FOR: Filing Fee for Variance #100

105*****1000016 0004F

[Signature]
Commissioner
County

PETITION FOR VARIANCE
14th Election District

LOCATION: Northeast corner of Rossville Boulevard and Square Ridge Road (6700 Ridge Road).

DATE AND TIME: Monday, December 10, 1984 at 10:15 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 on the Petition for Variance to permit an illuminated single faced sign of 48 square feet in lieu of the permitted 25 square feet non-illuminated.

Being the property of Dr. Steven Papastephanou as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing by the date of the hearing and shall be made at the hearing.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

85-159-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 22, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on _____ November 22, 19____.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising 20.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 85-159-A
Towson, Maryland 1:15 PM

District: 14th Date of Posting: 11/14/84

Posted for: Variance to permit illuminated sign

Location: Dr. Steven Papastephanou

Location of Property: NE/Cor. Rossville Blvd. at Square Ridge Rd.
6700 Ridge Rd.

Location of Signs: 1. Above 12' on Ridge Road, facing corner
1. Above 25' on Rossville Blvd, facing Rossville Blvd

Remarks:

Posted by: *[Signature]* Date of return: 11/23/84

Number of Signs: 2

Petition for Variance
14th Election District

LOCATION: Northeast corner of Rossville Boulevard and Square Ridge Road (6700 Ridge Road).

DATE & TIME: Monday, December 10, 1984 at 10:15 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 on the Petition for Variance to permit an illuminated single faced sign of 48 square feet in lieu of the permitted 25 square feet non-illuminated.

Being the property of Dr. Steven Papastephanou, as shown on plat filed with the Zoning Department.

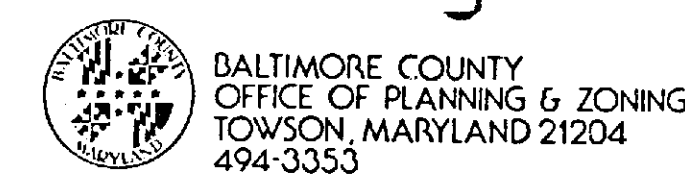
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing by the date of the hearing and shall be made at the hearing.

By Order of:
Arnold Jablon
Zoning Commissioner
of Baltimore County

85-159-A
The Times
Middle River, Md., Nov. 19 84

This is to certify, that the annexed
[Signature]
Reg. L 67360
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the 22nd day of Nov, 1984

[Signature] Publisher.



ARNOLD JABLON
ZONING COMMISSIONER

December 4, 1984

Dr. Steven Papastephanou
282 Ridge Road
Baltimore, Maryland 21206

RE: Petition for Variance
NE/Cor. Rossville Blvd. and Square Ridge Road
(6700 Ridge Road)
Dr. Steven Papastephanou - Petitioner
Case No. 85-159-A

Dear Dr. Papastephanou:

This is to advise you that \$49.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

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

No. 003122

DATE: 11/16/84 ACCOUNT: 6-11-615-000

AMOUNT: \$ 49.85

RECEIVED FROM: Dr. Steven Papastephanou
FOR: Filing Fee for Variance #100

105*****498514 0104F

[Signature]
Arnold Jablon
Zoning Commissioner

VALIDATION OR SIGNATURE OF CASHIER

MAY 15 1985



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
103 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21284
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PASECH, P.E.
ALBERT BENEY
MARK C. MARTIN

DESCRIPTION FOR ZONING, SQUARE RIDGE ROAD 14TH DISTRICT, BALTIMORE, MARYLAND

Beginning for the same at the cutoff connecting the North side of Square Ridge Road, 50 feet wide, and the East side of Rossville Boulevard, 120 feet wide, and running thence and binding on said cutoff North 49 Degrees 29 Minutes 35 Seconds West 85.87 feet to the East side of Rossville Boulevard herein referred to and running thence and binding thereon northerly by a curve to the right with a radius of 1,213.24 feet the distance of 43.39 feet thence leaving the East side of Rossville Boulevard and running South 88 Degrees 19 Minutes 05 Seconds East 312.31 feet to the Southwest side of Ridge Road as proposed to be widened to a width of 60 feet and running thence and binding on the Southwest side of Ridge Road as proposed to be widened South 16 Degrees 03 Minutes 07 Seconds East 83.02 feet to the cutoff connecting the North side of Square Ridge Road and said Southwest side of Ridge Road and running thence and binding on said cutoff South 38 Degrees 44 Minutes 29 Seconds West 26.08 feet to the North side of Square Ridge Road herein referred to thence binding on the North side of Square Ridge Road North 87 Degrees 41 Minutes 07 Seconds West 259.04 feet to the place of beginning.

Containing .7 acres of land, more or less.

10/8/84



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SURVEYOR LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR VARIANCE

14th Election District

LOCATION: Northeast corner of Rossville Boulevard and Square Ridge Road (6700 Ridge Road)

DATE AND TIME: Monday, December 10, 1984 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Variance to permit an illuminated single faced sign of 48 square feet in lieu of the permitted 15 square feet non-illuminated.

Being the property of Dr. Steven Papastephanou as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCE BEFORE THE
NE/corner of Rossville Boulevard and Square Ridge Road ZONING COMMISSIONER
(282 Ridge Road) - 14th OF BALTIMORE COUNTY
Election District
Dr. Steven Papastephanou, Case No. 85-159-A
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a 48 square foot illuminated sign instead of the permitted 15 square foot non-illuminated sign, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Robert Spellman, a registered land surveyor, testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.16, was granted a special exception for an office building in Case No. 79-232-XA. Subsequent thereto, the Petitioner constructed a medical office building. He now proposes to erect an identification sign larger than permitted. Although the building is located on a major artery, i. e., Rossville Boulevard, its mailing address and access is from Ridge Road, a difficult street to locate if unknown. The Petitioner, who treats many patients referred from the Subsequent Injury Fund in addition to his private patients, has found that they have difficulty finding the office building inasmuch as access is not easily located. Patients trying to find the building must first turn onto Square Ridge Road from Rossville Boulevard then left onto Ridge Road, then left again onto the site. Without an easily recognizable identification sign on Rossville Boulevard, cars traveling at a high rate of speed usual for this road easily miss Square Ridge Road. It is even worse at night. In order to be visible, three-inch high letters are necessary. Additionally, the sign must be large enough to provide space for the

ORDER RECEIVED FOR FILING
DATE December 14, 1984
BY John P. Lawry

names of the five doctors in the building. Therefore, the Petitioner proposes to erect a 48 square foot illuminated sign.
The Petitioner seeks relief from Section 413.1.e, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

Although the sign regulations are generally very liberal in scope, 15 feet is not a liberal limitation. Signs are to be considered with care and with a jaundiced eye in residential areas; however, the particular circumstances here create an exception to the rule. A special exception for an office building was granted, and the Petitioner has satisfied its terms and conditions. Due to the location of the building and its ingress and egress, it is important that people be able to identify it quickly. Such a directional or informational sign identifying a doctor's office serves a public or quasi-public nature.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

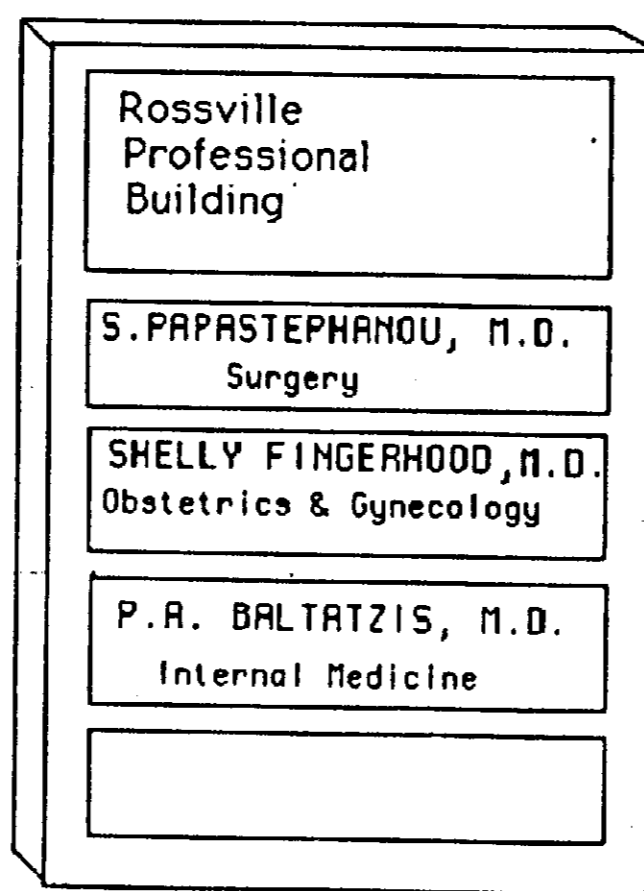
1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

ORDER RECEIVED FOR FILING
DATE December 14, 1984
BY John P. Lawry

Proposed Sign at 6700 Ridge Road (Rossville Professional Building)



DESCRIPTION OF SIGN
Size: 144 x 48 inches Surface, 4 inches deep, illuminated.
Location: Corner of Rossville Blvd, and Square Ridge Road
Color: Brown, with white letters.
Contents: Name of Building, and Occupants.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of December, 1984, that the Petition for Zoning Variance to permit a 48 square foot sign instead of the permitted 15 square feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The sign may be illuminated but shall not flash or contain colored illumination, although it may be of the reflector type, and must comply with the Building Code requirements.
2. Compliance with the comments submitted by the Current Planning and Development Division, Office of Planning and Zoning.

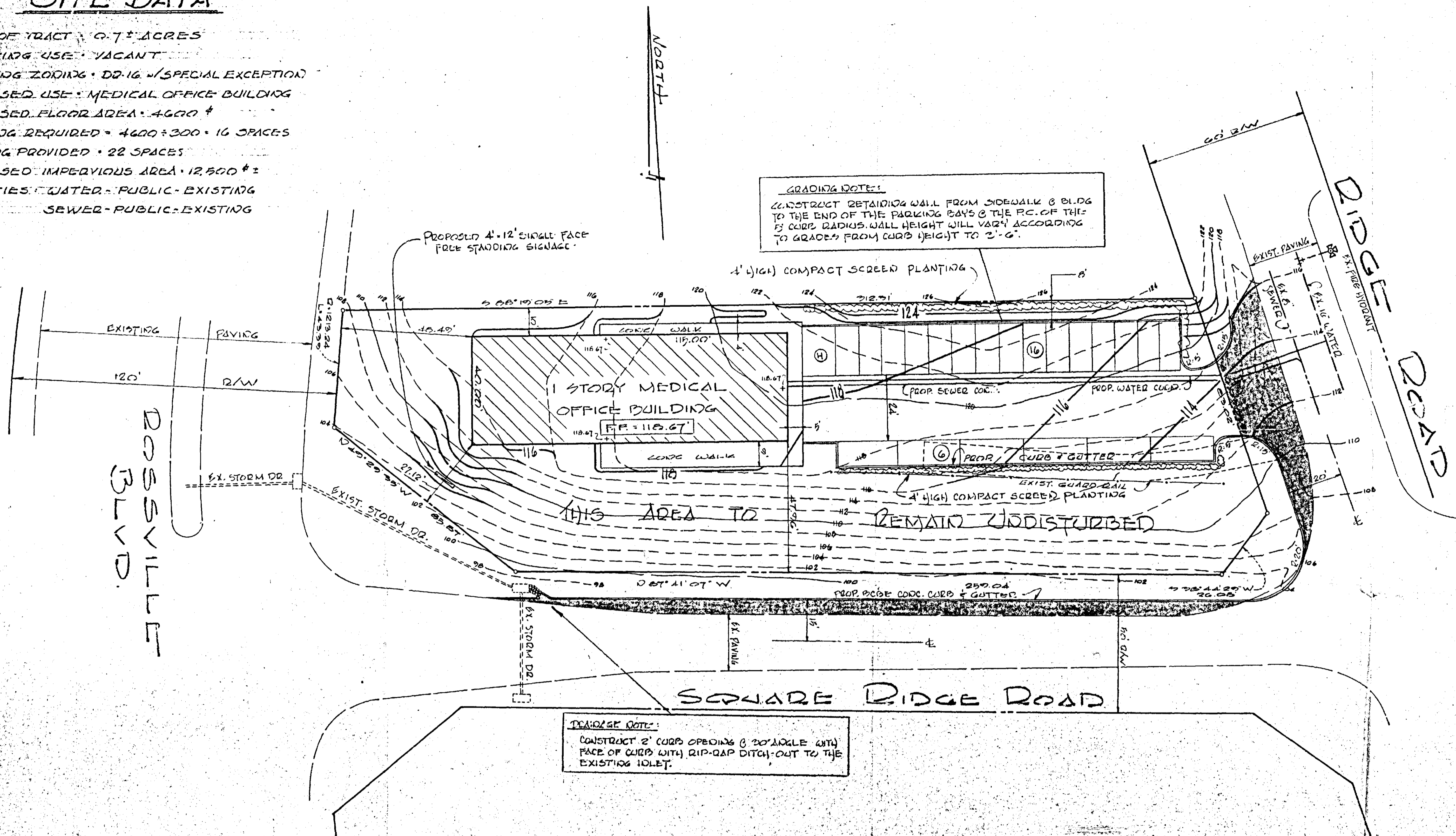
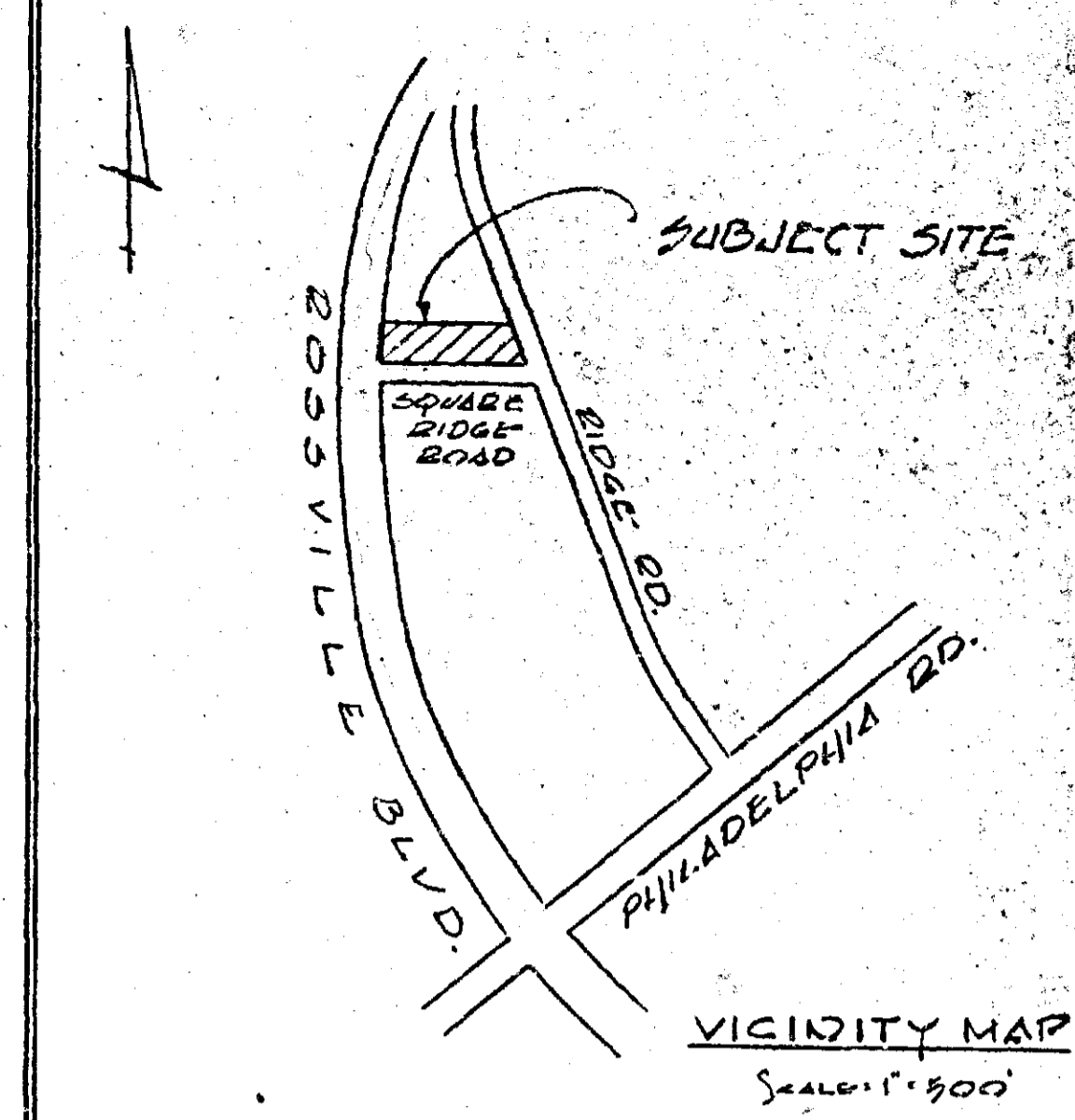
[Signature]
Zoning Commissioner of Baltimore County

cc: Steven Papastephanou
People's Counsel

ORDER RECEIVED FOR FILING
DATE December 14, 1984
BY John P. Lawry

SITE DATA

AREA OF TRACT: 0.7 ACRES
 EXISTING USE: VACANT
 EXISTING ZONING: DD-16 w/SPECIAL EXCEPTION
 PROPOSED USE: MEDICAL OFFICE BUILDING
 PROPOSED FLOOR AREA: 4600 #
 PARKING REQUIRED: 4600 ÷ 300 = 16 SPACES
 PARKING PROVIDED: 22 SPACES
 PROPOSED IMPERVIOUS AREA: 12,500 #
 UTILITIES: WATER - PUBLIC - EXISTING
 SEWER - PUBLIC - EXISTING



GRADING NOTE:
 CONSTRUCT RETAINING WALL FROM SIDEWALK @ BLDG TO THE END OF THE PARKING BAYS @ THE RC OF THE 5' CURB. RADIUS WALL HEIGHT WILL VARY ACCORDING TO GRADES FROM CURB HEIGHT TO 2'-6".

TRAVERSE NOTE:
 CONSTRUCT 2' CURB OPENING @ 30° ANGLE WITH FACE OF CURB WITH RIP-RAP DITCH-OUT TO THE EXISTING IOLET.

OWNER:
 DR. STEPHEN PAPASTERHANOU
 2022 DUMONT RD.
 LUTHERVILLE, MD. 21093

PETITIONER'S EXHIBIT - 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-21-84	ADD HANDICAP PARKING SPACE
2	8-14-84	ADD 6 PARALLEL PARKING SPACES
3	9-27-84	ADD SIGNAGE

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
 PHONE: 823-3535

SITE PLAN
MEDICAL OFFICE BUILDING
 #252 RIDGE RD.
 14th ELECT. DIST. CALTCO. CO. MD.

SCALE: 1" = 20'
 DATE: 6-15-84
 DES. BY: LARSON
 DRN. BY: LARSON
 SHT. 1 OF 1
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