PETITION FOR ZONING VARIANCE 85-280-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 Section 413.1h to permit a total square footage of 192 square feet in lieu of the permitted 150 square ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 Hardship - A very dignified and costly sign was painted in full color inadvertantly believing that such sign was permitted as customary in the construction industry. A consequential hardship will result in that the sign measures 192 square feet. Additionally, upon commencement of construction a plywood or other suitable barricade for public safety will be erected, upon which it will be necessary to post other signage for identification, warnings, and direction for the general public, in a form as is customarily required by other agencies (i.e.OSHA) in the industry, that may amount to additional footage. Property is to be posted and advertised as prescribed by Zoning Regulations. (up to 300 sf) BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 27, 1985 STEPHEN E. COLLINS DIRECTOR March 25, 1985 TO Zoning Commissioner COUNTY OFFICE BLDG. C. Arthur Eby, Jr., Esquire Norman E. Gerber, Director Power and Mosner 21 W. Susquehenna Avenue Mr. Arnold Jablon 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. Towson, Maryland 21204 Zoning Commissioner County Office Bullding Nicholas B. Commodari Towson, Maryland 21204 RE: Item No. 220 - Case No. 85-280-A Chairman Petitioner - George Stump I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property Variance Petition Item No. (220) 221, 223, 224, and 225. ZAC- Meeting of February 12, 1985 MEMBERS Dear Mr. Eby: which is the subject of this Petition. Property Owner: Bureau of Location: Engineering Contract Purchaser: Legal Owner(s): The Zoning Plans Advisory Committee has reviewed the plans sub-Existing Zoning: Department of mitted with the above referenced petition. The following comments 203 East Joint, Venture Proposed Zoning: George/Stumpp-Traffic Engineering 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 Bureau of Fire Prevention on this case. The Director of Planning may file a written report with Signature, Richard A. Swirnow, President the Zoning Commissioner with recommendations as to the suitability of Health Department 115 East Joppa Road the requested zoning. Acres: Project Planning (Type or Print Name) District: Building Department Enclosed are all comments submitted from the members of the Towson, Maryland 21204 Committee at this time that offer or request information on your Board of Education City and State petition. If similar comments from the remaining members are received, NEG:JGH:slm Zoning Administration Dear Mr. Jablon: I will forward them to you. Otherwise, any comment that is not Attorney for Petitioner: Industrial informative will be placed in the hearing file. This petition was The Department of Traffic Engineering has no comments accepted for filing on the date of the enclosed filing certificate and a Power and Mosner 204 East Joppa Road for item numbers 220, 221, 223, 224, and 225. (Type or Print Name) hearing scheduled accordingly. Signature C. Arthur Eby. Jr. Towson, Maryland 21204 Very truly yours, City and State Kechalan B. Commadari, aso. 21 W. Susquehenna Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted NICHOLAS B. COMMODARI Towson, Maryland 21204 JADCO Development Co., Inc. Traffic Engineering Assoc. II City and State Zoning Plans Advisory Committee Attorney's Telephone No.: 823-1250 112 E. 25th Street (301)338-1122 NBC:nr Enclosures ORDERED By The Zoning Commissioner of Baltimore County, this _ 26th _____ day cc: JADCO Development Co., Inc. February 19_85, 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 Rd. 112' Rd. 203 E. 112 E. 25th Street Baltimore, Maryland 21218 the _____ day of ___April 220 ng diagram of an again BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
10WSON MARYLAND 21204
494-3610 February 27, 1985 JED ZALESKI, JR. Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning NORMAN E. GERBER DIRECTOR County Office Building Towson, Maryland 21204 ZONING DESCRIPTION Dear Mr. Jablon: Comments on Item # 220 Zoning Advisory Committee Meeting are as follows:

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 26th day of February , 19 85

C. Arthur Eby, Jr.

Petitioner

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

Beginning on the south side of Joppa Road approximately 112 feet east of centerline of Virginia Avenue and running:

N 84° 28' 51" E 133' thence S 06° 44' 42" E 268' thence S 81° 27' 00" W 132' thence

N 06° 54' 11" W 273' to the place of beginning. Also known as 203 E. Joppa Road.

George Stumpp S/S Joppa Road 112' E. from c/l Virginia Avenue B.M.-CT Existing Zoning: Proposed Zoning: Variance to permit building contractor's and professional persons signs on buildings under construction, etc. 133/132 + 268/273 District: The items checked below are applicable: All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-B. A butletre/ Sign permit 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. 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 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. P. Requested variance appears to conflict with the Baltimore County Building Code, G. A charge of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require 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. (I) Comments - All signs shall comply with Section 1907.0.

> 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.,

> > Very truly yours, Marks E. Sunham Charles E. Burnham, Chief

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

Date____March_27__1985_____

FROM Office of Planning and Zoning

SUBJECT_Zoning Petition No. 85-280-A

A plan was approved by the C.R.G. on July 18, 1984.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of Feb. 12, 1985 Item # 220
Property Owner: GRORGE STUMPP
Location: 5/5 Joppa RD, 112* E. France & of VIRGINIA AUE.

The Division of Current Planning and Development has reviewed the subject

petition and offers the following comments. The items checked below are (X) There are no site planning factors requiring comment, RELATIVE TO TEMPORARY

(A) County Review Group Meeting is required.

(X) A County Review Group meeting was held and the minutes will be Construction.

forward by the Bureau of Public Services.

() This site is part of a larger tract; therfore 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 22-98 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
)Landscaping: Must comply with Baltimore County Landscape Manual.
)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

15
()The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are remevaluated annually by the County Council.

(X)Additional comments: CRG PLOW-1X-455 (JACCO OFF BLOW.)

APPROVED - 7/18/84

APPROVEL EXPLASS - 7/18/87

Eugene A. Bober Chief, Current Planning and Development

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/weathoust 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 /shouldxnot be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this Zul day of April 19 85, that the kereix Petition for Zoning Variance(s) to permit a sign with a total of 192 square feet in lieu of the permitted 150 square feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The sign must be removed within 15 months of the date of

Zoning Commissioner of Baltimore County

AJ/srl

∞: John J. Nagle, III, Esquire

Mrs. Mary Ginn

People's Counsel

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

March 28, 1985

C. Arthur Eby, Jr., Esquire 21 W. Susquehanna Avenue Towson, Maryland 21204

RE: Petition for Variance S/S Joppa Rd., 112' E from c/l of Virginia Ave. (203 E. Joppa Road) George Stumpp - Petitioner Case No. 85-280-A

This is to advise you that \$47.38 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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,

arnold jabbon ming Commissioner BALTIMORE COUNTY, MARYLAND No. 005374 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 4-3-85 R-01-615-000 PROM. 203 E. Joppe Rd. Joint Venture advitiving 4 posting (ase 85-280-A

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE CHIEF

February 11, 1985

Zoning Agenda: Meeting of 2/12/85

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 85-280-A

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zumennan

Peter May Zonneman

:::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

Peter Max Zimmerman

Towson, MD 21204

of the foregoing Entry of Appearance was mailed to C. Arthur Eby, Jr.,

Attorney for Petitioner; 103 East Joint Venture, JADCO, Inc., General

Partner, Richard A. Swirnow, President, 115 E. Joppa Rd., Towson, MD

Esquire, Power & Mosner, 21 W. Susquehanna Ave., Towson, MD 21204,

Deputy People's Counsel Room 223, Court House

I HEREBY CERTIFY that on this 13th day of March, 1985, a copy

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any prelim-

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: George Stumpp

Location: S/S Joppa Road 112' E. from c/l Virginia Avenue

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 h, rants 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 Pire 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.

RE: PETITION FOR VARIANCE

inary or final Order.

21204, Contract Purchaser.

S/S Joppa Rd., 112' E from the Centerline of

Virginia Ave. (203 E.

Joppa Rd.), 9th Dist.

GEORGE STUMPP, Petitioner

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

Noted and Roy W. Kemmer

Planning Group

Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF PUBLIC WOR TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR

March 29, 1985

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

> Re: Item #220 (1984-1985) Property Owner: George Stumpp S/S Joppa Rd. 112' E. from centerline Virginia Ave. Acres: 133/132 x 268/273

District: 9th

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

General Comments:

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

Bureau of Public Services

JAM:EAM:HJO:ss

CATE OF PUBLICATION

LOCATION South side Joppa Road 112 R East from the centerline of Virginia Avenue (203 E Jopos Road)
DATE AND TIME Wednesday. April 3, 1985 at 10 15 a.m.
PUBLIC HEARING. Room 108. County Office Building, 111 West Chesapeake Avenue. Towson, Maryland. The Zoning Commissioner of Battimore County by authority "I the Zoning Act and Regulations (Battimore County will hold a public hearing Petition for Variance to permit a total square fool age of 192 sq. it in heu of the permitted 150 sq. it Being the property of George Stumps as shown on the plat filed with the Zoning Office in the event that this Petrion 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 issuence of said permit during this period for good cause shown. Such request must live the received in writing by the date of the hearing set above or made at the hearing.

PETITION FOR VARIANCE 9th Election District

The TOWSON TIMES

63123-L71616 3 13

CERTIFICATE OF POSTING

Varianco Petitioner: George STumps Location of property: 3/3 FORPO RJ, 113' E Fr. Vivgivio Ave. 203 E Joppe P.d. Location of Signe Found Juppe Rd, Approx. 20 Fr. Youdway of 35° E of fow, or property of politioner

Number of Signe:

Posted by Mffield Date of return: 3/22/85

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for _____ consecutive weeks, the first publication appearing on the _____ day of _____ 1985

[生產力 是 自称是 是] [] [[] [] [] [] [] [] []	
	The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regu- lations of Baltimore County will hold a public hearing:
	mit e total square fortuge of 182 sq. ft. in lieu of the personited 150 sq. ft. Being the property of Comme
5-280-A	Stump as shows on the plat filed with the Zoning Office. In the event that this Petation is granted, a building permit may be insued within the thirty (30) day appeal period. The Econing Commissioner
	request for a stay of the issu- ance of and permit during this period for good cause shown Such request must be reserved.
15/85	in writing by the date of the hearing set above or grade at the hearing. By Order of
**************	ARNOLD JABLON Zoning Commissioner of Battimore County

LOCATION: South side Joppe Road, 113 ft. East from the

a m
PUBLIC HEARING: Room
106, County Office Buildiag.
11. W. Cheapeake Avenue,
Towson, Maryland

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE

9th Election District

Virginia Avenue (203 E. Joppa Road)

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 a total square footage of 192 sq. ft.

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 lieu of the permitted 150 sq. ft.

Being the property of George Stumpp the plat filed with the Zoning Office.

Wednesday, April 3, 1985 at 10:15 a.m.

South side Joppa Road, 112 ft. East from the centerline of

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

LOCATION:

DATE AND TIME:

PUBLIC HEARING:

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 March 14 19 85

> 85 -280-A THE JEFFERSONIAN.

Cost of Advertising

8 8020*****4736:* 8038F VALIDATION OR SIGNATURE OF CASHIER

Peter Max Zimmerman

March 5, 1985

C. Arthur Eby, Jr., Esquire 21 West Susquehanna Avenue Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance

\$/\$ Joppa Ed., 112 E from the c/l of Virginia

Avenue (203 E. Joppa Road)

George Stumpp - Petitioner

Case No. 85-280-A

TIME: 10:15 a.m.

DATE: Wednesday, April 3, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

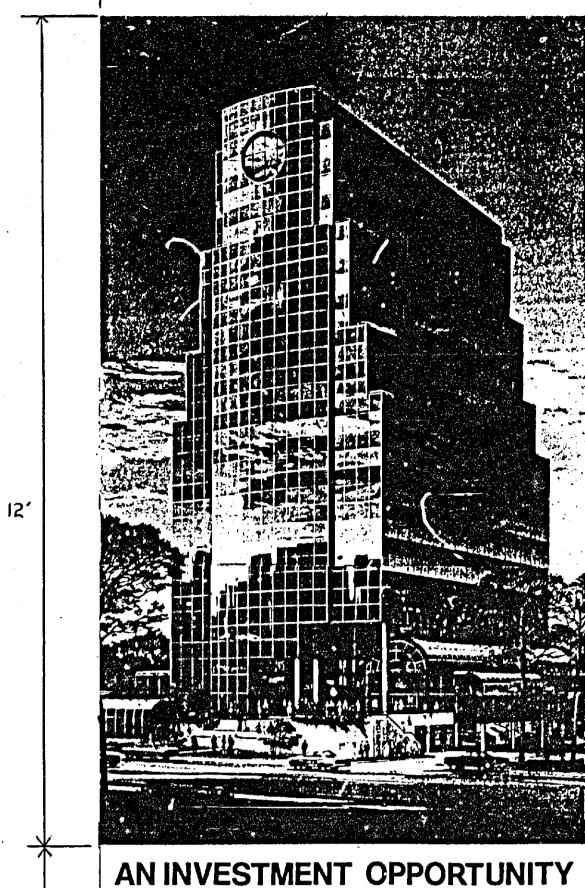
ec: JADCO Development Coc, Inc. 112 E. 25th Street Baltimore, Maryland 21218

Zoning Compassioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

No. 004903

MISCELLANEOUS CASH RECEIPT

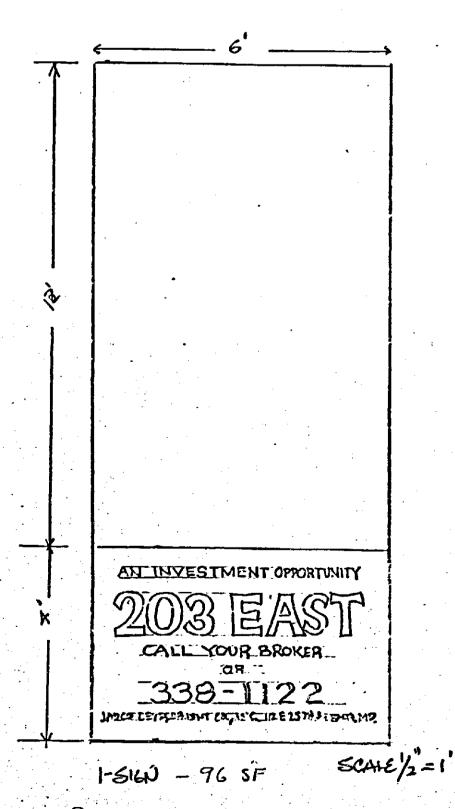


AN INVESTMENT OPPORTUNITY

+220

338-1122

JADCO DEVELOMENT CO. INC. 112 E. 25 th St., Baltimore, MD 21218



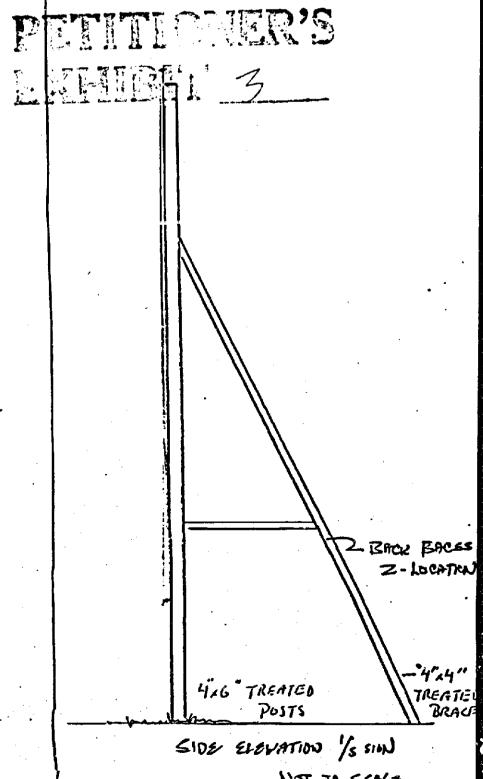
2 sign = 192 SF

PARK SIGN CO., INC. 878 PARK AVE. BALTO., MD. 21201 539-3536 LAYOUT APPROVAL ___ SPELLING APPROVAL _

min. 3wlu

V-SHAPE

NIT TO SCAPE



NOT TO SCALE * All Posts i Braces to be imbedded in concrete

11220



