PETITION FOR ZONING VARIANCE

329
86-17-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 412.2.e to allow a shopping center identification sign of 334.5 square feet in lieu of the permitted 150 square feet (Case No. 70-195-A granted the existing sign of 312 square feet).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Additional identification needed because of the location of the Color Tile Store at the end of the group of stores. Identification needed as evidenced by failure in business of last three occupants of that building because of lack of identification in Center and failure otherwise to see same. Grant of variance in harmony with the spirit and intent of the sign regulations and will result in no injury to public health, safety or general welfare.

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):
(Type or Print Name)	PADONIA VILLAGE, INC. (Type or Print Name)
Signature	By: James (Keelty), III, Vice President (Signature)
Address	(Type or Print Name)
City and State	Signature

Attorney for Petitioner:

Eugene P. Smith (Type or Print Name)

Signature

1400 Equitable Bank Center
100 South Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: (301) 332-8713

c/o Eugene P. Smith
1400 Equitable Bank Center
100 South Charles Street
Address — Phone No.

Baltimore, Maryland 21201 — 332-8713
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 4th day of June, 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 County, on the 10th day of July, 19 85, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 6/4/85
BY ADMINISTRATIVE ASSISTANT

ZONING ADVERTISING AND POSTING PROCEDURE
DATE 6/5/85
DIRECTION
AMOUNT $
RECEIVED
FOR
BY
A
CR
CR

#329 86-17-A

86-17-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 4th day of June, 19 85.

ARNOLD JABLON
Zoning Commissioner

Petitioner Padonia Village, Inc. Received by: Nicholas B. Commodari
Petitioner's Attorney Eugene Smith, Esquire

Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 20, 1985

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

000

Nicholas B. Commodari
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

Eugene P. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 329 - Case No. 86-17-A
Petitioner - Padonia Village, Inc.
Variance Petition

Dear Mr. Smith:

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:bsc

Enclosures

Maryland Department of Transportation
State Highway Administration

William K. Hellmann, Secretary
Hal Kassoff, Administrator

May 23, 1985

329

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Att: N. Commordari

Re: Property Owner:
Padonia Village Inc.
Location: E/S York Rd
450' S. of Padonia Rd
(Route 45)
Existing Zoning: B.L.
C.C.C.
Proposed Zoning: Var.
to allow a shopping
center identifcation
sign of 334.5 sq. ft.
in lieu of the permitted
150 sq ft. Case 70-
195-A granted the
existing sign of 312
sq. ft.
Acres: xx
District: 8th Election

Dear Mr. Commordari:

On review of the revised site plan of 4/29/85, showing no encroachment into the S.H.A. right of way, the S.H.A. finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc; J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

JUNE 18, 1985

Re: Zoning Advisory Meeting of MAY 14, 1985
Item # 329
Property Owner: PADONIA VILLAGE, INC.
Location: E/SIDE YORK ROAD, 450' S. OF PADONIA ROAD.

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.
( ) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be 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 is
( ) 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.
( ) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

May 17, 1985

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

Item No. 326, 327, 329, 330, 331, 334, and 337 ZAC Meeting of May 14, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 326, 327, 329, 330, 331, 334, and 337.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

7/10 Petition filed

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

PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
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: Padonia Village, Inc.

Location: E/S York Road, 450' S. of Padonia Road

Item No.: 329 *Zoning Agenda:* Meeting of 5/14/85

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 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: Capt. Joseph Kelly 5/15/85 Noted and Approved: Errol M. Markowitz
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 329 Zoning Advisory Committee Meeting are as follows:

Property Owners: Padonia Village, Inc.
Location: E/S York Road, 450' S. of Padonia Road
Districts: 8th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from One _____ to Two _____, or to Mixed Uses _____, _____, _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above mean level for the lot and the finish floor levels including basement.

NOTE: (J) Comments: Signs shall comply to Section 1907.0.

K. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham, Chief
Building Plans Review

cm

JUN 15 1985

DATE

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

ORDER RECEIVED FOR FILING
DATE July 17, 1985
BY Judith A. Schwaneke
ADMINISTRATIVE ASSISTANT

- 3 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner — Date June 25, 1985

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

SUBJECT Zoning Petitions No. 86-16-A, 86-15-A, 86-9-A, 86-12-A, and 86-17-A

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGH:slm

IN RE: PETITION ZONING VARIANCE
SE/corner of York and Padonia Roads - 8th Election District
Padonia Village, Inc.,
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-17-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a shopping center identification (ID) sign of 334½ square feet instead of the permitted 312 square feet previously granted in Case No. 70-195-A, as more particularly described on Petitioner's Exhibit 2.

The Petitioner, by Michael Keelty, its Vice President, appeared and testified and was represented by Counsel. Bert Sommer of Triangle Sign; Tom Burns, Regional Manager for Color Tile stores; and George Badders of James Keelty & Company, Inc., appeared and testified on behalf of the Petitioner. Mary Ginn, appearing on behalf of the Association of Baltimore County Community Councils, testified in opposition. There were no other Protestants.

Testimony indicated that the Petitioner owns Padonia Village Shopping Center which is located on Padonia and York Roads. The center and the property directly across from it are zoned B.L. In case No. 70-195-A, the center was granted a variance to allow an ID sign of 312 square feet instead of the required 150 square feet. The sign actually consists of five individual multiple-face signs attached to pylons with the 20' x 8' shopping center name sign on top. Four individual retail stores in the center have smaller signs directly underneath. Section 413.2.e, Baltimore County Zoning Regulations (BCZR) permits multiple-faced signs to be counted as one.

The Petitioner wishes to add a 7½' x 3' sign to the bottom of these identifying Color Tile which is located at the eastern end of the center. Testimony

ORDER RECEIVED FOR FILING
DATE July 17, 1985
BY Judith A. Schwaneke
ADMINISTRATIVE ASSISTANT

indicated that businesses located in the store prior to Color Tile, which has been there for about three months, failed and contributed their failure to a lack of appropriate signage at the entrance to the center. Mr. Keelty testified that, based on his experience and in his opinion, there is a definite need for Color Tile to have an ID sign at the entrance to the center and believes there is a correlation to the lack of signage and the failure of the other businesses. Mr. Burns testified to the need for the sign and Mr. Sommer testified that, in his opinion, there would be no traffic hazard created with the addition of 22½ square foot sign below the others. Mrs. Ginn agreed.

Mrs. Ginn expressed the Councils' position in opposing sign variances in general and stated it was its belief that the Petitioner had enough signage.

The Petitioner seeks relief from Section 413.2.e, pursuant to Section 307, BCZR.

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 July 17, 1985
BY Judith A. Schwaneke
ADMINISTRATIVE ASSISTANT

- 2 -

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 from which the Petitioner seeks relief 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.

The result would be different if no variance had been previously granted; however, one was granted 15 years ago. In fact, the Petitioner is only asking for 22½ square feet more than what is permitted. It would be unfair to the other retail users to have to reduce their signs after all these years. As a practical difficulty to Color Tile would exist if the sign were not allowed, as evidence indicated, the requested relief should be granted.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of July, 1985, that the Petition for Zoning Variance to permit a shopping center ID sign of 334½ feet instead of the permitted 312 square feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief herein granted:

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.

ORDER RECEIVED FOR FILING
DATE July 17, 1985
BY Judith A. Schwaneke
ADMINISTRATIVE ASSISTANT

2. The Petitioner is permanently barred from any further variance to Section 413.2.e and is limited to a total of 334½ square feet for all shopping center ID signs.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Robert Cannon, Esquire
Mrs. Mary Ginn
People's Counsel

- 4 -

PETITION FOR ZONING VARIANCE

8th Election District

LOCATION: Southeast corner of York and Padonia Roads

DATE AND TIME: Wednesday, July 10, 1985 at 11:00 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 Zoning Variance from Section 413.2.e to allow a shopping center identification sign of 334.5 square feet in lieu of the permitted 150 square feet. (Case No. 70-195-A granted the existing sign of 312 square feet).

Being the property of Padonia Village, Inc. 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

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

No. 007472

DATE 7/17/85 ACCOUNT 01-615-000
AMOUNT $ 100.00
RECEIVED FROM Weinberg & Green
FOR filing fee for Item 308
Petitioner's Check
VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION OF PADONIA VILLAGE SHOPPING CENTER

Beginning for the same at a point on the east side of York Road, as shown on the accompaning Outline Plat of Padonia Village Shopping Center; and running thence and binding on the east side of York Road the five following courses and distances: (1) N 18° 07' 45" W 114.09 feet, (2) N 15° 03' 41" W 216.78 feet, (3) N 60° 22' 01" E 39.04 feet, (4) N 71° 48' 11" E 32.85 feet, (5) N 18° 11' 49" W 69.43 feet, to intersect the south side of Padonia Road; running thence and binding on the south side of Padonia Road the two following courses and distances: (6) N 71° 48' 11" E 277.54 feet, (7) by a line curving to the right with a radius of 822.47 feet, for a distance of 90.93 feet, said curve being subtended by a chord bearing N 74° 58' 13" E 90.88 feet, thence leaving the south side of Padonia Road, and binding on the outline of the above mentioned plat the three following courses and distances: (8) S 6° 39' 49" E 77.14 feet, (9) N 89° 46' 03" E 150.00 feet, (10) N 6° 39' 49" W 93.93 feet, to intersect the south side of Padonia Road; running thence and binding on the south side of Padonia Road the seven following courses and distances: (11) by a line curving to the right with a radius of 822.47 feet, for a distance of 54.50 feet, said curve being subtended by a chord bearing S 89° 33' 59" E 54.49 feet, (12) by a line curving to the right with a radius of 1,105.92 feet, for a distance of 447.25 feet, said curve being subtended by a chord bearing S 76° 04' 57" E 444.21 feet, (13) S 64° 29' 49" E 46.00 feet, (14) S 34° 30' 11" W 60.00 feet, (15) S 64° 29' 49" E 39.39 feet, (16) N 48° 22' 35" E 64.32 feet, (17) S 64° 29' 49" E 150.00 feet, thence leaving the south side of Padonia Road, and binding on the outline of the above mentioned plat the three following courses and distances: (18) S 25° 30' 11" W 104.59 feet, (19) by a line curving to the right with a radius of 300.00 feet, for a distance of 243.23 feet, said curve being subtended by a chord bearing S 48° 43' 48" W 236.62 feet, (20) S 71° 57' 25" W 119.32 feet, to intersect the end of Deneison Street, running thence and binding on the north side of Deneison Street the three following courses and distances: (21) by a line curving to the left with a radius of 40.00 feet, for a distance of 91.74 feet, said curve being subtended by a chord bearing N 83° 44' 53" W 72.92 feet, (22) by a line curving to the right with a radius of 19.98 feet, for a distance of 14.44 feet, said curve being subtended by a chord bearing S 51° 15' 07" W 14.13 feet, (23) S 71° 57' 25" W 292.41 feet, thence leaving the north side of Deneison Street and binding on the outline of the above mentioned plat the two following courses and distances: (24) N 18° 02' 35" W 195.00 feet, (25) S 71° 57' 25" W 425.00 feet to the point of beginning.

JAN 15 1986
Date

RE: PETITION FOR VARIANCE
SE Corner of York & Padonia Rds., 8th District
PADONIA VILLAGE, INC., Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-17-A

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 19th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Eugene P. Smith, Esquire, 1400 Equitable Bank Center, 100 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

July 9, 1985

Eugene P. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
SE corner of York & Padonia Rds.
8th Election District
Padonia Village, Inc. - Petitioner
Case No. 86-17-A

Dear Mr. Smith,

This is to advise you that $ 72.97 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

Very truly yours,
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007363

DATE 7-10-85 ACCOUNT R-01-615-000
AMOUNT $ 72.97
RECEIVED FROM: Robert Cannard
FOR: Advertising & Posting Case #86-17-A
B B172*****72.97:a 01:58
VALIDATION OR SIGNATURE OF CASHIER

June 5, 1985

Eugene F. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

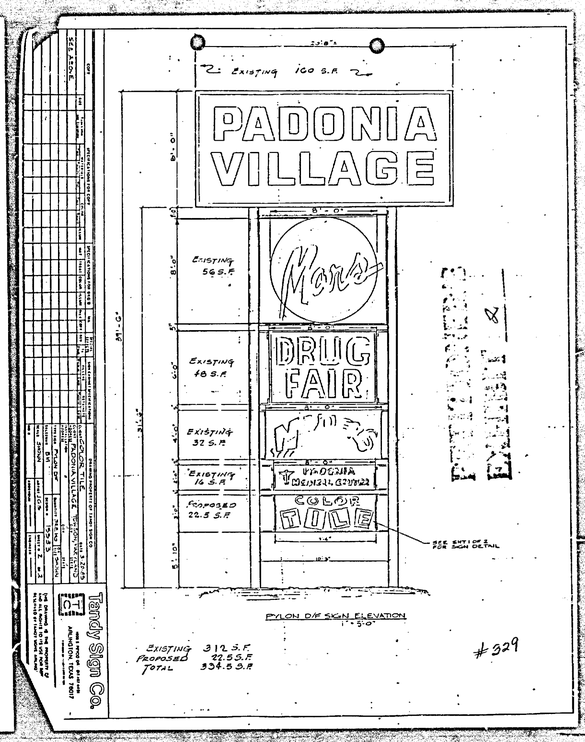
RE: PETITION FOR ZONING VARIANCE
SE corner of York & Padonia Rds.,
8th Election District
Padonia Village, Inc. - Petitioner
Case No. 86-17-A

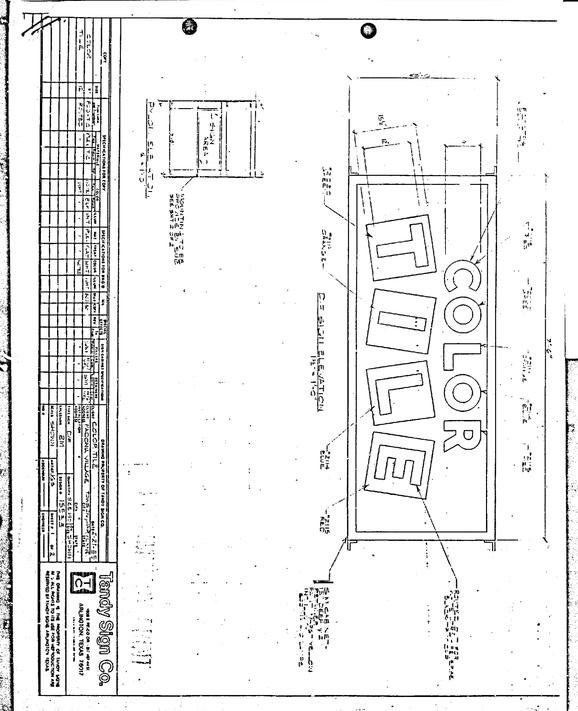
TIME: 11:00 a.m.

DATE: Wednesday, July 10, 1985

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

Zoning Commissioner
of Baltimore County





CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-17-A

District 8th
Date of Posting 6/21/85
Posted for: Variance
Petitioner: Padonia Village, Inc.
Location of property: SE Cor. of York Rd. & Padonia Rd.
Location of Signs: Facing York Rd. approx. 15' Ft. roadway & 75' Ft. roadway of Padonia Rd. on property of Petitioner
Remarks:
Posted by [signature] Date of return: 6/25/85
Signature
Number of Signs: 1

86-17-A

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCE
8th Election District

LOCATION: Southeast corner of York and Padonia Roads
DATE AND TIME: Wednesday, July 10, 1985 at 11:00 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 Zoning Variance from Section 413.2.c to allow a shopping center for identification sign of 334.5 square feet in lieu of the permitted 150 square feet. (Case No. 78-195-A granted the existing sign of 312 square feet).

Being the property of Padonia Village, Inc. 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

June 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 20, 1985

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 June 20, 1985.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-17-A

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCE
8th Election District

LOCATION: Southeast corner of York and Padonia Roads
DATE AND TIME: Wednesday, July 10, 1985 at 11:00 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 Zoning Variance from Section 413.2.c to allow a shopping center for identification sign of 334.5 square feet in lieu of the permitted 150 square feet. (Case No. 78-195-A granted the existing sign of 312 square feet).

Being the property of Padonia Village, Inc. 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

86-17-A

CERTIFICATE OF PUBLICATION

Towson, Md. 7/9 1985

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 1 consecutive weeks, the first publication appearing on the 11th day of June 1985.

The TOWSON TIMES

Cost of Advertisement: $ 43.22

JAN 15 1986
DATE

O-1

OFFICE BUILDING

70' R/W

GREENSIDE DRIVE

AUTOMOBILE DEALERSHIP

BR

VACANT

BL-CCC

BL

BANK

KLAUSMEYER TIRE Co.

BL-CCC

R=822.47'
L=54.50'

R=1105.92'

L=447.25'

YORK ROAD

VARIABLE WIDTH

PADONIA ROAD

BL-CCC

SERVICE STATION

277.54'

EXISTING PYLON SIGN TO BE ADDED TO
EXISTING 31.5 S.F.
PROPOSED 32.5 S.F.
TOTAL 63.5 S.F.

Entrance

S 71° 48' 11" E

N 71° 48' 11" W 150.00'

S 18° 11' 49" W 45.81'

30.04'
N 18° 09' 41" W
32.65'
N 71° 48' 11" E

N 18° 09' 41" W

SERVICE STATION

N 18° 09' 45" W 210.00'

S 71° 51' 25" W 425.00'

N 18° 09' 45" W 210.00'

S 71° 51' 25" W 229.41'

N 18° 09' 45" W 158.00'

Exit Existing Sign

Entrance

DESIGN

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

Entrance

Exit

42.00'
S 64° 29' 49" E

60.00'
S 34° 30' 11" W

64.32'
N 48° 29' 35" E

39.59'
S 64° 29' 49" E

S 64° 29' 49" E 150.00'

80' R/W

S 36° 30' 11" W 184.39'

L=745.24'

R=500.00'

OFFICES & RESTAURANT

COLONNADE

BUILDINGS

EXISTING STORE

RESIDENTIAL APARTMENTS

REAL ESTATE OFFICE

BL-CSA

SERVICE STATION

BANK

BL-CCC

DR 3.5

RESIDENTIAL

BL-CSA

SERVICE STATION

DENISON STREET

RESIDENTIAL

DR 3.5

RO

RO

EXISTING PARKING

BL-CCC

DR-16

R=4200'
L=91.74'

N 18° 09' 45" W 110.32'

S 71° 51' 25" W 110.32'

R=500.00'

DR-16

PETITIONER'S EXHIBIT 1

PLAT FOR SIGN VARIANCE

PADONIA VILLAGE SHOPPING CENTER

BALTIMORE Co. MD.
SCALE: 1" = 50'

ELECTION DISTRICT No. 8
APRIL 5, 1985
REV. 4/29/85

#359

8th ZM 15 A
38
9
4/29/85
A
DR
CR