

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 1985, that the Petition for Special Exception for a 12' x 25' double-faced illuminated advertising sign be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

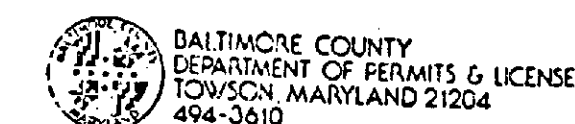
AJ/srl

cc: Mr. Barry Freedman

People's Counsel

ORDER RECEIVED FOR FILING

DATE *April 10, 1985*
BY *Barry Freedman*
COUNTY CLERK



March 4, 1985

TO: JAMES J. JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 234, Zoning Advisory Committee Meeting are as follows:

Property Owner: The Baltimore and Ohio Railroad Company
Location: Beg. 25' N from the N/S Hollins Ferry Rd., 3,440' E. from c/l Halethorpe
Existing Zoning: M.H.
Proposed Zoning: Special exception for one double faced illuminated 12' x 25' advertising structure.

Address: 15 x 30
District: 13th.

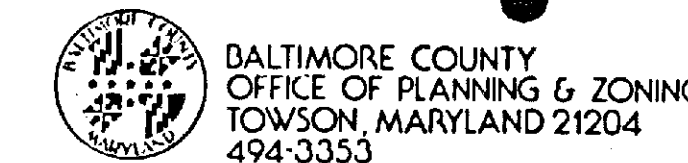
The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the handicapped and aged and other applicable codes.
- A building & other permit shall be required before beginning construction.
- Res. Initial: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 1107 and Table 1100, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- 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.
- 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments - Signs shall comply with Article 19.0 of the Code.

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 112 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review



ARNOLD JABLON
ZONING COMMISSIONER

April 4, 1985

Poster & Kleiser
c/o Mr. W. Walker
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Petition for Special Exception
Beg. 25' N from the N/S Hollins Ferry Rd., 3440' E
from the c/l of Halethorpe Farms Road
Baltimore & Ohio Railroad - Petitioner
Case No. 85-293-X

Dear Mr. Walker:

This is to advise you that \$43.15 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. 005386

DATE: 4/10/85 ACCOUNT: 8-01-815-000

AMOUNT: \$ 43.15

RECEIVED FROM: Foster & Kleiser

FOR: advertisement and posting Case 85-293-X
(8 X 0 Railroad)

6 BC32*****431518 41-4+

VALIDATION OR SIGNATURE OF CARRIER

[Signature]
ARNOLD JABLON
Zoning Commissioner

PETITION FOR SPECIAL
EXCEPTION
13th Election District

LOCATION: Beginning 25 ft. North from the North side Hollins Ferry Road, 3,440 ft. East from the centerline of Halethorpe Farms Road.
DATE AND TIME: Wednesday, April 10, 1985 at 10:30 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 on the thirty (30) day appeal period. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner or his representative, 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

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 21 19 85

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 21 19 85

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

20.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13 Date of Posting: 3-29-85
Posted for: Special Exception
Petitioner: Baltimore and Ohio Railroad Company
Location of property: Beginning 25' N. from the N/S of Hollins Ferry Rd., 3,440' E. of the c/l of Halethorpe Farms Road.
Location of Signs: 15' x 30' of Hollins Ferry Road, approx. 3,430' E. of the c/l of Halethorpe Farms Road.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 3-29-85
Number of Signs: 1



March 21 1985

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR
SPECIAL EXCEPTION

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times
weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 23 day of March 1985, that is to say, the same was inserted in the issues of

March 21, 1985

PATUXENT PUBLISHING CORP.
By *[Signature]*

Poster and Kleiser
c/o Mr. Walker
3001 Remington Avenue
Baltimore, Maryland 21211

March 11, 1985

NOTICE OF HEARING

RE: Petition for Special Exception
Beg. 25' N from the N/S Hollins Ferry Rd.,
3,440' E from the c/l of Halethorpe Farms Rd.
Baltimore & Ohio Railroad Company - Petitioner
Case No. 85-293-X

TIME: 10:30 a.m.

DATE: Wednesday, April 10, 1985

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

PETITION FOR SPECIAL EXCEPTION
13th Election District

LOCATION: Beginning 25 ft. North from the North side Hollins Ferry Road, 3,440 ft. East from the centerline of Halethorpe Farms Road

DATE AND TIME: Wednesday, April 10, 1985 at 10:30 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 Special Exception for one double-faced illuminated 12' x 25' advertising structure

Being the property of Baltimore and Ohio Railroad Company 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 THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL EXCEPTION 85-293-X

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 One Double-Faced Illuminated 12' x 25'
12' x 25' Advertising Structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

And 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.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: BARRY FREEDMAN
DIRECTOR OF PUBLIC RELATIONS
Foster & Kleiser
(Type or Print Name)
Signature: Wilbur R. Walker
3001 Remington Avenue
Address
Baltimore, Maryland 21211
City and State

Attorney for Petitioner:
Signature: [Signature]
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of March, 1985, 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 10th day of April, 1985, at 10:30 o'clock A.M.

Carl [Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 29, 1985

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

SUBJECT: Zoning Petitions No. 85-287-A, 85-289-A, 85-290-A, 85-291-A, 85-292-A and 85-293-X

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/..

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 29, 1985

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

Chairman

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

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

RE: Item No. 234 - Case No. 85-293-X
Petitioner - The Baltimore and Ohio Railroad Company
Special Exception Petition

Dear Mr. Walker:

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.

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

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 4, 1985

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

RE: Item #234 (1984-1985)
Property Owner: The Baltimore & Ohio Railroad Company
25' N. from N/S Hollins Ferry Rd. 3,440'
E. from centerline Halethorpe Farm Rd.
Acres: 15 x 30 District: 13th

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

JAM:EAM:ROP:iss

cc: File



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 3/19/85
Item # 234
Property Owner: The Baltimore & Ohio Railroad Co.
Location: N/S Hollins Ferry Rd.
E. of Halethorpe Farm Rd.

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.

- () There are no site planning factors requiring comment.
- () 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 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 permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- () Additional comments:

cc: James Hossell

Eugene A. Boker
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

February 27, 1985

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

Item No. 208, 227, 228, 229, 230, 233, 234, 235, 236, and 237 ZAC- Meeting of 2-10-85
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

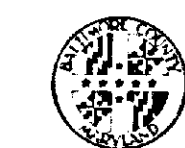
Acres:
District:

Dear Mr. Jablon:

The Department of Engineering has no comments for item numbers 208, 227, 228, 229, 230, 233, 234, 235, 236, and 237.

MSP/cmm

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

February 25, 1985

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

Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The Baltimore and Ohio Railroad Company

Location: 25' N. from N/S Hollins Ferry Road 3,440' E. from c/l
Halethorpe Farm Road
Item No.: 234 Zoning Agenda: Meeting of 2/19/85

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: [Signature]
Planning Office
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mb

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 5th day of March, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Baltimore & Ohio RR Co.
Received by: [Signature]
Petitioner's Attorney: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED 25 FEET FROM THE NORTH SIDE OF HOLLINS FERRY ROAD (70 FEET WIDE) AND 3,440 FEET FROM THE CENTERLINE OF HALETHORPE FARM ROAD (50 FEET WIDE) AND RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHEASTERLY AND PARALLEL TO HOLLINS FERRY ROAD A DISTANCE OF 15 FEET TO A POINT, THENCE 2.) NORTHWESTERLY AT A RIGHT ANGLE A DISTANCE OF 30 FEET TO A POINT, THENCE 3.) SOUTHWESTERLY AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO A POINT, THENCE 4.) SOUTHEASTERLY AT A RIGHT ANGLE A DISTANCE OF 30 FEET TO THE BEGINNING POINT.

PROPERTY OWNED BY THE CHESSIE SYSTEM.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning 25' N from the N/S of
Hollins Ferry Rd., 3,440' E from : OF BALTIMORE COUNTY
the Centerline of Halethorpe Farms
Rd., 13th District :

BALTIMORE AND OHIO RAILROAD : Case No. 85-293-X
COMPANY, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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

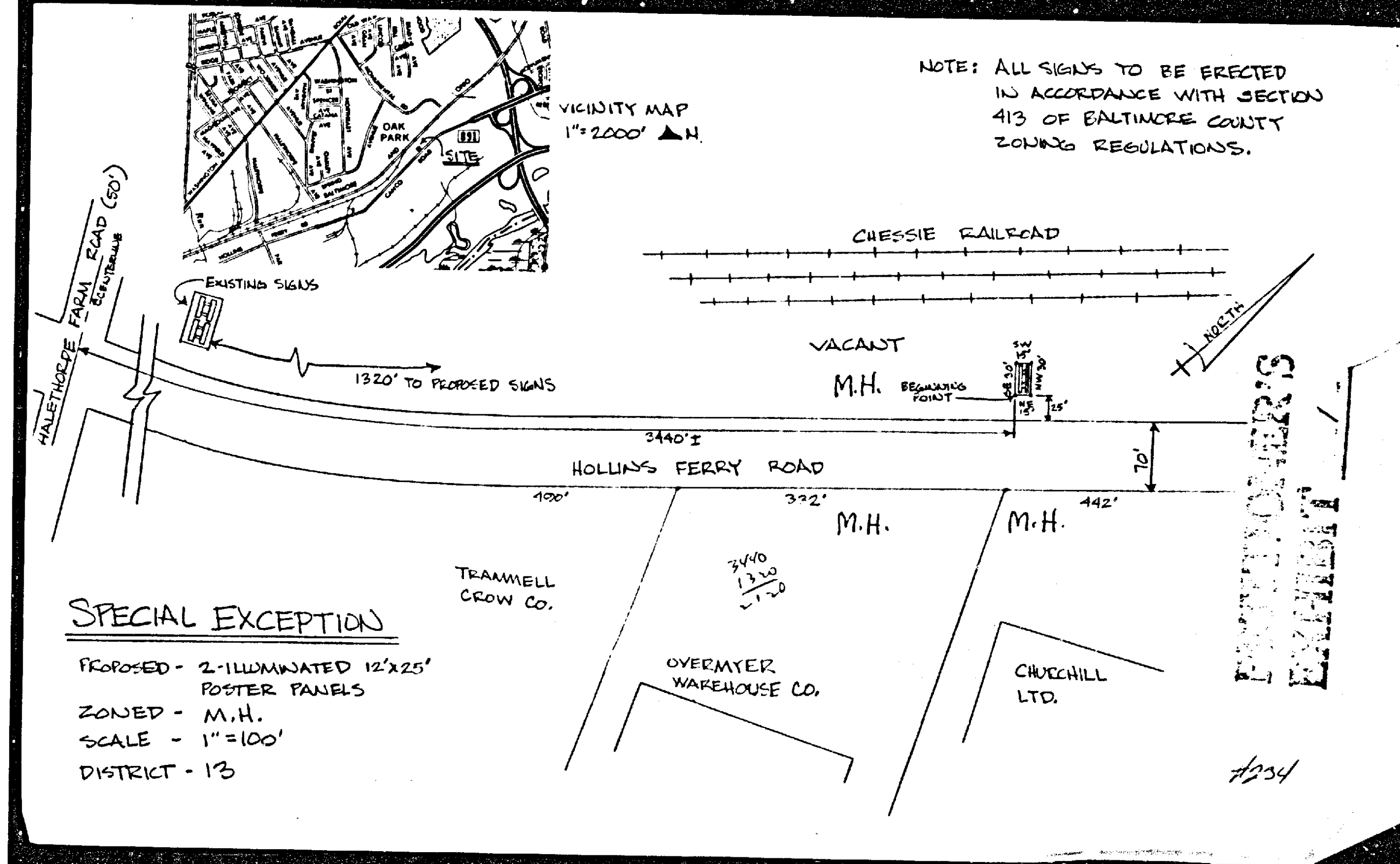
Peter Max Zimmerman

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

I HEREBY CERTIFY that on this 22nd day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to The Baltimore & Ohio Railroad Co., 100 N. Charles St., Baltimore, MD 21202, ATTN: Joseph F. O'Keefe-Mgr., Real Estate & Industrial Development Dept., Petitioner; and Mr. Wilbur R. Walker, Foster & Kleiser, 3001 Remington Ave., Baltimore, MD 21211, Contract Lessee.

Peter Max Zimmerman

Peter Max Zimmerman



SPECIAL EXCEPTION

PROPOSED - 2-ILLUMINATED 12'x25'
POSTER PANELS

ZONED - M.H.

SCALE - 1"=100'

DISTRICT - 13