

PETITION FOR SPECIAL EXCEPTION

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 a "double-faced, illuminated outdoor advertising sign in a B.L. zone."

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

I, or 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.

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:

York/Associates

(Type or Print Name)

Signature

105 W. Saratoga Street

Baltimore, Maryland 21201

Address

City and State

Attorney for Petitioner:

John B. Gontrum

(Type or Print Name)

Signature

809 Eastern Boulevard

Address

Baltimore, Maryland 21221

City and State

Attorney's Telephone No. 586-8274

Legal Owner(s):

Sharon Savings & Loan Assoc., Inc.

(Type or Print Name)

Signature

Marc Hurwitz, Vice President

131 Reisterstown Road

Pikesville, Maryland 21208

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Gontrum

Name

809 Eastern Boulevard

Baltimore, Maryland 21221

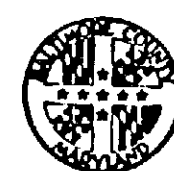
Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 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 17th day of July, 1985, at 10:15 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)



County Board of Appeals of Baltimore County Room 200 Court House (Hearing Room #218) Towson, Maryland 21204 (301) 494-3180

September 4, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-28-X

SHARON SAVINGS & LOAN ASSOC., INC.

NE/Reisterstown Rd., 101' SE of c/l of Walker Avenue (1331 Reisterstown Rd.)

3rd District

SE-Sign

7/31/85 - D.Z.C.'s Order - GRANTED W/restrictions

ASSIGNED FOR:

WEDNESDAY, DECEMBER 18, 1985, at 10 a.m.

CC: Mr. Marc Hurwitz

Petitioner

Sharon Savings & Loan

Counsel for Petitioner

John B. Gontrum, Esq.

Contract Purchaser

York Associates

Ms. Mary Ginn

Ms. Kay Turner

Phyllis C. Friedman

People's Counsel

Norman Gerber

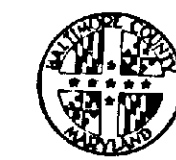
James Hoswell

Arnold Jablon

Jean Jung

James Dyer

June Holmen, Secretary



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 31, 1985

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of
centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District
Sharon Savings and Loan Assoc.,
Inc., Petitioner
Case No. 86-28-X

Dear Mr. Gontrum:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: York Associates
105 W. Saratoga Street
Baltimore, Maryland 21201

Ms. Mary Ginn
606 Homcrest Road
Towson, Maryland 21204

Ms. Kay Turner
618 W. Chesapeake Avenue
Towson, Maryland 21204

People's Counsel

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of
centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District
Sharon Savings and Loan
Association, Inc.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-28-X

The petitioner herein requests a special exception for a double-faced, illuminated outdoor advertising sign in a B.L. zone.

Testimony on behalf of the petitioner indicated that Sharon Savings and Loan is located on the west side of Reisterstown Road, although its parking area is on the east side of the street. A 22-foot 2-inch-high internally illuminated sign, located 14 feet within the parking area, is proposed. It will consist of a 5' x 10' Sharon Savings and Loan identification sign and a 3' x 9' reader board for displaying a 6-inch-high changeable message to be used for indicating the location of parking. The sign company representative testified that letters had to be two to three feet high to be readable by 55 miles per hour traffic, that the "S" in Sharon on the proposed sign would be 30 inches high and that the size of a reader board was determined by the number of lines requested by the customer. The posted speed on Reisterstown Road is approximately 30 to 40 miles per hour. There is a traffic signal at Walker Avenue less than 100 feet away. The existing paved parking lot is utilized exclusively by Sharon Savings and Loan customers. The service station property immediately to the south, unused at this time, is under common ownership with Sharon Savings and Loan. Diana Frederick, Executive Director of Pikesville Community Growth Corporation (POGC) testified that the proposal had been reviewed by its architect and, following negotiations, POGC supports the petition in accordance with the red-lined plan prepared by Triangle Sign and Service, dated December 28, 1984 and marked Petitioner's Exhibit 2, and the red-lined letter from Gilbert D. Cooke

ORDER RECEIVED FOR FILING
DATE July 31/85
BY [Signature]

DESCRIPTION OF SIGN

BEGINNING at a point 14 feet from the northeast side of Reisterstown Road and 101 feet from the center line of Walker Avenue and running the following courses and distances:
1. southeasterly and parallel to Reisterstown Road a distance of four (4) feet to a point thence
2. northeasterly at a right angle a distance of fifteen (15) feet to a point thence
3. northwesterly at a right angle a distance of four (4) feet to a point, thence
4. southwesterly at a right angle a distance of fifteen (15) feet to the beginning point.

2. Square footage of the two sign faces shall not exceed a total of 115 square feet to be utilized in one or two double-face internally illuminated signs.
3. Messages shall not be changeable in nature.
4. The base of the sign shall be landscaped.
5. The sign(s) shall be utilized only on behalf of Sharon Savings and Loan Association.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Associates marked Petitioner's Exhibit 3.

Representatives of the Alliance of Baltimore County Community Councils were also present and participated in the hearing.

Comments from the Director of the Office of Planning and Zoning dated July 8, 1985 state:

"This office is opposed to the granting of the subject request. The property is located within the Pikesville Revitalization Area. Initial studies identified sign proliferation as one of the streetscape problems. POGC adopted a report prepared by consultants recommending minimum sizing of signs in the area; this office agrees."

After due consideration of the evidence and testimony presented, and reflection upon the Pikesville Revitalization Growth Plan, Executive Summary, page 5, noting that "Controls need to be formulated and adopted which set standards for storefronts, signs and landscaping in order to improve the visual image and appeal of the entire corridor," it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety and general welfare of the community will not be adversely affected if certain restrictions and requirements are met, in the opinion of the Deputy Zoning Commissioner of Baltimore County, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 31st day of July, 1985, that the Petition for Special Exception for a double-faced, illuminated outdoor advertising sign in a B.L. zone in accordance with the site plan prepared by Bafitis and Associates, dated March 27, 1985 and marked Petitioner's Exhibit 1, as well as in accordance with Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order, subject to the following:

The height of the sign shall not exceed 17 feet.

PETITION FOR SPECIAL EXCEPTION 3rd Election District

LOCATION: Northeast of Reisterstown Road, 101 feet Southeast of the centerline of Walker Avenue (1331 Reisterstown Road)

DATE AND TIME: Wednesday, July 17, 1985 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 Special Exception to use the property for a double-faced, illuminated outdoor advertising sign in a B.L. zone.

Being the property of Sharon Savings & Loan Assoc., 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

ORDER RECEIVED FOR FILING

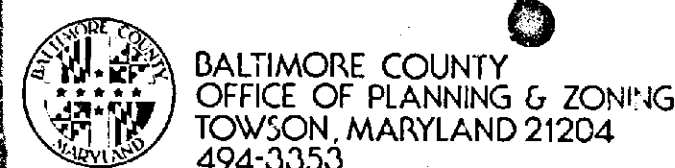
DATE July 31/85

BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 31/85

BY [Signature]



ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of the
centerline of Walker Ave. (1331 Reisterstown Rd.)
3rd Election District
Sharon Savings & Loan Assoc., Inc. - Petitioner
Case No. 86-28-X

Dear Mr. Gontrum,

This is to advise you that \$51.75 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,

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

No. 006849

DATE 7/25/85 ACCOUNT R-01-615-009

AMOUNT \$51.75

RECEIVED FROM John B. Gontrum, Esquire

FOR Advertising and Posting Case 86-28-X

BY 801*****517514 8262F

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

LOCATION: Northeast of Reisterstown Road, 101' SE of the centerline of Walker Ave. (1331 Reisterstown Rd.)

DATE AND TIME: Wednesday, July 17, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Purpose for Special Exception: To use the property for a double-lane, illuminated outdoor advertising sign in a B.L. zone.

Being the property of Sharon Savings & Loan Assoc., 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 180-day period of the Zoning Commission's decision. Any other action required by the Board of the Zoning Commission shall be taken within the 180-day period of the Zoning Commission's decision.

BY ORDER OF ARNOLD JABLON, ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

65952

Pikesville, Md., June 26, 19 85

Is TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly paper published in Pikesville, Baltimore City, Maryland before the 17th day of July 19 85

first publication appearing on the 26th day of June 19 85

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Phyllis Cole Friedman
Manager

Cost of Advertisement 22.00

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/Reisterstown Rd., 101' SE of the centerline of Walker Ave. (1331 Reisterstown Rd.)
3rd Election District
Sharon Savings & Loan Assoc., Inc. - Petitioner
Case No. 86-28-X

TIME: 10:15 a.m.

DATE: Wednesday, July 17, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204

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

No. 005360

DATE 7/25/85 ACCOUNT R-01-615-009

AMOUNT \$51.75

RECEIVED FROM John B. Gontrum

FOR Advertising and Posting Case 86-28-X

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE of Reisterstown Rd., 101' SE of the Centerline of Walker Ave. (1331 Reisterstown Rd.), 3rd District

SHARON SAVINGS & LOAN ASSOCIATION, INC., Petitioner : Case No. 86-28-X

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 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner; and York Associates, 105 W. Saratoga Street, Baltimore, MD 21201, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1985

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

OR
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

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 289 - Case No. 86-28-X
Petitioner - Sharon Savings & Loan Assoc., Inc.
Special Exception Petition

Dear Mr. Gontrum:

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.

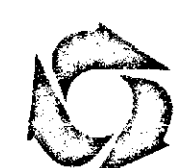
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,

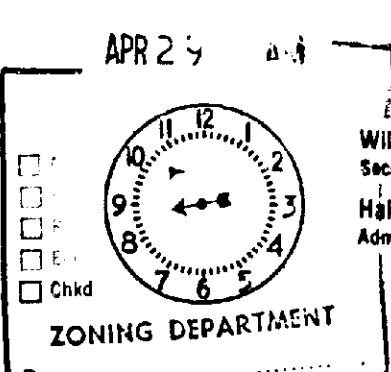
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Triangle
3343 Washington Blvd.
Baltimore, Maryland 21227
Bafitt & Assoc.
3482 Dunhaven Road
Baltimore, Maryland 21222



Maryland Department of Transportation
State Highway Administration



April 24, 1985

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-16-85
ITEM: 289.
Property Owner: Sharon Savings & Loan Assoc., Inc.
Location: 14' from the NE/S Reisterstown Road Route 140, 101' S/E from c/l Walker Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a double faced illuminated outdoor advertising sign.
Acres: 81 x 100
District: 3rd

Dear Mr. Jablon:

On review of the submittal of 3-27-85, the State Highway Administration finds the site plan generally acceptable, with the proposed sign envelope outside the State Highway Administration Right of Way.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

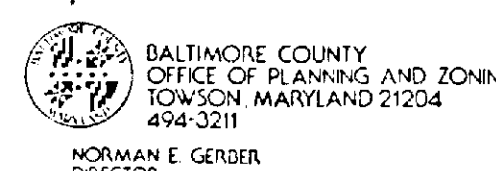
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogil

My telephone number is (301) 659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

June 25, 1985

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 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 1/15/85.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by §111.178-79. 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 §111.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Howell

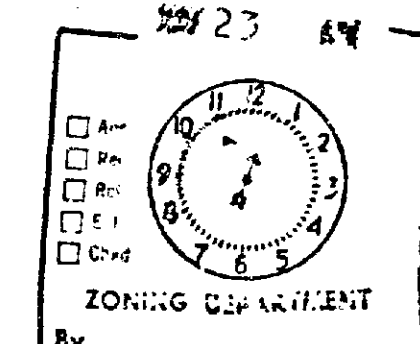
Eugene A. Bober
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

May 16, 1985



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

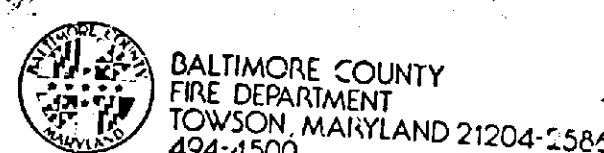
Item No. 288, 289, 291, 293, and 294 Meeting of April 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 288, 289, 291, 293, and 294.

MSF/ccm

Michael S. Plantigan
Traffic Engineering Assoc. II



PAUL H. RENCKE
CHIEF

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

April 25, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Sharon Savings and Loan Assoc., Inc.
Location: 14' from the N/E/S Reisterstown Road 101' S/E from c/l Walker Avenue.

Item No.: 289 Zoning Agenda: Meeting of 4/16/85

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.

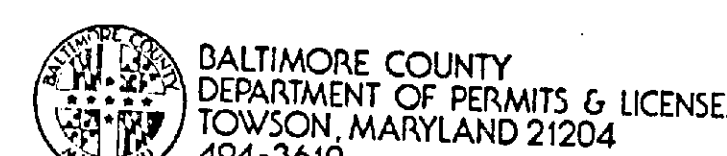
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

April 22, 1985

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

Dear Mr. Jablon:

Comments on Item # 289 Zoning Advisory Committee Meeting are as follows:

Property Owner: Sharon Savings & Loan Assoc., Inc.
Location: 14' from the N/E/S Reisterstown Road 101' S/E from c/l Walker Avenue
3rd.

APPLICABLE ITEMS:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.

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

() 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.

() 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. Registered seals are not acceptable.

() All Use Groups except Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Use Groups require a one hour wall 3' closer than 3'-0" to an interior lot line. Any wall built in the interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

() 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.

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

() When filing for a required Change of Use/Accessory 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 Group use from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 504-d of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

() Comments: - Sign shall comply with Article 19 and Bill #17-85.

() 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 review of any permit. If desired, the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Director, Building Plans Review

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Date: July 8, 1985
SUBJECT: Zoning Petition No. 86-28-X

This office is opposed to the granting of the subject request. The property is located within the Pikeville Revitalization Area. Initial studies identified sign proliferation as one of the streetscape problems. PCGC adopted a report prepared by consultants recommending minimum sizing of signs in the area; this office agrees.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:slm



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
January 10, 1986

John B. Contrum, Esq.
Germania Federal Bldg.
809 Eastern Blvd.
Baltimore, Md. 21221

Dear Mr. Contrum:

Re: Case No. 86-28-X
Sharon Savings & Loan Assoc.

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

[Signature]
Secretary

Encl.

cc: Marc Hurwitz
York Associates
Mary Ginn
Key Turner
Phyllis C. Friedman
Norman Gerber
James Howell
Arnold Jablon
Jean Jung
James Dyer

IN THE MATTER OF
THE APPLICATION OF
SHARON SAVINGS & LOAN ASSOCIATION
FOR SPECIAL EXCEPTION OR
PROPERTY LOCATED NORTHEAST OF
REISTERSTOWN RD., 101' SOUTHEAST
OF THE CENTER LINE OF WALKER AVE.
(1331 REISTERSTOWN ROAD)
3RD DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

Case No. 86-28-X

OPINION

This case comes before the Board on an appeal from the findings of the Deputy Zoning Commissioner and her Order of July 31, 1985. The Petitioner, Sharon Savings & Loan Association, Inc. (hereinafter "Sharon") appeals the granting, with restrictions, of its Petition for Special Exception for a double-faced, illuminated outdoor advertising sign in a B.L. zone. Specifically, although satisfied with the approval of its petitioned special exception, the Petitioner is dissatisfied with the restrictions placed thereon by the Deputy Zoning Commissioner.

The facts relating to the petitioned relief are not in dispute and therefore, only two witnesses appeared before the Board. The first was Marc A. Hurwitz, Executive Vice President of Sharon. He testified about the proposed sign which Sharon seeks to place on the opposite road side of its branch on Reisterstown Road. The sign would draw attention to the Petitioner's location and its parking facility across the street. Mr. Hurwitz also offered his opinion that the requested relief was consistent with the standards of Section 502.2 of the Baltimore County Zoning Regulations governing Special Exceptions. He also testified as to restrictions 1, 2, 3 and 5 of the Deputy Zoning Commissioner's Order, which he felt were improper. Insofar as restriction No. 1, he felt that the height of the sign must be 22 feet, and not within the 17 foot restriction. His opinion was based upon concerns for visibility, specifically due to an adjoining property which overhangs this neighborhood. Insofar as restriction No. 2, he opined that a sign of 154 square feet was necessary.

Sharon Savings & Loan Assoc.
Case No. 86-28-X

The witness pointed out that the top portion of the sign was of standard dimension at all Sharon locations, and the bottom portion of the sign requested must be 3 feet by 4 feet, to be of any utility.

Regarding restriction No. 3, Mr. Hurwitz testified that Sharon sought to update the consumer as to its current services, and therefore a changeable message board was necessary. Finally, as to restriction No. 5, Mr. Hurwitz did not want the use of the message board portion of the sign restricted to Sharon only. Rather, he offered that Sharon may often display messages of public interest on this sign and that these messages would not be allowed under restriction No. 5.

Finally, Mr. Hurwitz testified as to Sharon's negotiations with the Pikeville Community Growth Corp. (PCGC), a corporation interested in the commercial development of this community. Mr. Hurwitz noted Petitioner's Exhibit No. 2, a drawing of the proposed sign, and testified that the PCGC did not object to the sign as proposed. He also produced a letter from the PCGC which evidenced their approval of the project.

In opposition to the petition, Ms. Mary Ginn of Towson testified. While not specifically addressing this proposal, Ms. Ginn testified as to what she characterized as the improper proliferation of signs in Baltimore County. Ms. Ginn urged the Board to adopt the restrictions imposed in the Deputy Zoning Commissioner's Order.

Upon review of all of the evidence, testimony and exhibits produced before the Board, we are persuaded that the Special Exception should be granted, and will so Order.

Sharon Savings & Loan Assoc.
Case No. 86-28-X

ORDER

For the reasons set forth in the foregoing Opinion, it is this 10th day of January, 1986, by the County Board of Appeals, ORDERED that the Petition for Special Exception for a double faced, illuminated outdoor advertising sign in a B.L. zone in accordance with the site plan produced by Rafitis and Associates, dated March 27, 1985, as well as the drawing by the Triangle Sign and Service Company, as amended by the deletion of the circular portion of the sign containing an arrow, is GRANTED, subject to the following:

- 1) The base of the sign must be landscaped.
- 2) The sign will be consistent with the provisions of the agreement by and between Sharon and the PCGC.
- 3) The message board portion of sign shall be utilized for commercial purposes only by Sharon, and shall not be rented or used for other commercial purposes, except that advertising for civic and charitable activities will be allowed.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

[Signature]
William T. Hackett, Chairman
[Signature]
Lawrence E. Schmidt

RE: Petition for Special Exception
NE/Reisterstown Rd., 101'SE of
Centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District
Sharon Savings and Loan
Association, Inc.,
Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-28-X

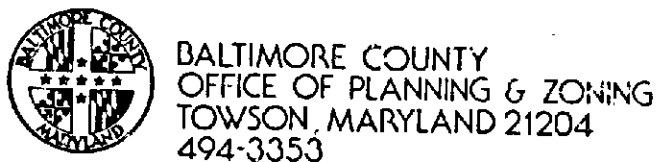
ORDER FOR APPEAL

Please enter an appeal to the County Board of Appeals of Baltimore County for the Order of the Deputy Zoning Commissioner dated July 31, 1985, in the above referenced case and forward all papers in connection therewith to said Board for Hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 006895
DATE: 8/19/85	ACCOUNT: B-01-616-000	
AMOUNT: \$105.00		
RECEIVED BY: John B. Contrum, Esquire		
FOR: Appeal Fee - Case No. 86-28-X		
B 8102*****1330000 12055		
VALIDATION OR SIGNATURE OF CASHIER		

LAW FIRM
ROMADKA,
CONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

[Signature]
John B. Contrum
Attorney for Sharon Savings
and Loan Association, Inc.
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221



ARNOLD JABLON
ZONING COMMISSIONER

August 19, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Phyllis C. Friedman, Esquire
People's Counsel for Baltimore County
Room 223, Courthouse
Towson, Maryland 21204

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of
centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District
Sharon Savings and Loan Association,
Inc., Petitioner
Case No. 86-28-X

Dear Ms. Friedman:

Please be advised that an appeal has been filed by John B. Gontrum, Esquire, Attorney for the Petitioner, Sharon Savings and Loan Association, Inc., from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bq

cc: Ms. Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

Ms. Kay Turner
618 W. Chesapeake Avenue
Towson, Maryland 21204

GILBERT D. COOKE ASSOCIATES ARCHITECTS / PLANNERS
123 MARKET PLACE • BALTIMORE, MARYLAND 21202 • (301) 837-2350

July 16, 1985

Pikesville Community Growth Corporation
1413 Reisterstown Road
Pikesville, Maryland 21208

Attn: Diane Frederick, Executive Director

Dear Diane:

At your request, I have reviewed the plans for the proposed Sharon Savings and Loan Association sign to be located on Reisterstown Road south of Walker Avenue.

I do not find the sign offensive, but would suggest the following to improve the overall aesthetic quality of the proposal.

1. Minimally decrease the overall height, one to two feet. One foot would actually be acceptable considering the relationship of the proposed sign to the actual site location.
2. Remove the circular arrow sign from between the two sign faces and let the two basic elements appear less massive by eliminating the lit continuous faces. Place the directional arrow on the lower sign directly related to the parking lot identification phrase.
3. Develop a planting scheme at the base of the sign.

I took the liberty to discuss these thoughts with Marc Hurwitz, and to his credit, he proposed item number three. I believe that the inclusion of these suggestions would make the sign an acceptable element in Pikesville, particularly with the realization that this is in all probability a temporary sign, as the land is too valuable to remain very long as a parking lot. I hope this letter will serve your purposes.

Sincerely,

Gilbert D. Cooke
Gilbert D. Cooke, AIA
JEFFERSON'S
EXHIBIT 3

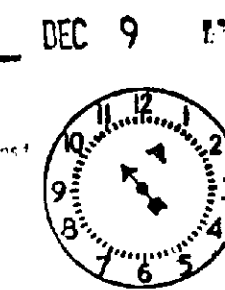
GDC:ek



1413
Reisterstown Road
Pikesville,
Maryland 21208

Telephone
(301) 484-2310

December 5, 1985



Ms. Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County
111 W. Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Ms. Jung:

Having received a copy of your order regarding the Sharon Savings and Loan Association (Case No. 86-28-X), and understanding that Sharon plans to appeal your decision, the Board of Directors of the Pikesville Community Growth Corporation passed the following motion:

The Pikesville Community Growth Corporation Board of Directors, reaffirming its original position, requests that the sign request submitted by Sharon Savings and Loan Association, as modified by our architect, be permitted.

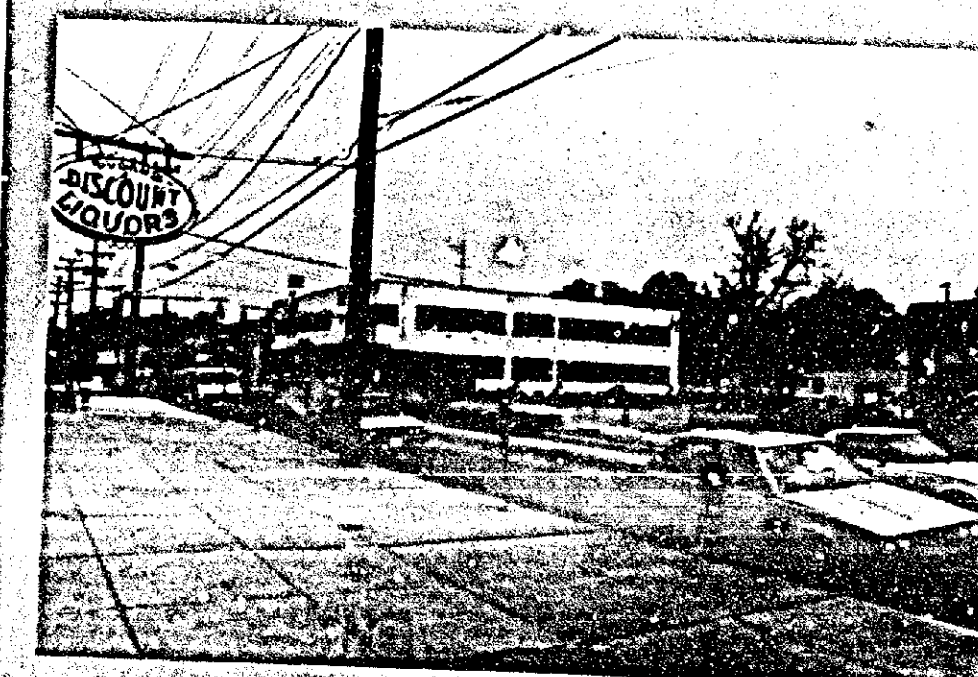
It is our feeling that the height of the sign as requested will not pose a problem for our design objectives and we are satisfied with the professional opinion rendered by Mr. Gil Cooke on our behalf.

We request that the position of our Board be respected in the future actions regarding this request.

Sincerely,

Jeffrey Levin
Jeffrey Levin, President
Pikesville Community Growth Corp.

JL/df



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 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 27, 1985.

THE JEFFERSONIAN,

Cost of Advertising
24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 6-26-85
Posted for: Special Exemption
Petitioner: Sharon Savings & Loan Association, Inc.
Location of property: NE side of Reisterstown Rd. 101' E. of south east of centerline of Walker Ave. (1331 Reisterstown Rd.)
Location of Signs: NE side of Reisterstown Rd. in front of proposed sign location.
Remarks:
Posted by: S. J. Cooke Signature Date of return: 6-28-85
Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting August 27-85
Posted for: Appeal
Petitioner: Sharon Savings & Loan Assoc.
Location of property: NE/S of Reisterstown Road, 101' SE of Walker Ave.
Location of Signs: NE side of Reisterstown Road, in front of proposed sign location.
Remarks:
Posted by: S. J. Cooke Signature Date of return: August 30-85
Number of Signs: 1

Case No. 86-28-X

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 10th day of June, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Sharon Savings & Loan Assoc., Inc.
Petitioner's Attorney John B. Gontrum, Esquire

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

cc: Triangle, 3343 Washington Blvd., Balto., Md. 21227
Bafitis & Assoc., 3482 Dunhaven Road, Balto., Md. 21222

PETITION FOR SPECIAL EXCEPTION

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 a "double-faced, illuminated outdoor advertising sign in a B.L. zone."

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

I, or 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.

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:

York/Associates

(Type or Print Name)

Signature

105 W. Saratoga Street

Baltimore, Maryland 21201

Address

City and State

Attorney for Petitioner:

John B. Gontum

(Type or Print Name)

Signature

809 Eastern Boulevard

Baltimore, Maryland 21221

City and State

Attorney's Telephone No. 586-8274

Legal Owner(s):

Sharon Savings & Loan Assoc., Inc.

(Type or Print Name)

Signature

Marc Hurwitz, Vice President

131 Reisterstown Road

Pikesville, Maryland 21208

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Gontum

809 Eastern Boulevard

Baltimore, Maryland 21221

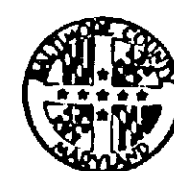
Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 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 17th day of July, 1985, at 10:15 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)



County Board of Appeals of Baltimore County Room 200 Court House (Hearing Room #218) Towson, Maryland 21204 (301) 494-3180

September 4, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-28-X

SHARON SAVINGS & LOAN ASSOC., INC.

NE/Reisterstown Rd., 101' SE of c/l of Walker Avenue (1331 Reisterstown Rd.)

3rd District

SE-Sign

7/31/85 - D.Z.C.'s Order - GRANTED W/restrictions

ASSIGNED FOR:

WEDNESDAY, DECEMBER 18, 1985, at 10 a.m.

CC: Mr. Marc Hurwitz

Petitioner

Sharon Savings & Loan

Counsel for Petitioner

John B. Gontum, Esq.

Contract Purchaser

York Associates

Ms. Mary Ginn

Ms. Kay Turner

Phyllis C. Friedman

People's Counsel

Norman Gerber

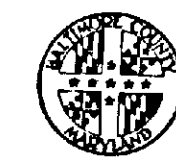
James Hoswell

Arnold Jablon

Jean Jung

James Dyer

June Holmen, Secretary



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 31, 1985

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of
centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District
Sharon Savings and Loan Assoc.,
Inc., Petitioner
Case No. 86-28-X

Dear Mr. Gontum:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMH:by

Attachments

cc: York Associates
105 W. Saratoga Street
Baltimore, Maryland 21201

Ms. Mary Ginn
606 Homcrest Road
Towson, Maryland 21204

Ms. Kay Turner
618 W. Chesapeake Avenue
Towson, Maryland 21204

People's Counsel

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of
centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District
Sharon Savings and Loan
Association, Inc.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-28-X

The petitioner herein requests a special exception for a double-faced, illuminated outdoor advertising sign in a B.L. zone.

Testimony on behalf of the petitioner indicated that Sharon Savings and Loan is located on the west side of Reisterstown Road, although its parking area is on the east side of the street. A 22-foot 2-inch-high internally illuminated sign, located 14 feet within the parking area, is proposed. It will consist of a 5' x 10' Sharon Savings and Loan identification sign and a 3' x 9' reader board for displaying a 6-inch-high changeable message to be used for indicating the location of parking. The sign company representative testified that letters had to be two to three feet high to be readable by 55 miles per hour traffic, that the "S" in Sharon on the proposed sign would be 30 inches high and that the size of a reader board was determined by the number of lines requested by the customer. The posted speed on Reisterstown Road is approximately 30 to 40 miles per hour. There is a traffic signal at Walker Avenue less than 100 feet away. The existing paved parking lot is utilized exclusively by Sharon Savings and Loan customers. The service station property immediately to the south, unused at this time, is under common ownership with Sharon Savings and Loan. Diana Frederick, Executive Director of Pikesville Community Growth Corporation (POGC) testified that the proposal had been reviewed by its architect and, following negotiations, POGC supports the petition in accordance with the red-lined plan prepared by Triangle Sign and Service, dated December 28, 1984 and marked Petitioner's Exhibit 2, and the red-lined letter from Gilbert D. Cooke

ORDER RECEIVED FOR FILING
DATE July 31/85
BY [Signature]

DESCRIPTION OF SIGN

BEGINNING at a point 14 feet from the northeast side of Reisterstown Road and 101 feet from the center line of Walker Avenue and running the following courses and distances:
1. southeasterly and parallel to Reisterstown Road a distance of four (4) feet to a point thence
2. northeasterly at a right angle a distance of fifteen (15) feet to a point thence
3. northwesterly at a right angle a distance of four (4) feet to a point, thence
4. southwesterly at a right angle a distance of fifteen (15) feet to the beginning point.

2. Square footage of the two sign faces shall not exceed a total of 115 square feet to be utilized in one or two double-face internally illuminated signs.
3. Messages shall not be changeable in nature.
4. The base of the sign shall be landscaped.
5. The sign(s) shall be utilized only on behalf of Sharon Savings and Loan Association.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Associates marked Petitioner's Exhibit 3.

Representatives of the Alliance of Baltimore County Community Councils were also present and participated in the hearing.

Comments from the Director of the Office of Planning and Zoning dated July 8, 1985 state:

"This office is opposed to the granting of the subject request. The property is located within the Pikesville Revitalization Area. Initial studies identified sign proliferation as one of the streetscape problems. POGC adopted a report prepared by consultants recommending minimum sizing of signs in the area; this office agrees."

After due consideration of the evidence and testimony presented, and reflection upon the Pikesville Revitalization Growth Plan, Executive Summary, page 5, noting that "Controls need to be formulated and adopted which set standards for storefronts, signs and landscaping in order to improve the visual image and appeal of the entire corridor," it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety and general welfare of the community will not be adversely affected if certain restrictions and requirements are met, in the opinion of the Deputy Zoning Commissioner of Baltimore County, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 31st day of July, 1985, that the Petition for Special Exception for a double-faced, illuminated outdoor advertising sign in a B.L. zone in accordance with the site plan prepared by Bafitis and Associates, dated March 27, 1985 and marked Petitioner's Exhibit 1, as well as in accordance with Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order, subject to the following:

The height of the sign shall not exceed 17 feet.

PETITION FOR SPECIAL EXCEPTION 3rd Election District

LOCATION: Northeast of Reisterstown Road, 101 feet Southeast of the centerline of Walker Avenue (1331 Reisterstown Road)

DATE AND TIME: Wednesday, July 17, 1985 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 Special Exception to use the property for a double-faced, illuminated outdoor advertising sign in a B.L. zone.

Being the property of Sharon Savings & Loan Assoc., 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

ORDER RECEIVED FOR FILING

DATE July 31, 1985

BY [Signature]

ORDER RECEIVED FOR FILING

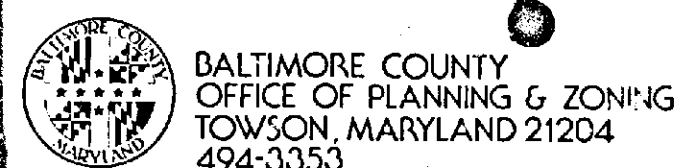
DATE July 31, 1985

BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 31, 1985

BY [Signature]



ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of the
centerline of Walker Ave. (1331 Reisterstown Rd.)
3rd Election District
Sharon Savings & Loan Assoc., Inc. - Petitioner
Case No. 86-28-X

Dear Mr. Gontrum,

This is to advise you that \$51.75 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,

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

No. 006849

DATE 7/25/85 ACCOUNT R-01-615-009

AMOUNT \$51.75

RECEIVED FROM John B. Gontrum, Esquire

FOR Advertising and Posting Case 86-28-X

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
LOCATION: Northwest of Reisterstown Road, 101' SE of the centerline of Walker Ave. (1331 Reisterstown Rd.)
DATE AND TIME: Wednesday, July 17, 1985 at 10:15 a.m.
PUBLIC HEARING: Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204

CERTIFICATE OF PUBLICATION
65952

Pikesville, Md., June 26, 19 85

Is TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly paper published in Pikesville, Baltimore City, Maryland before the 17th day of July 19 85

first publication appearing on the 26th day of June 19 85
the second publication appearing on the day of 19
the third publication appearing on the day of 19

THE NORTHWEST STAR

Manager

Cost of Advertisement 22.00

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/Reisterstown Rd., 101' SE of the centerline of Walker Ave. (1331 Reisterstown Rd.)
3rd Election District
Sharon Savings & Loan Assoc., Inc. - Petitioner
Case No. 86-28-X

TIME: 10:15 a.m.
DATE: Wednesday, July 17, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204

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

No. 005360

DATE 7/25/85 ACCOUNT R-01-615-009

AMOUNT \$51.75

RECEIVED FROM John B. Gontrum

FOR Advertising and Posting Case 86-28-X

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE of Reisterstown Rd., 101' SE of the Centerline of Walker Ave. (1331 Reisterstown Rd.), 3rd District : OF BALTIMORE COUNTY

SHARON SAVINGS & LOAN ASSOCIATION, INC., Petitioner : Case No. 86-28-X

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 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner; and York Associates, 105 W. Saratoga Street, Baltimore, MD 21201, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 8, 1985

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

or
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

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 289 - Case No. 86-28-X
Petitioner - Sharon Savings & Loan Assoc., Inc.
Special Exception Petition

Dear Mr. Gontrum:

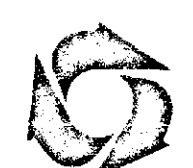
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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.

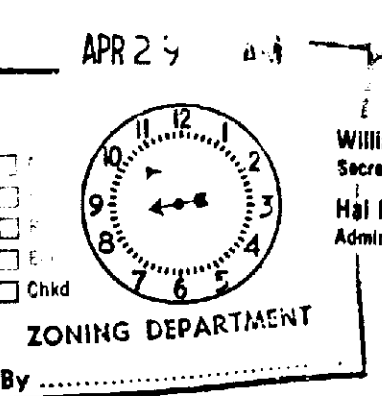
Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Triangle
3343 Washington Blvd.
Baltimore, Maryland 21227
Bafitt & Assoc.
3482 Dunhaven Road
Baltimore, Maryland 21222



Maryland Department of Transportation
State Highway Administration



April 24, 1985

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-16-85
ITEM: 289
Property Owner: Sharon Savings & Loan Assoc., Inc.
Location: 14' from the NE/S Reisterstown Road
Route 140, 101' S/E from c/l Walker Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a double faced illuminated outdoor advertising sign.
Acres: 81 x 100
District: 3rd

Dear Mr. Jablon:

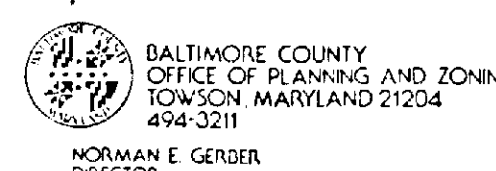
On review of the submittal of 3-27-85, the State Highway Administration finds the site plan generally acceptable, with the proposed sign envelope outside the State Highway Administration Right of Way.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw
cc: Mr. J. Ogil

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 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

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

June 25, 1985

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 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 1/15/85.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by §111.178-79. 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 §111.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Hoswell

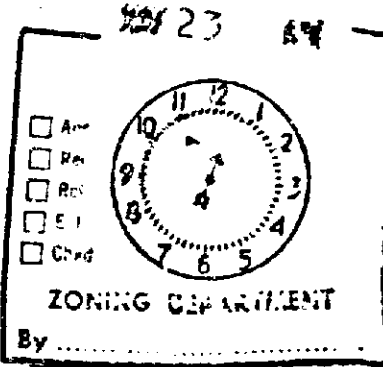
Eugene A. Boker
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS
DIRECTOR

May 16, 1985



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

Item No. 288, 289, 291, 293, and 294 Meeting of April 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

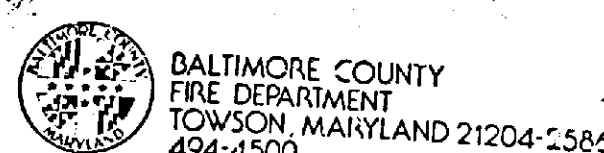
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 288, 289, 291, 293, and 294.

Michael S. Plantigan
Traffic Engineering Assoc. II

Sharon S. L.
7/17



PAUL H. RENCKE
CHIEF

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

April 25, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Sharon Savings and Loan Assoc., Inc.
Location: 14' from the N/E/S Reisterstown Road 101' S/E from c/l Walker Avenue.

Item No.: 289 Zoning Agenda: Meeting of 4/16/85

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 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 BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

April 22, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 289 Zoning Advisory Committee Meeting are as follows:

Property Owner: Sharon Savings & Loan Assoc., Inc.
Location: 14' from the N/E/S Reisterstown Road 101' S/E from c/l Walker Avenue
3rd.

APPLICABLE ITEMS - CIRCLED

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.

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

() 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.

() 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. Registered seals are not acceptable.

() All Use Groups except Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Use Groups require a one hour wall 3' closer than 3'-0" to an interior lot line. Any wall built in the interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

() 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.

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

() When filing for a required Change of Use/Accessory 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 Group use from Use to Use or Mixed Use. See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood/Inundation. Please see the attached copy of Section 504.2 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

() Comments: - Sign shall comply with Article 19 and Bill #17-85.

() 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 review of any permit. If desired, the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: July 8, 1985

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

SUBJECT: Zoning Petition No. 86-28-X

This office is opposed to the granting of the subject request. The property is located within the Pikeville Revitalization Area. Initial studies identified sign proliferation as one of the streetscape problems. PCGC adopted a report prepared by consultants recommending minimum sizing of signs in the area; this office agrees.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:slm



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 10, 1986

John B. Contrum, Esq.
Germania Federal Bldg.
809 Eastern Blvd.
Baltimore, Md. 21221

Dear Mr. Contrum:

Re: Case No. 86-28-X
Sharon Savings & Loan Assoc.

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

[Signature]
Secretary

Encl.

cc: Marc Hurwitz
York Associates
Mary Ginn
Key Turner
Phyllis C. Friedman
Norman Gerber
James Howell
Arnold Jablon
Jean Jung
James Dyer

IN THE MATTER OF
THE APPLICATION OF
SHARON SAVINGS & LOAN ASSOCIATION
FOR SPECIAL EXCEPTION OR
PROPERTY LOCATED NORTHEAST OF
REISTERSTOWN RD., 101' SOUTHEAST
OF THE CENTER LINE OF WALKER AVE.
(1331 REISTERSTOWN ROAD)
3RD DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

Case No. 86-28-X

OPINION

This case comes before the Board on an appeal from the findings of the Deputy Zoning Commissioner and her Order of July 31, 1985. The Petitioner, Sharon Savings & Loan Association, Inc. (hereinafter "Sharon") appeals the granting, with restrictions, of its Petition for Special Exception for a double-faced, illuminated outdoor advertising sign in a B.L. zone. Specifically, although satisfied with the approval of its petitioned special exception, the Petitioner is dissatisfied with the restrictions placed thereon by the Deputy Zoning Commissioner.

The facts relating to the petitioned relief are not in dispute and therefore, only two witnesses appeared before the Board. The first was Marc A. Hurwitz, Executive Vice President of Sharon. He testified about the proposed sign which Sharon seeks to place on the opposite road side of its branch on Reisterstown Road. The sign would draw attention to the Petitioner's location and its parking facility across the street. Mr. Hurwitz also offered his opinion that the requested relief was consistent with the standards of Section 502.2 of the Baltimore County Zoning Regulations governing Special Exceptions. He also testified as to restrictions 1, 2, 3 and 5 of the Deputy Zoning Commissioner's Order, which he felt were improper. Insofar as restriction No. 1, he felt that the height of the sign must be 22 feet, and not within the 17 foot restriction. His opinion was based upon concerns for visibility, specifically due to an adjoining property which overhangs this neighborhood. Insofar as restriction No. 2, he opined that a sign of 154 square feet was necessary.

Sharon Savings & Loan Assoc.
Case No. 86-28-X

The witness pointed out that the top portion of the sign was of standard dimension at all Sharon locations, and the bottom portion of the sign requested must be 3 feet by 4 feet, to be of any utility.

Regarding restriction No. 3, Mr. Hurwitz testified that Sharon sought to update the consumer as to its current services, and therefore a changeable message board was necessary. Finally, as to restriction No. 5, Mr. Hurwitz did not want the use of the message board portion of the sign restricted to Sharon only. Rather, he offered that Sharon may often display messages of public interest on this sign and that these messages would not be allowed under restriction No. 5.

Finally, Mr. Hurwitz testified as to Sharon's negotiations with the Pikeville Community Growth Corp. (PCGC), a corporation interested in the commercial development of this community. Mr. Hurwitz noted Petitioner's Exhibit No. 2, a drawing of the proposed sign, and testified that the PCGC did not object to the sign as proposed. He also produced a letter from the PCGC which evidenced their approval of the project.

In opposition to the petition, Ms. Mary Ginn of Towson testified. While not specifically addressing this proposal, Ms. Ginn testified as to what she characterized as the improper proliferation of signs in Baltimore County. Ms. Ginn urged the Board to adopt the restrictions imposed in the Deputy Zoning Commissioner's Order.

Upon review of all of the evidence, testimony and exhibits produced before the Board, we are persuaded that the Special Exception should be granted, and will so Order.

Sharon Savings & Loan Assoc.
Case No. 86-28-X

ORDER

For the reasons set forth in the foregoing Opinion, it is this 10th day of January, 1986, by the County Board of Appeals, ORDERED that the Petition for Special Exception for a double faced, illuminated outdoor advertising sign in a B.L. zone in accordance with the site plan produced by Rafitis and Associates, dated March 27, 1985, as well as the drawing by the Triangle Sign and Service Company, as amended by the deletion of the circular portion of the sign containing an arrow, is GRANTED, subject to the following:

- 1) The base of the sign must be landscaped.
- 2) The sign will be consistent with the provisions of the agreement by and between Sharon and the PCGC.
- 3) The message board portion of sign shall be utilized for commercial purposes only by Sharon, and shall not be rented or used for other commercial purposes, except that advertising for civic and charitable activities will be allowed.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lawrence E. Schmidt
Lawrence E. Schmidt

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of
Centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District

Sharon Savings and Loan
Association, Inc.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-28-X

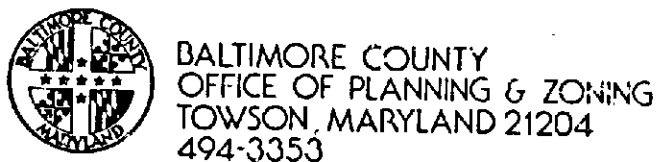
ORDER FOR APPEAL

Please enter an appeal to the County Board of Appeals of Baltimore County for the Order of the Deputy Zoning Commissioner dated July 31, 1985, in the above referenced case and forward all papers in connection therewith to said Board for Hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 006895
DATE: 8/19/85	ACCOUNT: B-01-616-000	
AMOUNT: \$105.00		
RECEIVED BY: John B. Contrum, Esquire		
FOR: Appeal Fee - Case No. 86-28-X		
B 8102*****1330000 12055		
VALIDATION OR SIGNATURE OF CASHIER		

LAW FIRM
ROMADKA,
CONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

John B. Contrum
Attorney for Sharon Savings
and Loan Association, Inc.
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221



ARNOLD JABLON
ZONING COMMISSIONER

August 19, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Phyllis C. Friedman, Esquire
People's Counsel for Baltimore County
Room 223, Courthouse
Towson, Maryland 21204

RE: Petition for Special Exception
NE/Reisterstown Rd., 101' SE of
centerline of Walker Avenue
(1331 Reisterstown Road)
3rd Election District
Sharon Savings and Loan Association,
Inc., Petitioner
Case No. 86-28-X

Dear Ms. Friedman:

Please be advised that an appeal has been filed by John B. Gontrum, Esquire, Attorney for the Petitioner, Sharon Savings and Loan Association, Inc., from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bq

cc: Ms. Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

Ms. Kay Turner
618 W. Chesapeake Avenue
Towson, Maryland 21204

GILBERT D. COOKE ASSOCIATES ARCHITECTS / PLANNERS
123 MARKET PLACE • BALTIMORE, MARYLAND 21202 • (301) 837-2350

July 16, 1985

Pikesville Community Growth Corporation
1413 Reisterstown Road
Pikesville, Maryland 21208

Attn: Diane Frederick, Executive Director

Dear Diane:

At your request, I have reviewed the plans for the proposed Sharon Savings and Loan Association sign to be located on Reisterstown Road south of Walker Avenue.

I do not find the sign offensive, but would suggest the following to improve the overall aesthetic quality of the proposal.

1. Minimally decrease the overall height, one to two feet. One foot would actually be acceptable considering the relationship of the proposed sign to the actual site location.
2. Remove the circular arrow sign from between the two sign faces and let the two basic elements appear less massive by eliminating the lit continuous faces. Place the directional arrow on the lower sign directly related to the parking lot identification phrase.
3. Develop a planting scheme at the base of the sign.

I took the liberty to discuss these thoughts with Marc Hurwitz, and to his credit, he proposed item number three. I believe that the inclusion of these suggestions would make the sign an acceptable element in Pikesville, particularly with the realization that this is in all probability a temporary sign, as the land is too valuable to remain very long as a parking lot. I hope this letter will serve your purposes.

Sincerely,

Gilbert D. Cooke
Gilbert D. Cooke, AIA
JEFFERSON'S
EXHIBIT 3

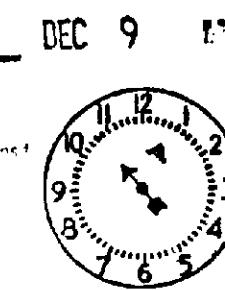
GDC:ek



1413
Reisterstown Road
Pikesville,
Maryland 21208

Telephone
(301) 484-2310

December 5, 1985



Ms. Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County
111 W. Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Ms. Jung:

Having received a copy of your order regarding the Sharon Savings and Loan Association (Case No. 86-28-X), and understanding that Sharon plans to appeal your decision, the Board of Directors of the Pikesville Community Growth Corporation passed the following motion:

The Pikesville Community Growth Corporation Board of Directors, reaffirming its original position, requests that the sign request submitted by Sharon Savings and Loan Association, as modified by our architect, be permitted.

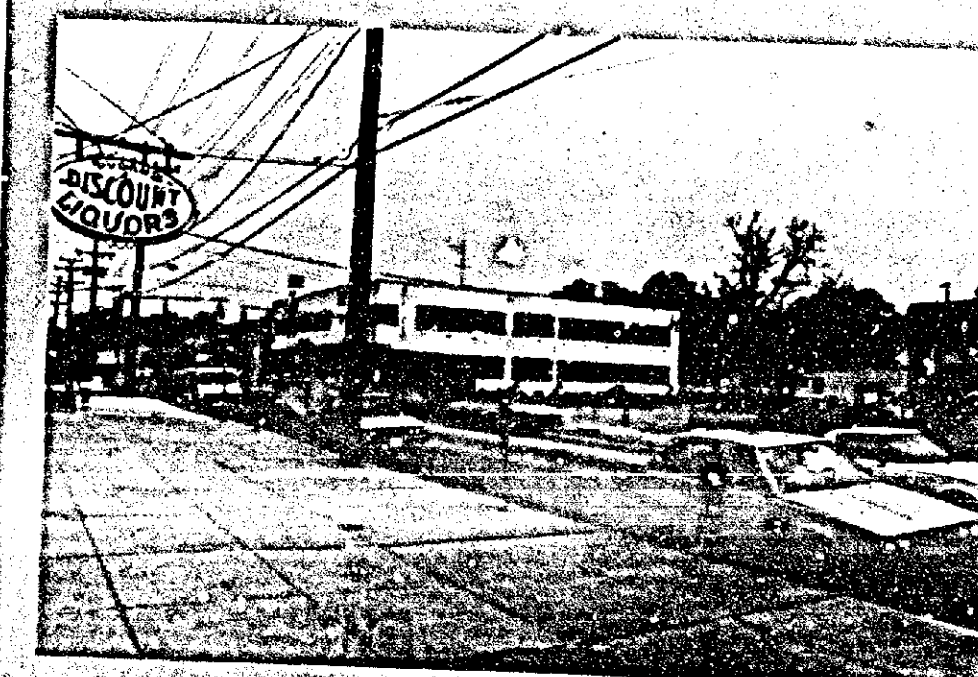
It is our feeling that the height of the sign as requested will not pose a problem for our design objectives and we are satisfied with the professional opinion rendered by Mr. Gil Cooke on our behalf.

We request that the position of our Board be respected in the future actions regarding this request.

Sincerely,

Jeffrey Levin
Jeffrey Levin, President
Pikesville Community Growth Corp.

JL/df



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 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 27, 1985.

THE JEFFERSONIAN,

Publisher
Cost of Advertising

24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 6-26-85
Posted for: Special Exemption
Petitioner: Sharon Savings & Loan Association, Inc.
Location of property: N.E. side of Reisterstown Rd. 101' E. of south east of centerline of Walker Ave. (1331 Reisterstown Rd.)
Location of Signs: N.E. side of Reisterstown Rd. in front of proposed sign location
Remarks:
Posted by: S. J. Cooke Date of return: 6-28-85
Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting August 27-85
Posted for: Appeal
Petitioner: Sharon Savings & Loan Assoc.
Location of property: N.E. side of Reisterstown Road, 101' S.E. of Walker Ave.
Location of Signs: N.E. side of Reisterstown Road, in front of proposed sign location
Remarks:
Posted by: S. J. Cooke Date of return: August 30-85
Number of Signs: 1

Case No. 86-28-X

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 10th day of June, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Sharon Savings & Loan Assoc., Inc.
Petitioner's Attorney John B. Gontrum, Esquire

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

cc: Triangle, 3343 Washington Blvd., Balto., Md. 21227
Bafitis & Assoc., 3482 Dunhaven Road, Balto., Md. 21222



