

**PETITION FOR ZONING VARIANCE**

85-198-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 413.2 to allow for 2 signs with 600 Square Feet Total (303 Sq. Ft. per side in lieu of permitted square footage of 100 Sq. Ft. total (60-Sq.-ft.-per-side))

413.5 to allow for the erection of a sign at 40'Ht. in lieu of 25' Ht. allowed by code.

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

- Our single story buildings as placed on site preclude visibility from I-695. Therefore, in order to assure safe exiting onto Security Blvd. We are respectfully requesting a 13'x14', 324 Sq. Ft. Total (162 Sq. Ft. Per side) sign @ 40' OA Ht. (Sign A) it is a standard in use throughout the Knights Inn chain and is specifically oriented to I-695.
  - The 40' Ht. is requested as there is an existing sign on our property by easement which would block or be blocked by a shorter sign. Property is to be posted and advertised as prescribed by Zoning Regulations. SEE BACK-PAGE.
- 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: Cardinal Industries, Inc.  
 Legal Owner(s): The Colonial Company  
 Signature: [Signature]  
 Signature: [Signature]  
 Address: 2040 S. Hamilton Road  
 Address: 401 Washington Ave.  
 City and State: Columbus, Ohio 43227  
 City and State: Towson, Maryland 21204

Attorney for Petitioner: Newton A. Williams, Esquire  
 Address: 401 Washington Ave.  
 City and State: Towson, Maryland 21204  
 Signature: [Signature]  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Bryon J. Mollica-Cardinal Industries  
2040 S. Hamilton Rd. 614-661-3211  
Address Columbus, Ohio 43227/Phone No.

ORDER RECEIVED FOR FILING  
 DATE: 11/11/84  
 BY: [Signature]  
 Zoning Commissioner of Baltimore County.

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
 TO: Zoning Commissioner  
 Date: January 7, 1985

Norman E. Gerber, Director  
 FROM: Office of Planning & Zoning

SUBJECT: Zoning Petition No. 85-198-A

It is this office's opinion that the zoning regulations provide for adequate sizing of signs; therefore, we cannot support the requested variances.

[Signature]  
 Norman E. Gerber, Director

NEG:JGH:bjs

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
 January 7, 1985

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

Newton A. Williams, Esquire  
 204 West Pennsylvania Avenue  
 Towson, Maryland 21204

RE: Item No. 78, Case No. 85-198-A  
 The Colonial Company-Petitioner  
 Petition for Variance

Dear Mr. Williams:

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 this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
[Signature]  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

Enclosures

cc: Mr. Bryon J. Mollica  
 Cardinal Industries, Inc.  
 2040 S. Hamilton Road  
 Columbus, Ohio 43227

**BALTIMORE COUNTY**  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

November 1, 1984

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

Re: Item 478 (1984-1985)  
 Property Owner: The Colonial Company  
 S/W Whitehead Ct. 383' S/E Security Blvd.  
 Acres: [unclear]  
 District: 1st

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:**

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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

JAM:EAM:PNR:esb  
 1-SE Key Sheet  
 5 & 6 NW 24 Pos. Sheet  
 NW 2 P Topo  
 95 Tax Map

**Maryland Department of Transportation**  
 State Highway Administration

William K. Helmhorn  
 Secretary  
 Hal Kassell  
 Administrator

September 28, 1984

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Bldg.  
 Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 9-25-84  
 ITEM: #78.  
 Property Owner: The Colonial Company  
 Location: S/W side Whitehead Court, 383' S/E Security Blvd. @ Baltimore Beltway (I-695)  
 Existing Zoning: M.L. -M  
 Proposed Zoning: Variance to allow 2 signs with 606 sq. ft. total (303 sq. ft. per side) in lieu of the required 100 sq. ft., and to permit for the erection of a sign at 40' Ht. in lieu of the required 25' Ht.  
 Acres: [unclear]  
 District: 1st

Dear Mr. Jablon:

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 @ 659-1642.

Very truly yours,  
[Signature]  
 Charles Lee, Chief  
 Bureau of Engineering  
 Access Plans

By: George Wittman

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

**BALTIMORE COUNTY**  
 OFFICE OF PLANNING AND ZONING  
 TOWSON, MARYLAND 21204

NORMAN E. GERBER  
 DIRECTOR

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

Re: Zoning Advisory Meeting of 9/25/84  
 Item # 78  
 Property Owner: The Colonial Company  
 Location: S/W side Whitehead Court @ S/E Security 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 with respect to the signs.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 25-88 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on [unclear].
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) 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 [unclear].
- ( ) 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 comments:  
 The site plan for the model will be subject to Landscape Manual requirements, Reserve Capacity Use Certificate for some alternatives, and Capacity Review Group (CRG) processing.

[Signature]  
 Eugene A. Bober  
 Chief, Current Planning and Development

cc: James Howell

85-198-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 11th day of December, 1984.

[Signature]  
 ARNOLD JABLON  
 Zoning Commissioner

Petitioner: The Colonial Company  
 Petitioner's Attorney: Newton A. Williams, Esquire

Received by: [Signature]  
 Nicholas B. Commodari  
 Chairman, Zoning Plans Advisory Committee





**B. F. Semon, Inc.**

REAL ESTATE APPRAISERS AND CONSULTANTS

828 DULANEY VALLEY ROAD  
SUITE 4  
TOWSON, MARYLAND 21204

MEMBER:  
Baltimore County Appraisers Society  
Real Estate Board of Greater Baltimore  
National Association of Real Estate Boards

OFFICE PHONE: 321-1926  
HOME PHONE: 435-4466

**KNIGHT'S INN PROPERTY**



A. EX. FRONTAGE - LOOKING EASTERLY ALONG WHITEHEAD CT.



B. EX. FRONTAGE LOOKING WESTERLY ALONG WHITEHEAD CT., SECURITY BLVD. IN BACKGROUND

EXHIBIT 8

**B. F. Semon, Inc.**

REAL ESTATE APPRAISERS AND CONSULTANTS

828 DULANEY VALLEY ROAD  
SUITE 4  
TOWSON, MARYLAND 21204

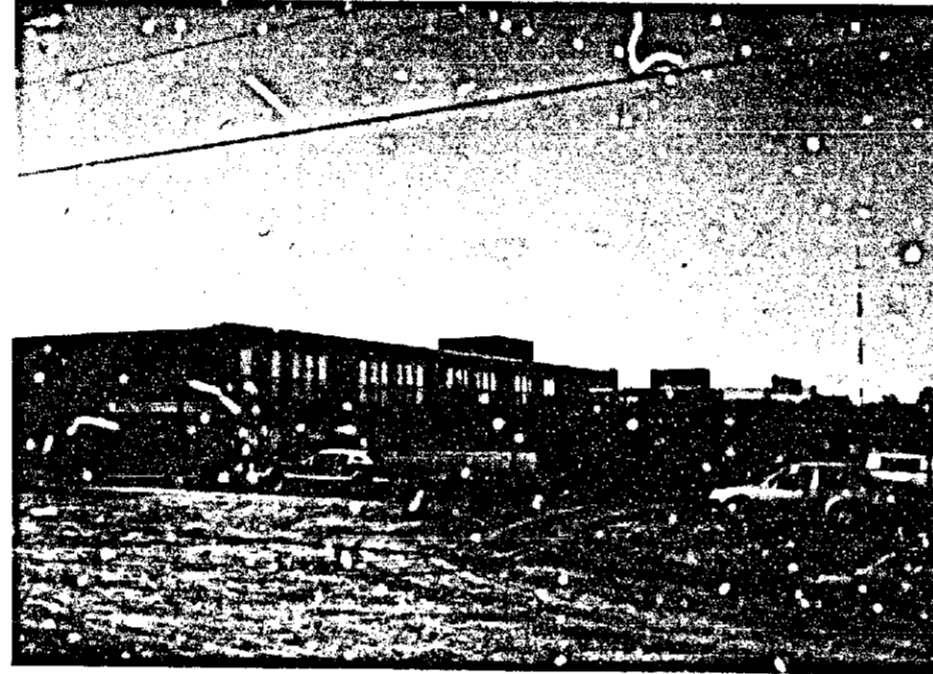
MEMBER:  
Baltimore County Appraisers Society  
Real Estate Board of Greater Baltimore  
National Association of Real Estate Boards

OFFICE PHONE: 321-1926  
HOME PHONE: 435-4466

**KNIGHT'S INN PROPERTY**



C. INTERIOR VIEW OF SUBJECT PROPERTY  
NOTE: LARGE MOTEL SIGN IN BACKGROUND



D. VIEW OF EXTERIOR MOTEL ADJACENT TO THE SUBJECT PROPERTY

**B. F. Semon, Inc.**

REAL ESTATE APPRAISERS AND CONSULTANTS

828 DULANEY VALLEY ROAD  
SUITE 4  
TOWSON, MARYLAND 21204

MEMBER:  
Baltimore County Appraisers Society  
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**KNIGHT'S INN PROPERTY**



E. VIEW OF EXISTING BEST PRODUCTS BLDG. & FREE STANDING SIGN ON WHITEHEAD ROAD



F. VIEW OF EXTRA LARGE AMOCO SIGN & LARGE SAVINGS & LOAN SIGN OPPOSITE EACH OTHER AT CORNER OF SECURITY BLVD. & WHITEHEAD RD.

OFFICE PHONE: 321-1926

HOME PHONE: 435-4466

**B. F. Semon, Inc.**

REAL ESTATE APPRAISERS AND CONSULTANTS

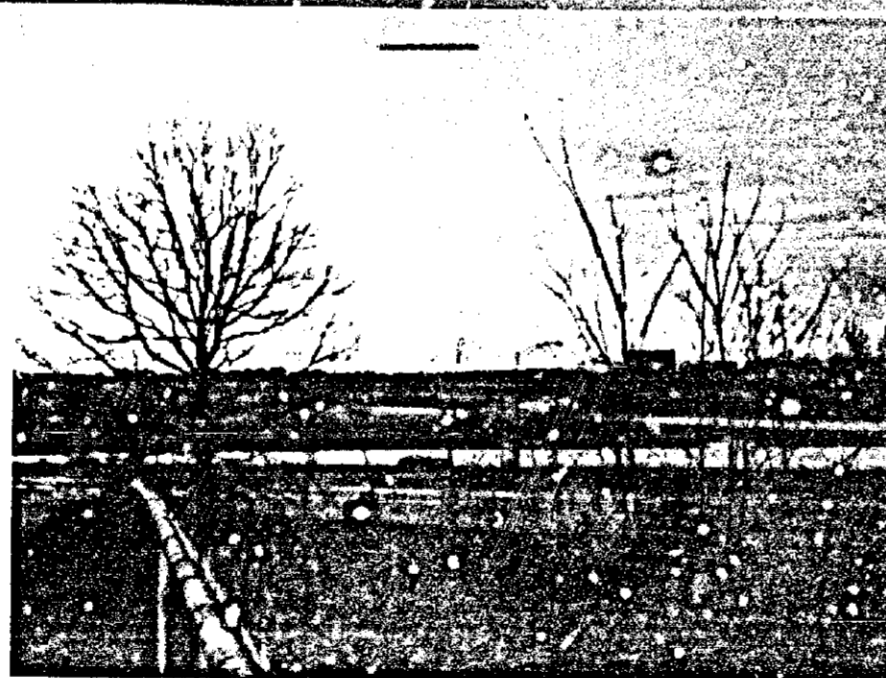
828 DULANEY VALLEY ROAD  
SUITE 4  
TOWSON, MARYLAND 21204



A. Existing adjacent sign shown in profile AA.



C. Looking NW across Beltway from proposed sign area

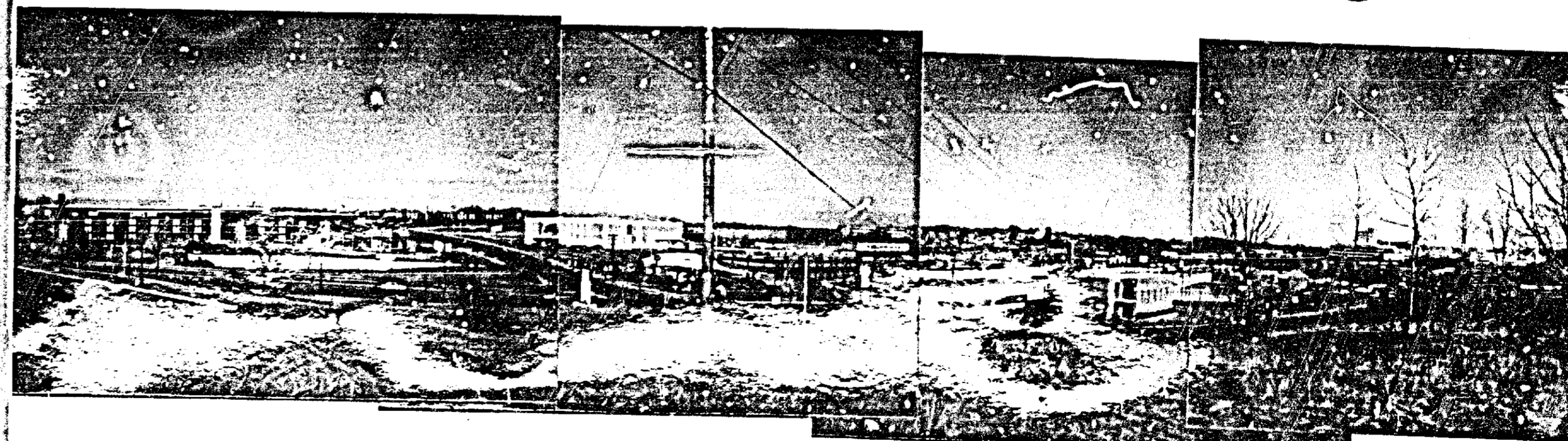


B. Looking SW across Beltway from area of proposed sign



D. Looking South from site toward I-70N overpass

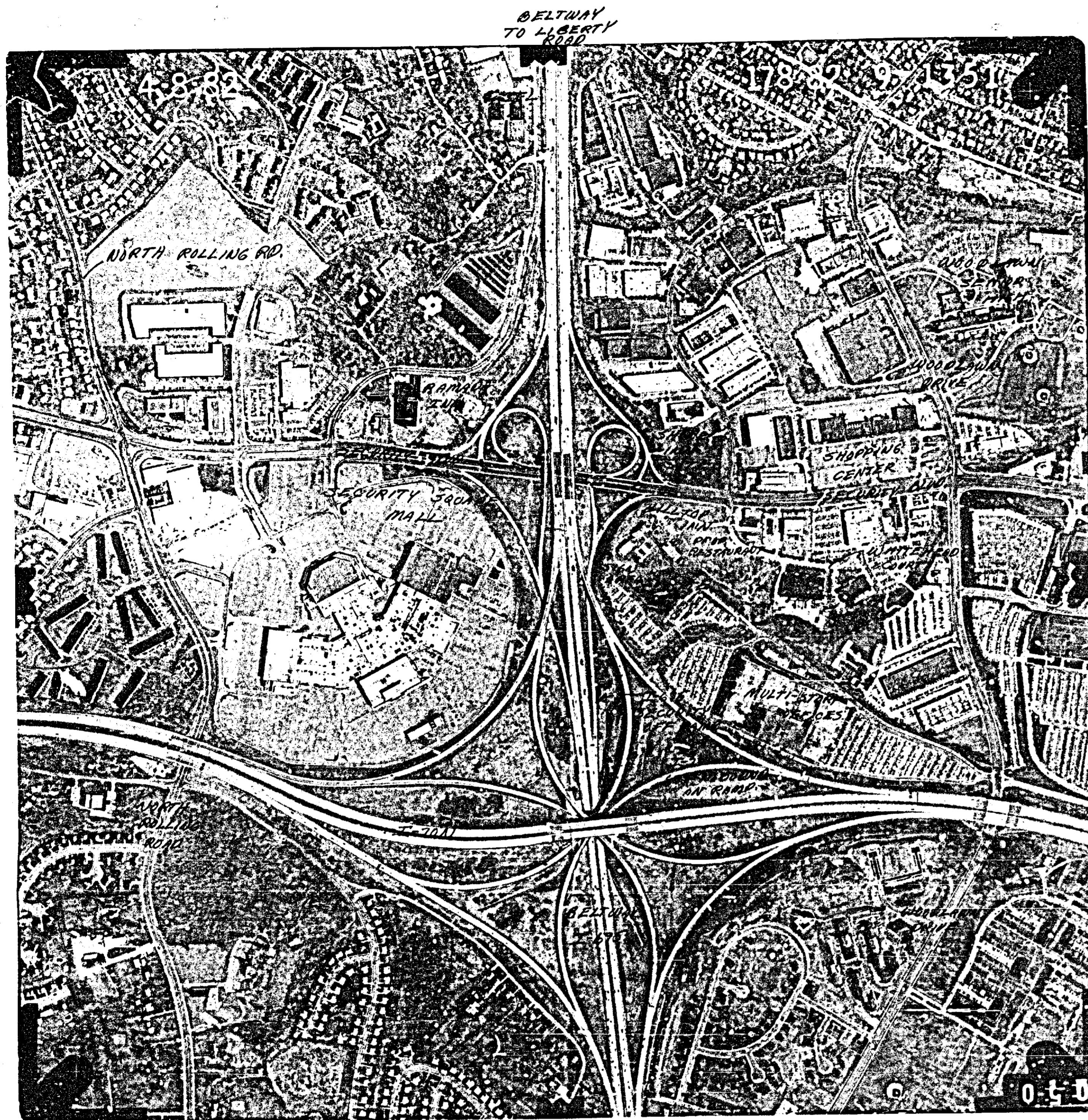
EXHIBIT 9



G. HILLTOP INN-PARKING

SUBJECT SITE

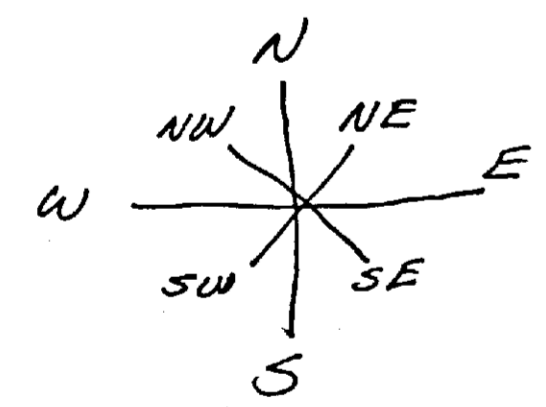
87-200



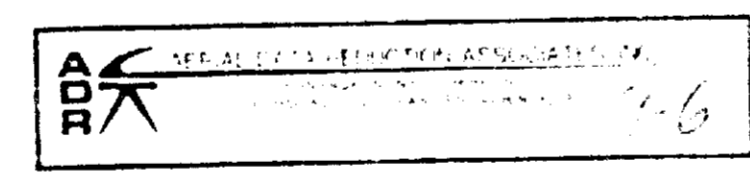
I-70N  
TO  
HOWARD  
COUNTY

SOCIAL  
SECURITY  
COMPLEX

I-70N  
TO  
INGLESIDE  
AVE.

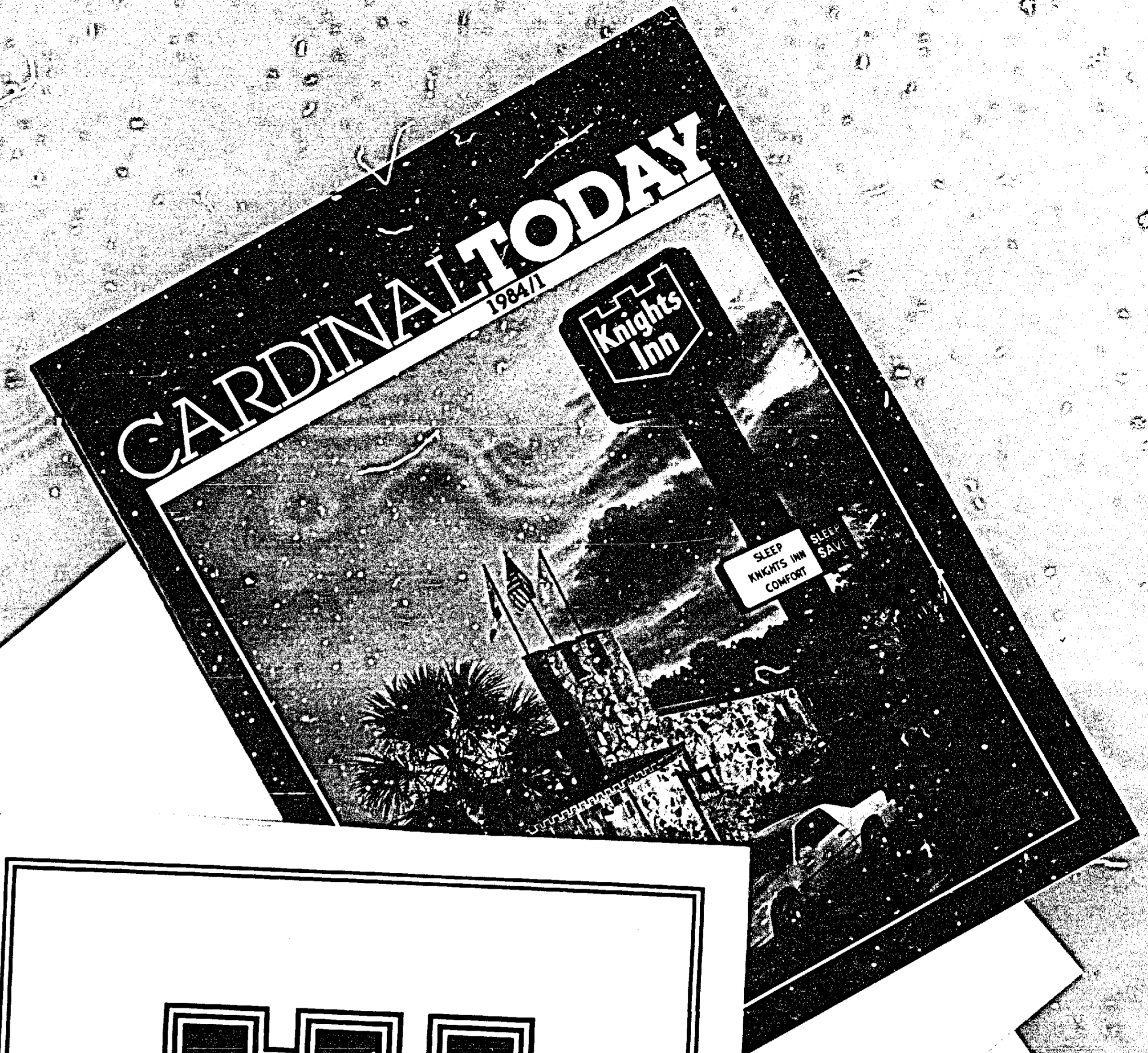


BELTWAY  
TO  
ROUTE 40  
AND  
CATONSVILLE



Pet. #4

EXHIBIT #4



**Comfort rules.**

Pet. #3.

EXHIBIT #3



Over 30 years of  
manufacturing  
quality housing  
products.

Knights Inn  
Comfort • Secure • Safe



