

8-24-A 330 **PETITION FOR ZONING VARIANCE**

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 203-3C to permit a free standing illuminated sign 37 sq. ft. in size and, a 12 sq. ft. non-illuminated address sign on the building wall both in lieu of the permitted 8 sq. ft. non-illuminated sign on the building.

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

Compliance with the zoning regulations poses a practical difficulty for our tenant Long & Foster Realtors as they require increased public exposure and visibility for their office due to the large number of their clients that are first-time visitors unfamiliar with their location. As well, York Road is generally characterized as a commercial corridor in which this proposed sign is compatible and appropriate.

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) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney's Telephone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 10th day of _____ 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 108, County Office Building in Towson, Baltimore on the _____ 17th day of _____ July, 1985, at 11:00 o'clock.

Callahan
Zoning Commissioner of Baltimore County.
(over)

Case No. 86-29-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 _____ 10th day of _____ June, 1985.

Petitioner T & A Limited Partnership
Petitioner's Attorney R. Bruce Alderman, Esquire

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 8, 1985

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

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

R. Bruce Alderman, Esquire
White, Mindel, Clarke, & Hill
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 330 - Case No. 86-29-A
Petitioner - T & A Limited Partnership
Variance Petition

Dear Mr. Alderman:

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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

May 23, 1985

Mr. A. Joblon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Att: N. Commodari

Re: Property Owner:
T & A Limited Partn.
Location: E/S York
Road, 300' N. of
centerline of Margate
Road
Existing Zoning: R.O.
Proposed Zoning: Var.
to permit a free stand-
ing illuminated sign
37 sq. ft. & a 12 sq.
ft non-illuminated
address sign on the
building wall both in
lieu of the permitted
8 sq. ft non-illuminated
sign on the building
Acres: .731 Acres
District: 8th Election
Route 45

Dear Mr. Commodari:

On review of the revised site plan of 3/15/85, (landscape Plan) showing the proposed free standing sign outside the S.H.A. right of way, the State Highway Administration, finds the plan generally acceptable.

Very truly yours,

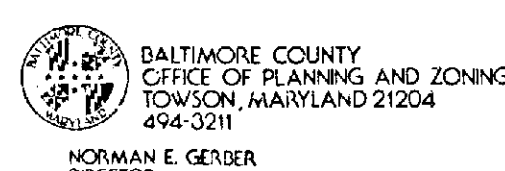
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350.
Telephone 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



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

JUNE 25, 1985

Re: Zoning Advisory Meeting of MAY 14, 1985
Item # 330
Property Owner: T & A LIMITED PARTNERSHIP
Location: E/S YORK ROAD, 300' N. OF E. OF MARGATE RD.

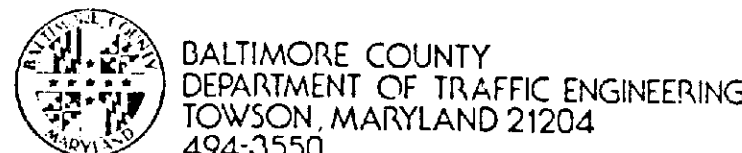
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ The 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 22-99 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 B111 1/8-79. 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 B111 1/8-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are delineated annually by the County Council.
- ☒ Additional comments:
CRG APPROVED PLAN ON 12/22/85 WHICH DID NOT COMPLY WITH THE B111 1/8-79. A FREE STANDING SIGN IS SUBJECT TO COMPATIBILITY REVIEW. ADDITIONAL INFORMATION SHOULD BE SUBMITTED SUCH AS TYPE OF ILLUMINATION, SIGN MATERIALS, COLORS ETC. FOR COMPATIBILITY REVIEW.

cc: James Howell

Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

May 17, 1985

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

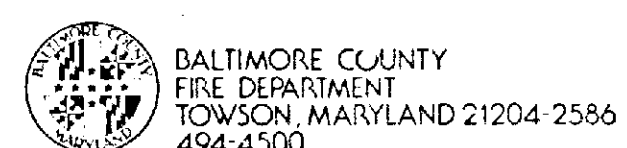
Item No. 326, 327, 329, 330, 331, 334, and 337 ZAC Meeting of May 14, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

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

Nicholas B. Commodari, Jr.
Nicholas B. Commodari
Traffic Engineering Assoc. II

MSF/ccm



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: T & A Limited Partnership

Location: E/S York Road, 300' N of centerline of Margate Road

Item No.: 330 Zoning Agenda: Meeting of 5-14-85

Comments:

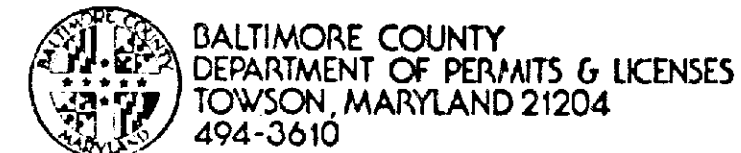
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carol J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *Errol M. Reinck*
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 330 Zoning Advisory Committee Meeting are as follows:
Property Owner: T & A Limited Partnership
Location: E/S York Road, 300' N of c/l of Margate Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 41-86; the Maryland Code for the Design and Code (L.A.C. 11.1-11.1-1) and other applicable Codes and Standards.
- ☒ 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. Reproduction seals are not acceptable.
- ☒ All Fire Groups except Red Single Family Detached Dwellings require a minimum 1 hour fire rating for exterior walls clear of 6'-0" to an interior lot line. Red Fire Groups require 1 hour fire rating for exterior walls clear of 6'-0" to an interior lot line. Any wall built as an interior lot line shall require a fire or party wall. See Table 101, Section 101.1, Section 101.2 and Table 102. No openings are permitted in an 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 Co. Building Code.
- ☒ 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. Architectural drawings of Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Blank Use _____ See Section 112 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 114.1 of the Building Code as adopted by Bill 21-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

NOTE: Comments: Signs shall comply with Section 1902.0.

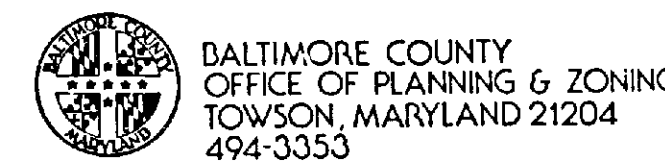
E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 108 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
Nicholas B. Commodari
Nicholas B. Commodari
Building Plans Review

LJW/25

APR 10 1985

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



ARNOLD JABLON
ZONING COMMISSIONER

October 25, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E of York Road, 300' N of
the c/l Margate Road
(1615 York Road) -
8th Election District
T & A Limited Partnership,
Petitioner
Case No. 86-29-A

Dear Mr. Alderman:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMJ:bg

Attachments

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

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

People's Counsel

THANNER
DEVELOPMENT CORPORATION

DESCRIPTION

Beginning at a point 300 feet +/- north of the centerline of Margate Road said point also being on the east right-of-way line of York Road. A 73 foot right-of-way; thence leaving said right-of-way S. 73°-03'-01" W., 93.24 feet to a point; thence running parallel to York Road S. 20°-24'-32" E., 335.15 feet to a point; thence running N. 70°-10'-26" E., 93.00 feet to a point on the aforementioned east right-of-way line of York Road; thence binding on said right-of-way line to the point of beginning and containing 30,962.40 square feet or .731 acres of land, more or less.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E of York Rd., 300' N : OF BALTIMORE COUNTY
of the Centerline of :
Margate Rd. (1615 York :
Rd.), 8th District :
T & A LIMITED PARTNERSHIP, : Case No. 86-29-A
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, White, Mindel, Clarke, & Hill, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

414 EAST JOPPA ROAD • TOWSON, MD. 21204 • 301-828-0606

IN RE: PETITION FOR VARIANCE
E of York Road, 300' N of
the c/l Margate Road,
(1615 York Road)
8th Election District
T & A Limited Partnership,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-29-A

The Petitioner herein requests variances to permit a free-standing, illuminated sign of 37 square feet and a non-illuminated address sign of 12 square feet attached to the building wall, both in lieu of the permitted 8 square foot non-illuminated sign on the building.

Testimony on behalf of the Petitioner indicates that approximately 4.8 acres, of which approximately 4.06 acres are zoned D.R. 5.5 and approximately 0.74 acres are zoned R.O., were purchased in 1983. Numerous conferences with representatives of the York Road Improvement Association and subsequent design changes preceded the construction of dwellings and the office building as well as plans for signs. The primary tenant, Long and Foster Realtors, require a more visible free-standing sign because their specific business depends on numerous first-time visitors, the speed on this major commercial motorway, and the quantity and type of signs already on York Road. Additional front landscaping has been planned. Numerals must be adequately visible from the street for location of other tenants.

Mary Ginn, representative of the Association of Baltimore County Community Councils, addressed the Association's policy against sign variances in general, but conceded that the instant case presented difficult issues. She expressed concern that the granting of the petition would establish a precedent. In addition she suggested that a building sign was preferable to a free-standing sign, and that any permitted free-standing sign should be restricted to the specific lot and that its illumination should be cut off before midnight.

ORDER RECEIVED FOR FILING
DATE *October 25, 1985*
BY *Arnold Jablon*
ADMINISTRATIVE ASSISTANT

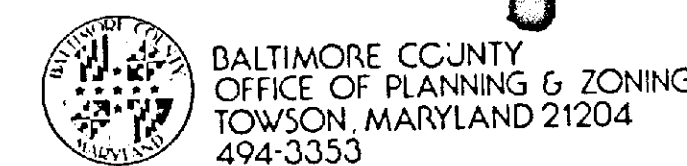
ORDER RECEIVED FOR FILING
DATE *October 25, 1985*
BY *Arnold Jablon*
ADMINISTRATIVE ASSISTANT

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of October, 1985, that the herein Petition for Variances to permit a free-standing, illuminated sign of 37 square feet and a non-illuminated address sign of 12 square feet attached to the building wall, both in lieu of the permitted 8 square foot non-illuminated sign on the building, in accordance with pages 2 through 5 of Petitioner's Exhibit 5, and located as indicated on the landscape plan prepared by Charles Kropp and Associates, revised March 15, 1984 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The free-standing sign shall not be illuminated after 10:00 p.m.
2. At any such time as the free-standing sign ceases to be used for the identification of Long and Foster Realtors, another public hearing will be required.

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



ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/York Rd., 300' N of the centerline
of Margate Road, (1615 York Road)
8th Election District
T & A Limited Partnership - Petitioner
Case No. 86-29-A

Dear Mr. Alderman,

This is to advise you that \$ 75.25 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.

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

No. 006847

DATE 7/25/85 ACCOUNT R-01-615-900

AMOUNT \$ 75.25

RECEIVED FROM T & A Limited Partnership

FOR Advertising and Posting Case 86-29-A

FOR B 0113*****752513 82548

VALIDATION OR SIGNATURE OF CASHIER

erely,
Arnold Jablon
LD JABLON
Zoning Commissioner

Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
29 W. Susquehanna Avenue
Towson, Maryland 21204

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/York Rd., 300 ft. N of the centerline
of Margate Road (1615 York Road)
8th Election District
T & A Limited Partnership - Petitioner
Case No. 86-29-A

TIME: 11:00 a.m.

DATE: Wednesday, July 17, 1985

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

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

No. 007474

DATE 7/25/85 ACCOUNT R-01-615-900

AMOUNT \$ 75.25

RECEIVED FROM T & A Limited Partnership

FOR Advertising and Posting Case 86-29-A

FOR B 0113*****752513 82548

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Commissioner
of Baltimore County

APR 10 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: July 2, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-29-A

This office is opposed to the granting of the subject request. It is this office's opinion that the proposed free-standing sign would violate the intent of the R.O. Zone. Further, this office questions whether or not sign variances can be granted in the R.O. zoning classification.

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

NEG:JGH:alm

YORK MANOR IMPROVEMENT ASSOCIATION, INC.
P. O. BOX 36 - LUTHERVILLE, MD. 21093

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

July 17, 1985
Re: Variance Request
Thanner Development
Corporation

Dear Mr. Jablon:

The York Manor Improvement Association, representing the community of York Manor located adjacent to the Thanner Building Property, wishes to be a party in the proceedings involving the special exception request for a variance to the sign ordinance section 203.3c.

The Board of Directors met and approved a sign proposal for two signs on the Thanner Property. The Board approval was contingent on the limitations outlined in a letter dated May 17, 1985 from Mr. Armando J. Cignarale, Vice President, Thanner Development Corporation and exhibits A and B. Should the conditions of approval be modified the Board of Directors requests an opportunity to review and comment on any suggested changes. Furthermore, should the Thanner Development Corporation change signing in the future, as noted in the May 17 letter, we request that you or your representative hold an additional hearing. We also ask that you include in your decision on the variance request the specific conditions outlined in Mr. Cignarale's letter and exhibits A and B.

Ginny Probasco
Ginny Probasco
President, York Manor
Improvement Association

EXHIBIT 5

THANNER
DEVELOPMENT CORPORATION
May 17, 1985

RE: Thanner Building Signs

Mr. Stoney Fraley
1703 Haddington Garth
Lutherville, MD 21093

Dear Mr. Fraley,

Based upon your ongoing dialogue with Mr. John Tansey of this office, I believe we now have an agreed-upon treatment for the Thanner Building signs.

The free-standing sign for Long and Foster Realtors, Inc. shall be located on top of the berm along York Road in an area where it is at least 15 ft. wide. It will be placed amid low growing evergreen groundcover, either Ivy or Juniper, with evergreen shrubs 3 ft. to 4 ft. high planted on the parking lot side of the sign. (See Exhibit A)

The overall dimensions of the sign panel will be 3 ft. 4 ins. by 5 ft. 0 ins. The panel will rest on a base 6 ins. high by 3 ft. 8 ins. long.

The sign will be double-faced and internally illuminated. The sign will not, however, be illuminated after 12:00 midnight.

The building address sign information is illustrated in Exhibit B. This sign will be attached to the building and will be approximately 2 ft. by 6 ft.

These proposed signs as described above constitute the only permanent external signage for the Thanner Building Property.

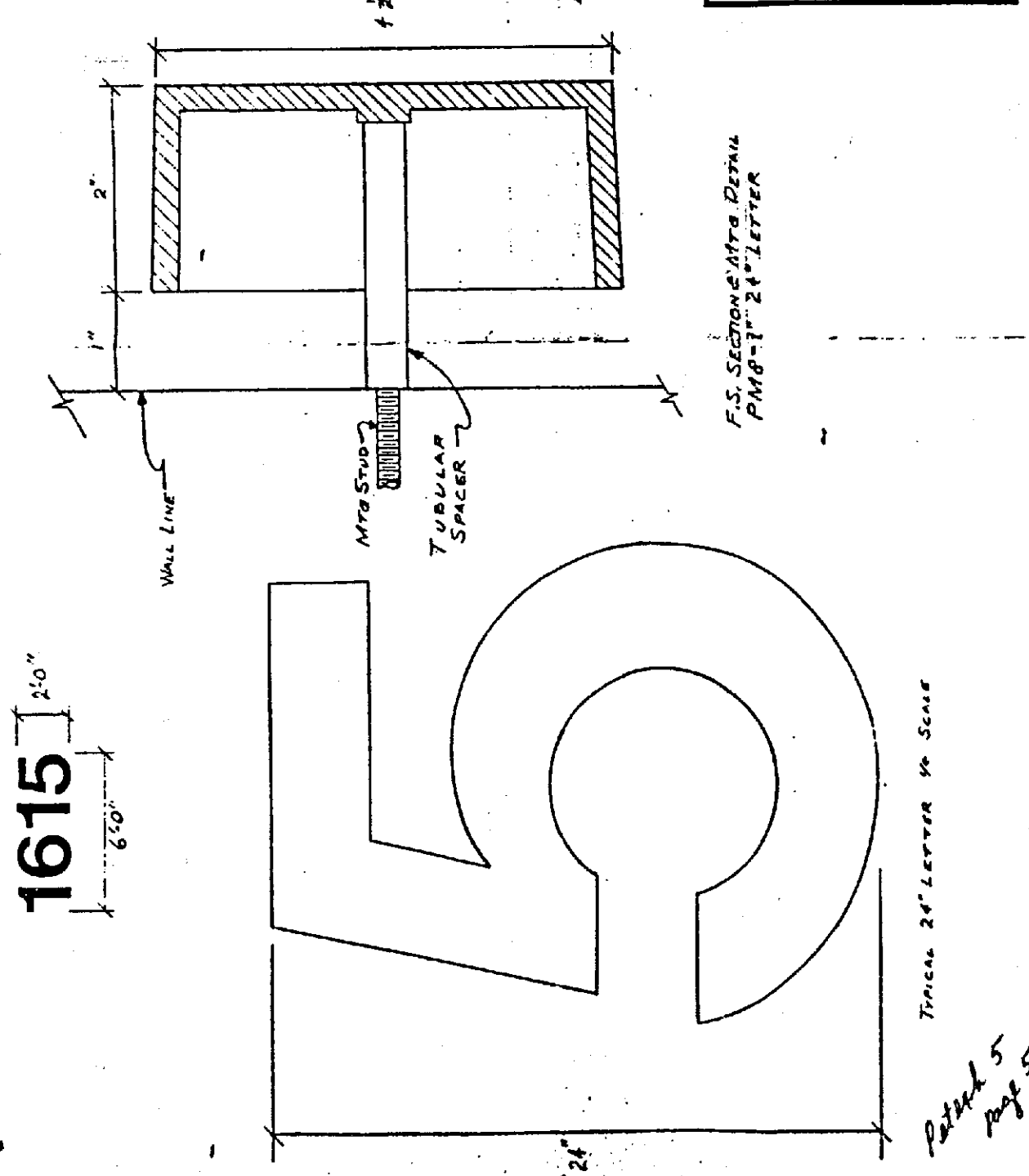
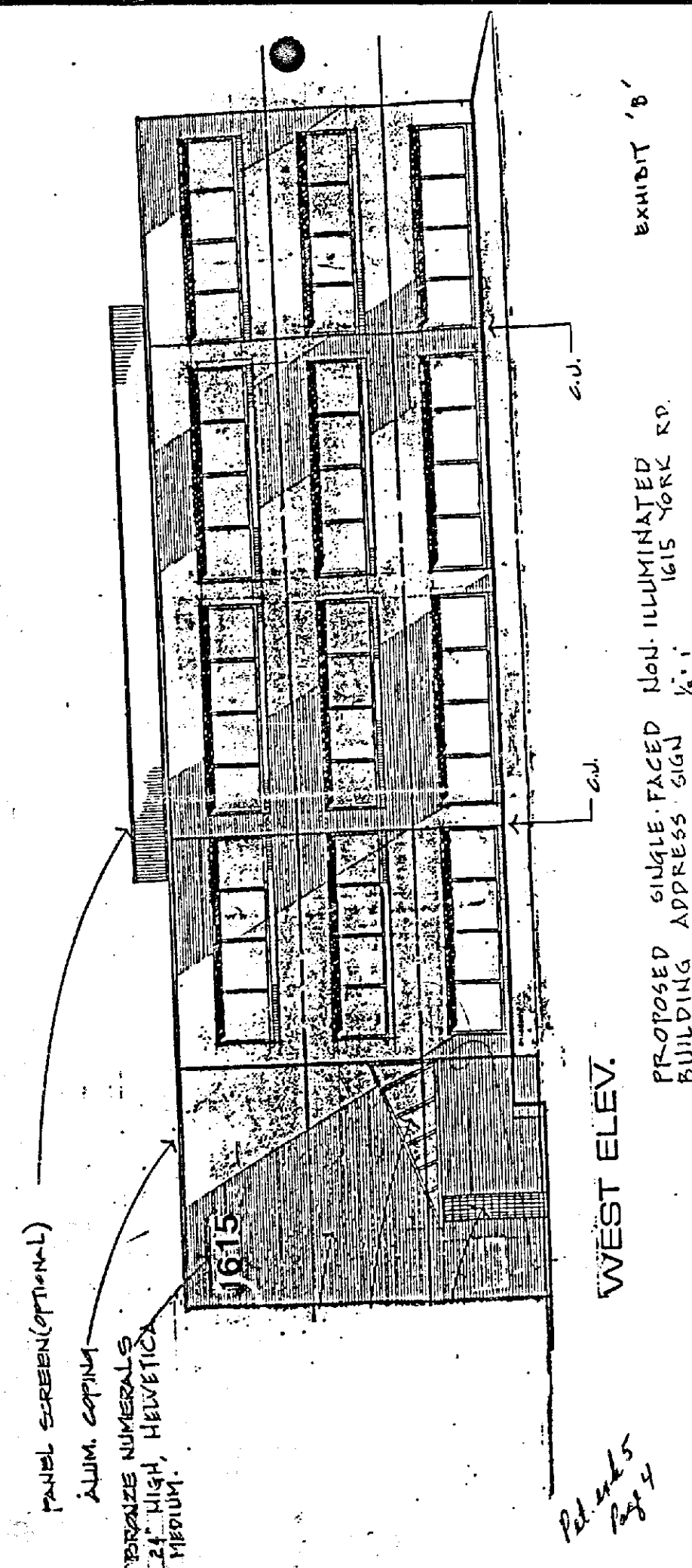
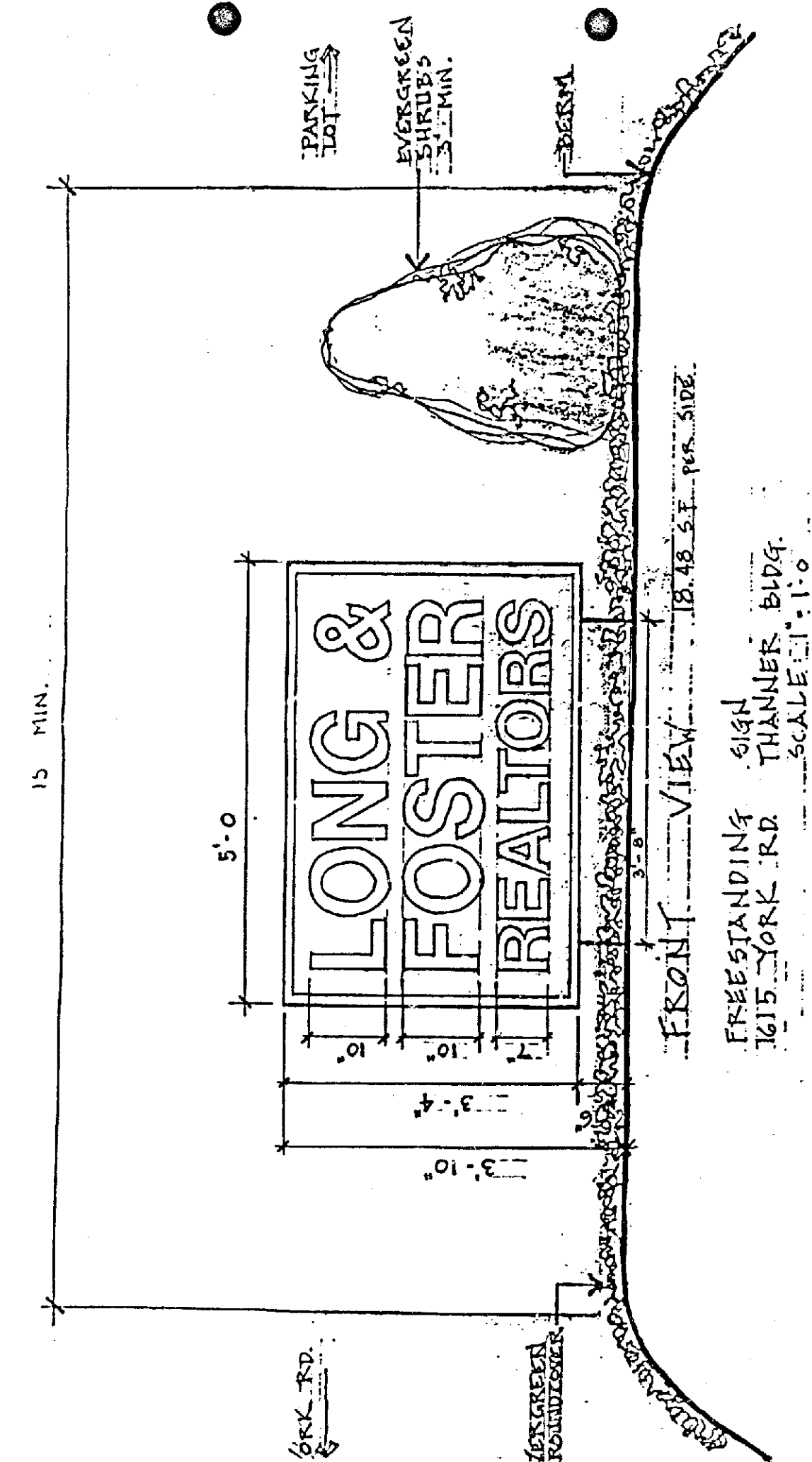
Should we desire to change the sign treatment for the property at some time in the future, example, if Long & Foster were to leave and a new major tenant were to want to use the sign space, we understand and agree that we would submit such changes to your organization for review.

Thank you for your continued assistance and consideration. It is appreciated.

Sincerely,

Armando J. Cignarale
Armando J. Cignarale
Vice President

AJC/bae
Enclosure
414 EAST JOPPA ROAD • TOWSON, MD. 21204 • 301-828-0608



WHITE, MINDEL, CLARKE & HILL

6TH FLOOR, 28 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

1301 828-1050

July 24, 1985

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Case No. 86-29-A
Petitioner T & A Limited Partnership
Variance Petition

Dear Mrs. Jung:

This letter is to serve as a follow-up memorandum of supporting legal justification for granting the sign variance petitioned for in the above-referenced case.

The facts and testimony were dealt with extensively at the hearing and should not be repeated in this writing. The prime purpose at this time is to substantiate the legal justification for granting of sign variances.

Section 203.3.C of the Baltimore County Zoning Regulations is entitled "Signs and Display" and is stated under the general use regulations for the R.O. zone. This section starts with the language "in addition to signs permitted under subsection S413.1..." and continues to describe the sign dimensions permitted as a matter of right. Since the initial language of the section refers specifically to the signs section of the zoning regulation, it would logically follow that all signs treated in 203.3.C of the regulations are the subject matter for a variance petition whether the sign falls within the list enumerated in Section 413.1 or is the sign described as "permitted" in the remaining language of that section.

WHITE, MINDEL, CLARKE & HILL

Mrs. Jean M. H. Jung

-2-

July 24, 1985

It therefore logically follows that both signs, the identification sign for Long & Foster and the numerals affixed to the side of the building are proper subject matter for the petitioned variance.

There is adequate precedent for the above stated contention in a case recently decided by the Zoning Commissioner entitled Variance Petition, Emanuel S. Glasser, M.D., Case No. 85-282-XA. In this case a variance was granted for a sign which was greater in dimensions than the sign described as "permitted" in Section 203.3.C.

The petitioner also respectfully submits that the burden of proof for the granting of variances set out in Section 307 of the Zoning Regulations has been met by the petitioner in the case of both the free standing sign and the identification numerals attached to the side of the building to justify the granting of the variances in connection with the use of a building located along a heavily traveled commercial motorway, surrounded by many large identification signs.

I would also respectfully submit, on behalf of the petitioners that they would submit to a limitation prohibiting the illumination of the sign after 10 p.m. instead of the 12 midnight termination originally requested. They would further submit to a restriction that the sign be used only for the identification of Long & Foster Realtors so that no further or substitute identification would be permitted without another hearing.

Thanks for your consideration of this matter.

Sincerely,

R. Bruce Alderman
R. Bruce Alderman

RBA/slj
Hand Delivered
cc: Mary Ginn

APR 13 1986

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Case No. B6-29-A
Petitioner T & A Limited Partnership
Variance Petition

Dear Mrs. Jung:

This letter is to serve as a follow-up memorandum to note specific precedent for denying the sign variance(s) petitioned for in the case referenced above.

In the case entitled Petition for Special Hearing and Variance (NE/corner of York and Gorsuch Roads), Wade J. Webster, et ux, Case No. 85-117-SPHA (Item No. 29), the Zoning Commissioner denied the Petition and stated in his opinion that Section 413.1 of the Baltimore County Zoning Regulations "...affords little, if any, additional benefit... Its a reading of Section 203.3C...since the sign is generally larger than provided for, contains advertising aspects, and/or is illuminated."

Unlike the decision by the Zoning Commissioner in the Petition of Emanuel S. Glasser, M.D., Case No. 85-282-XA, in which a sign variance was granted, with restrictions, there were no issues regarding the practical difficulty or unreasonable hardship of establishing adequate signs for the visually impaired or erecting appropriate directories for a building having office entrances on opposite sides of the building.

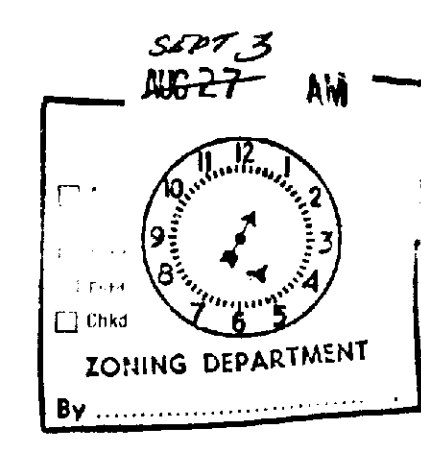
The main issue in Webster, as it is in the Petition of the T & A Limited Partnership, was advertising.

Sincerely,
Mary E. Ginn
Mary E. Ginn

MEG/rw
Hand Delivered
cc: R. B. Alderman ✓

LAW OFFICES
WHITE, MINDEL, CLARKE & HILL
6TH FLOOR, 28 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 828-1050
August 27, 1985

GEORGE L. CLARKE
8208 1978
COUNSEL
NORMAN E. HONE
HARRY DE GRACE, JR. OFFICE
418 GREEN STREET, 2107B
DOW 930-3468



HAND DELIVERED

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mrs. Jung:

Thank you for the opportunity, yesterday, to discuss with you, once again, the question of the interpretation of the Zoning Regulation contained in Section 203.3(c) so as to allow the granting of a sign variance in an R.O. zone if, in fact, the Petitioner can meet the required burden of proof.

The question involves the legal interpretation of that section to permit even the consideration of the granting of a Sign Variance by the Hearing Officer.

During the course of our conversation, we discussed a decision previously made by Zoning Commissioner Arnold Jablon in the "Dr. Glasser case". You pointed out that your decisions in all cases were made independently of each other (i.e. you and Mr. Jablon) and I agree totally with that concept.

I would, however, like to make one point which may be worthy of consideration. I support the wisdom and logic of decisions being made independently of each other in the determination of facts, credibility, meeting burdens of proof and all other matters that lead to a decision reached by applying evidence, testimony and facts to the applicable and appropriate law or regulation.

I would, however, respectfully suggest that completely independent decisions in matters that involve solely and purely the legal interpretation of a particular section of the BCZF could result in entirely different legal interpretations and lead to some uncomfortable results, not the least of which would

WHITE, MINDEL, CLARKE & HILL

Mrs. Jean M. H. Jung
August 27, 1985
Page Two

be the "shopping" by Petitioners and their Attorneys for a Hearing Officer that renders a more favorable or advantageous legal interpretation of a particular regulation. I sincerely think unanimity in basic legal interpretation by a Commission consisting of more than one Hearing Officer is important to the Commission itself and its relationship to Petitioners, Protestants and the general public.

I point this out to both of you as an interested and concerned party for the welfare and well being of the Zoning Commission and you as Hearing Officers.

I thank you for your consideration of this contention and will certainly respect and abide by your thoughts and decisions relating to it. As a matter of convenience, I am forwarding a copy directly to Zoning Commissioner Arnold Jablon and, for Mr. Jablon's further information, a copy of my memorandum letter to you dated July 24, 1985.

Sincerely,
R. Bruce Alderman
R. Bruce Alderman

RBA/mvj
cc: Mr. Arnold Jablon

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,
JB Kentz
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
8th Election District
LOCATION: East of York Road,
300 feet North of the intersection of
Margate Road (615 York Road)
DATE AND TIME: Wednesday, July
17, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commission of Baltimore
County, by authority of the Zoning
Act and Regulations of Baltimore
County, will hold a public hearing
on the Petition for Variance from
Section 203.3(c) to permit a free-standing
sign on the building at 300 York Road,
a 12 square foot non-illuminated sign
on the building with both sides of
the permitted sign (see non-
illuminated sign on the building).
Being the property of T & A Limited
Partnership 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 Commission may
also, however, require any request for
a sign on the building to be made
during this period for a sign, cause
the sign to be removed, and cause
the sign to be replaced by the date of the hearing or
as made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 27,

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 874 Date of Posting: 6/21/85

Posted for: Variance

Petitioner: T & A Limited Partnership

Location of property: E of York Rd., 300' N of Margate Rd.
1415 York Rd.

Location of Signs: Facing York Rd., approx. 11' from roadway, on
property of E. Alderman

Remarks:

Posted by: *M. H. Jung* Date of return: 6/27/85

Number of Signs: 1

CERTIFICATE OF PUBLICATION

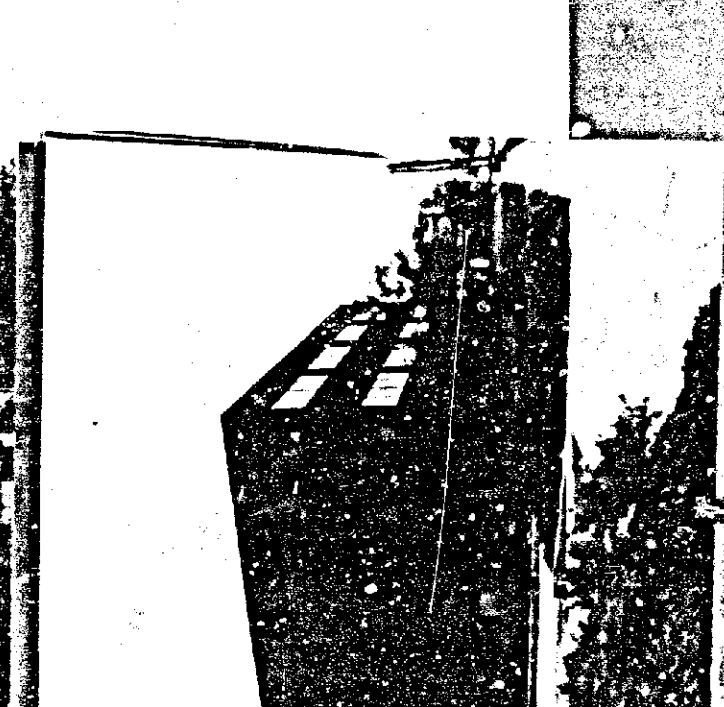
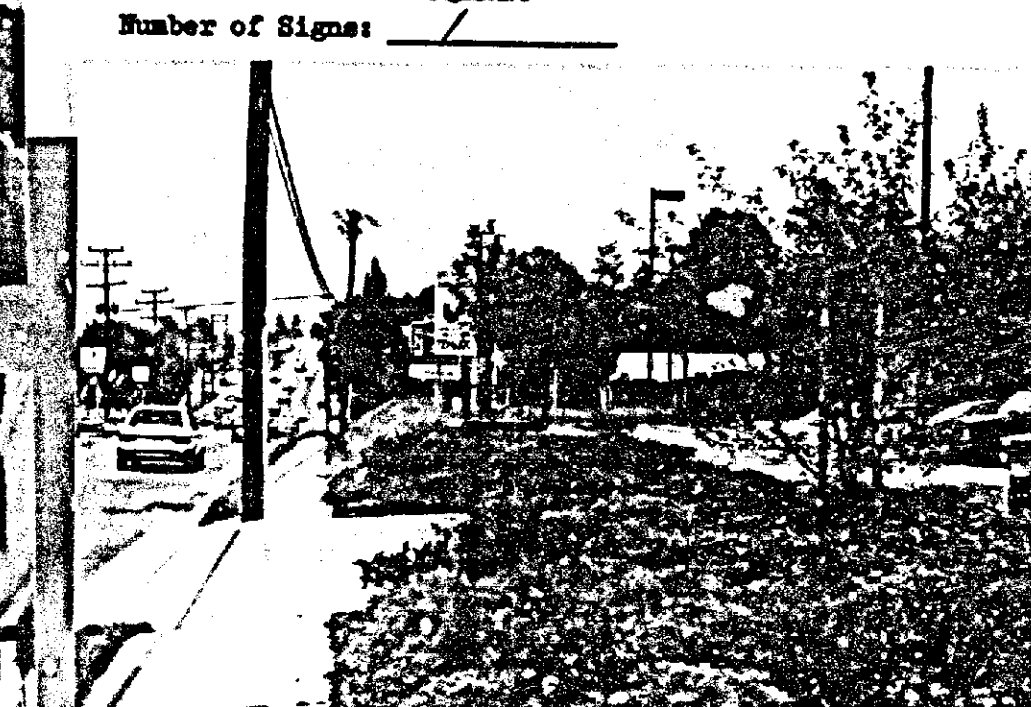
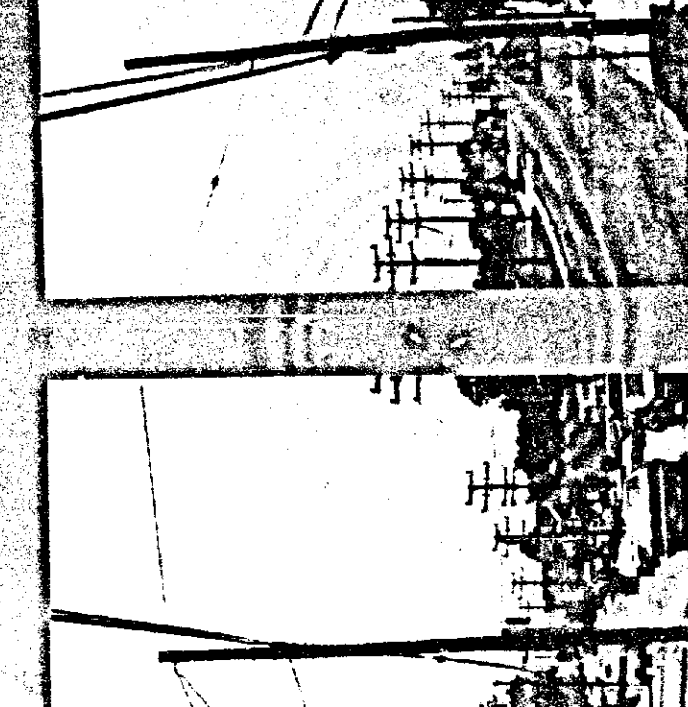
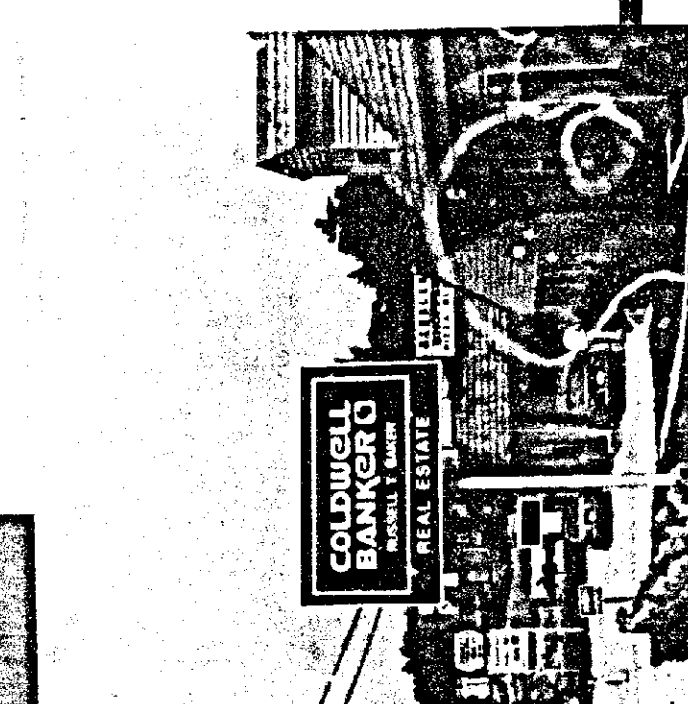
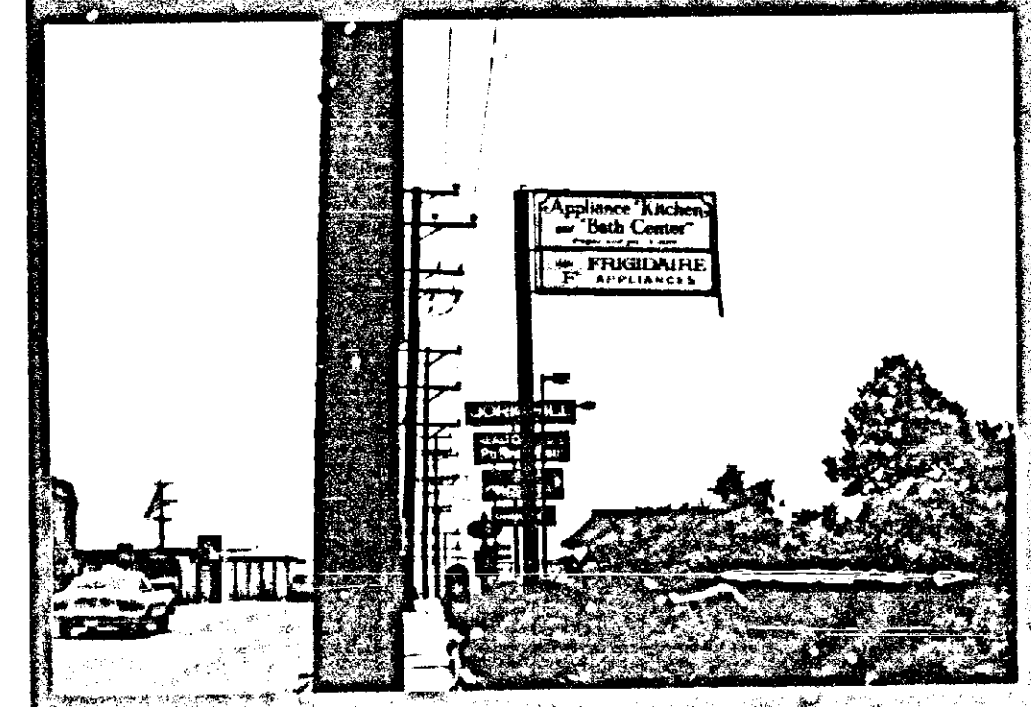
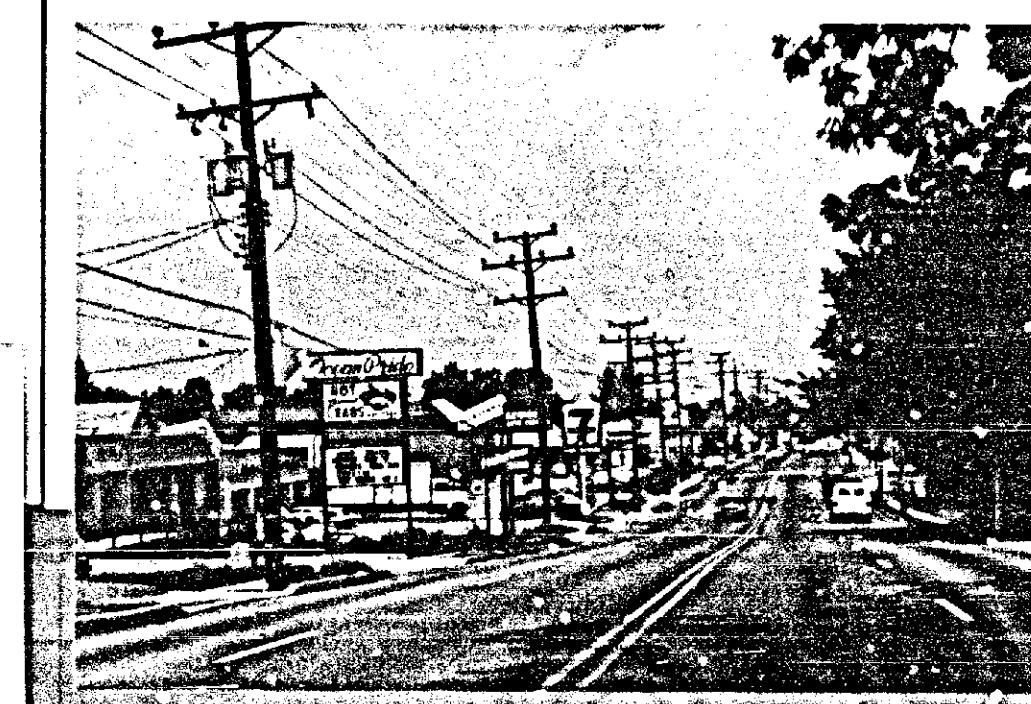
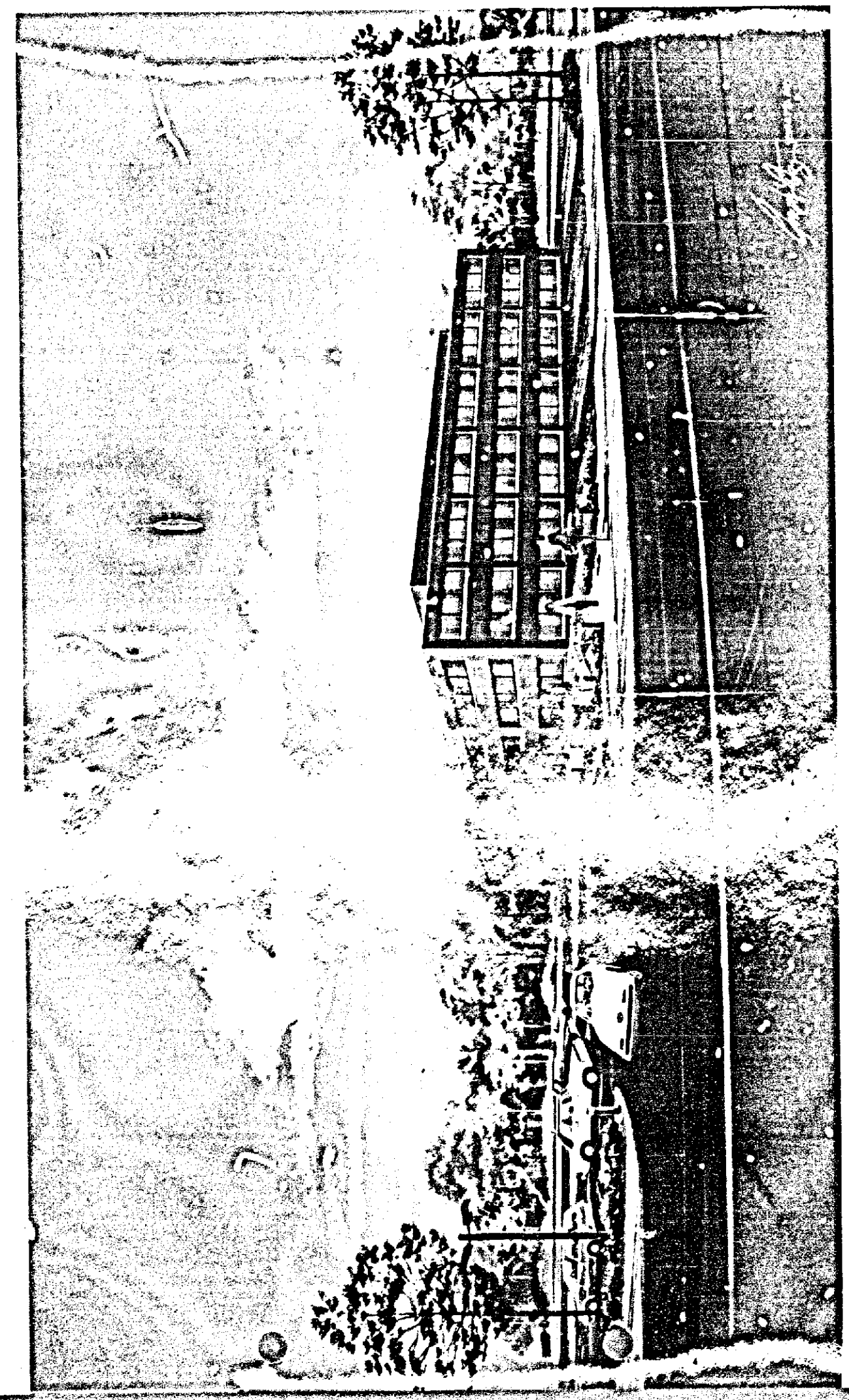
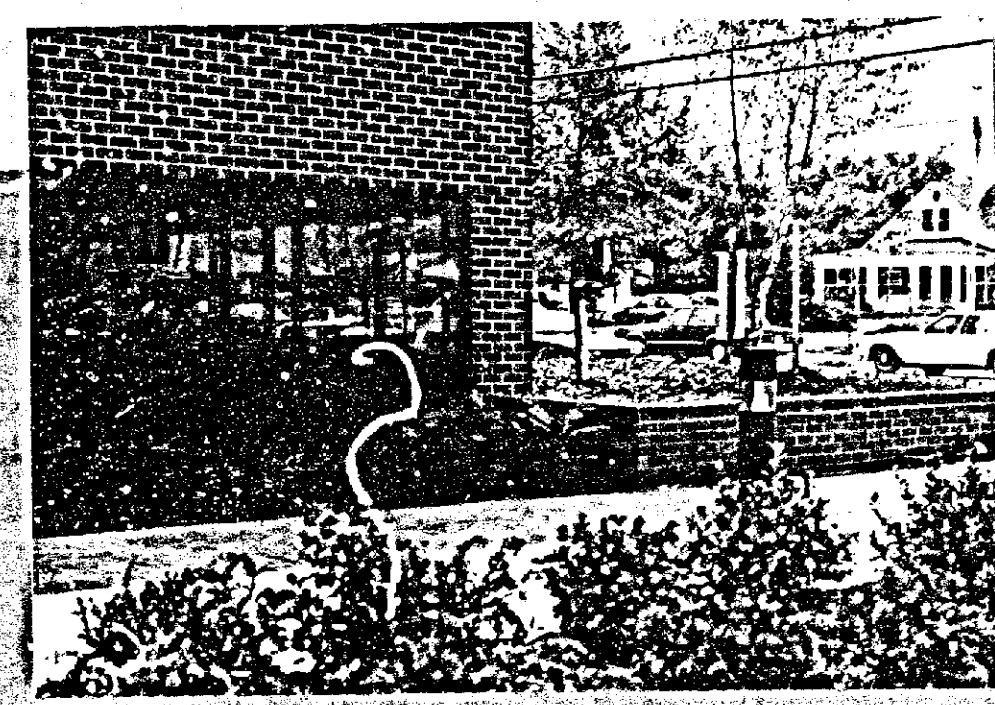
TOWSON, MD., June 27, 1985

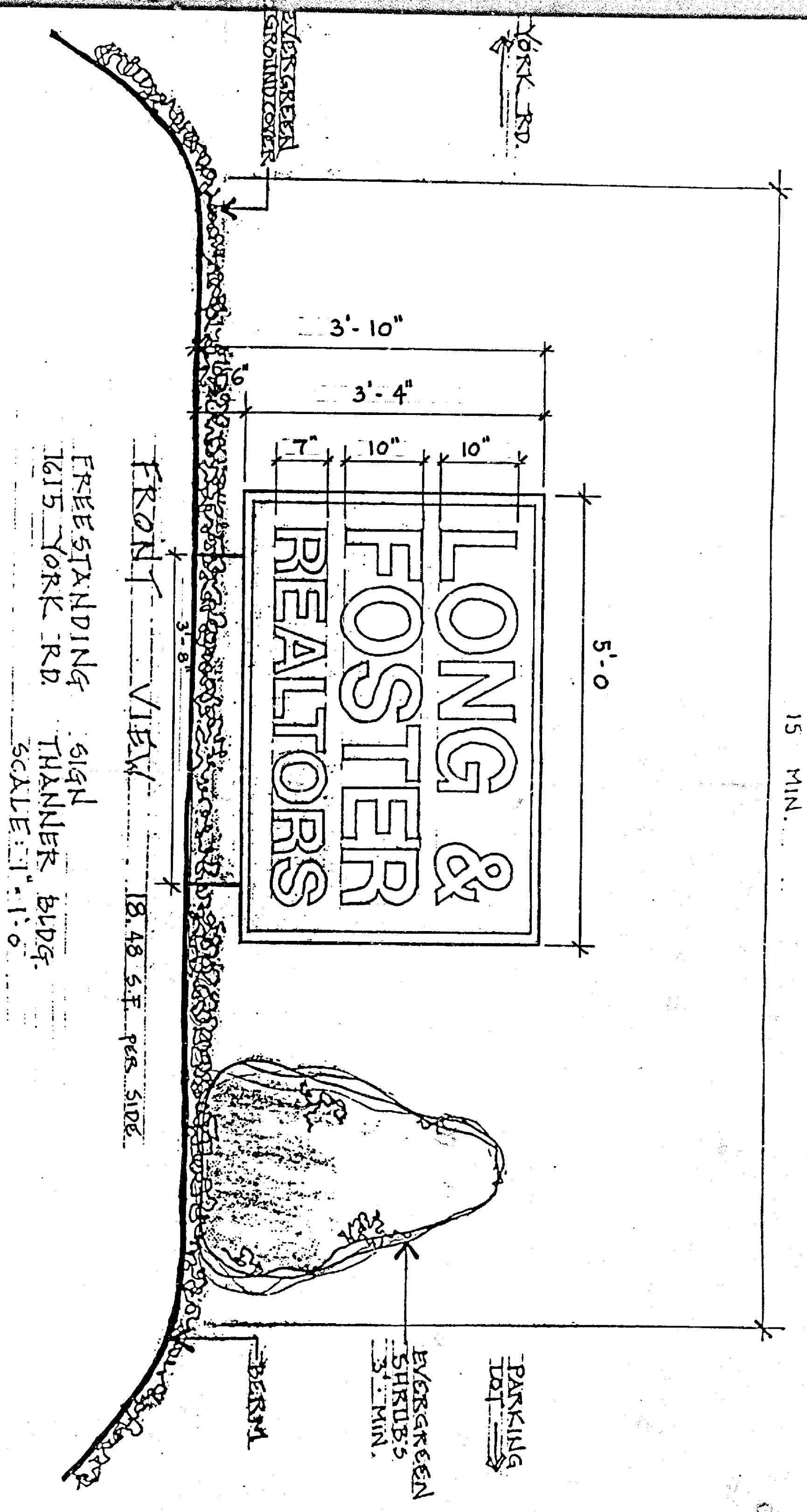
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 27, 1985

THE JEFFERSONIAN,
JB Kentz
Publisher

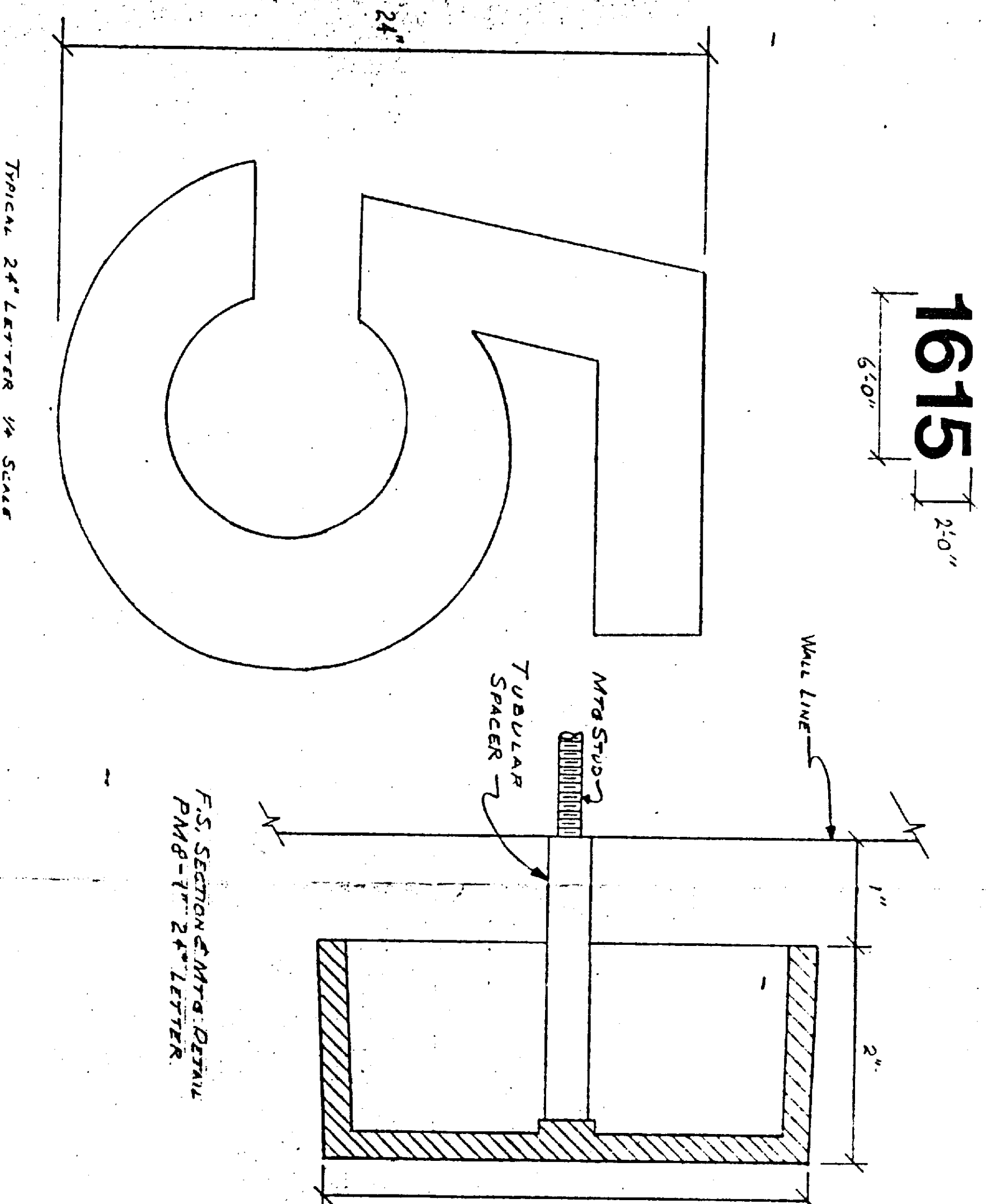
Cost of Advertising
24.75

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8th Election District
LOCATION: East of York Road,
300 feet North of the intersection of
Margate Road (615 York Road)
DATE AND TIME: Wednesday, July
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the sign to be removed, and cause
the sign to be replaced by the date of the hearing or
as made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 27,



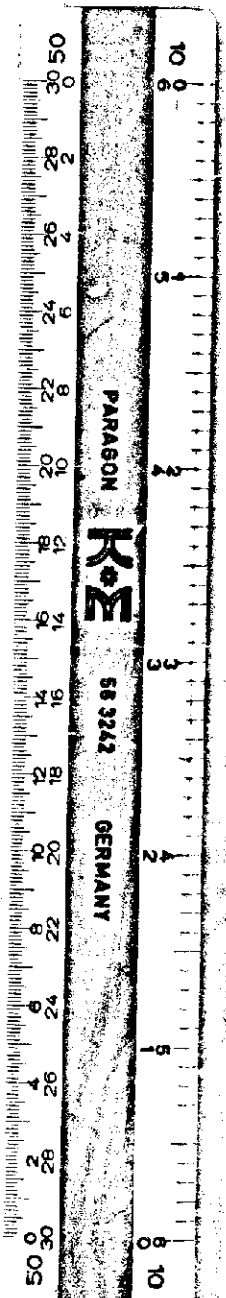


PETITIONER'S
EXHIBIT 3



MATERIAL: CAST ALUMINUM ALLOY # 356
FINISH: SATIN P. SM LETTER FACES; GROUND
EDGES: BAKED ENAMEL - LIGHT BRONZE

METALLIC ARTS			
PO BOX 1478	SPOKANE, WASHINGTON 99210		
DETAILS OF CAST ALUMINUM NUMERALS			
PROJECT 1615 YORK RD			
LOCATION TIMONIUVA, ID.			
CONTRACTOR HOMEWOOD GEN. CONTRACTORS INC			
ARCHITECT			
AGENT R.E. SCHUMANN			
DRAWN BY AAS	DATE 17 APRIL 85	DRAWING NO.	
CHECKED BY JCKA	SCALE 1/4" = 1'-0"		
24" HELVETICA NUMERALS			



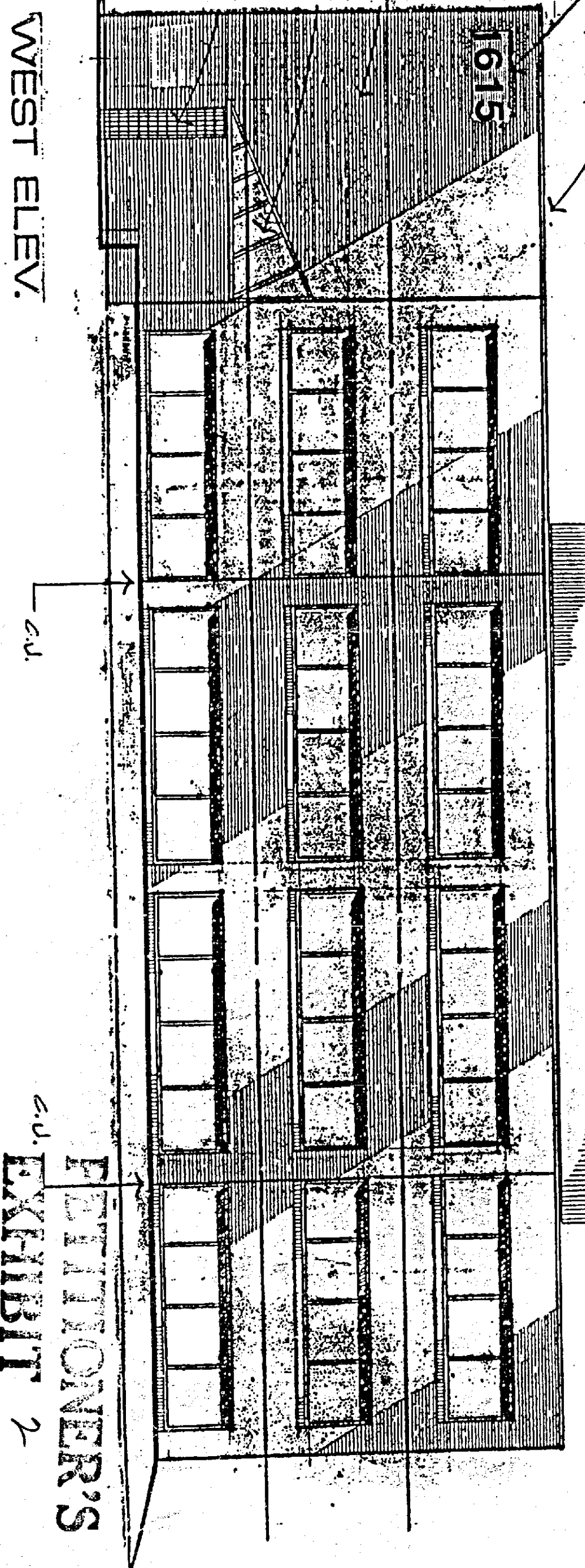
PANEL SCREEN (OPTIONAL)

ALUM. COPING

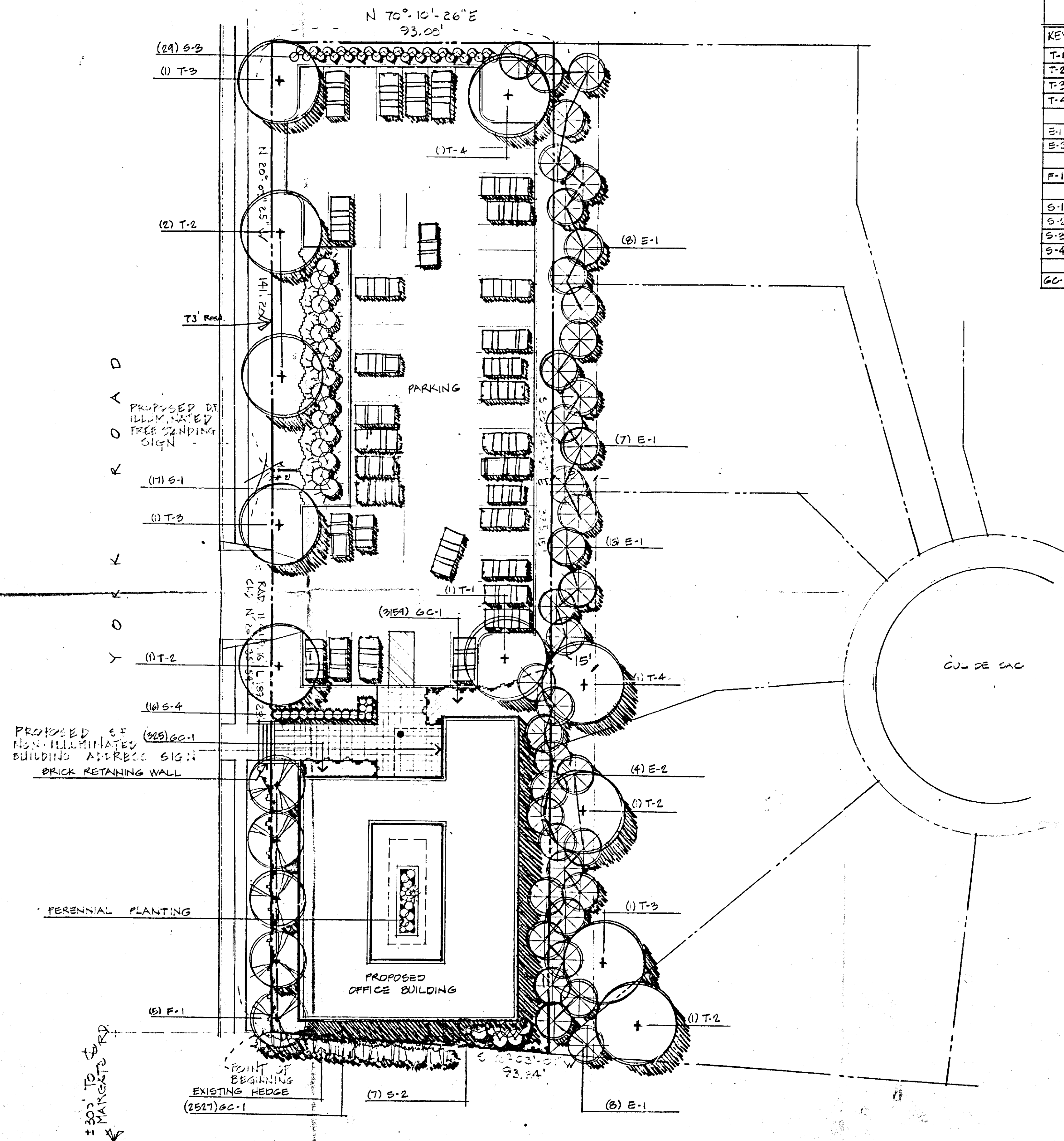
BRASS NUMERALS

24" HIGH, HELVETICA

REVISION



PROPOSED SINGLE-FACED NON-ILLUMINATED
BUILDING ADDRESS SIGN 1/8" 1615 YORK RD.



P L A N T L I S T					
KEY	QUAN	BUTANICAL NAME	COMMON NAME	SIZE	REMARKS
T-1	1	QUERCUS RUBRA	RED OAK	24\"3\"C.	-
T-2	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		-
T-3	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE-LEAF LINDEN		-
T-4	2	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR		-
E-1	36	PINUS STROBUS	WHITE PINE	4-5' HSH	NON-CHEATED
E-2	4	PINUS THUNBERGII	JAPANESE BLACK PINE		
F-1	5	PRUNUS SERULATA 'KWANZAN'	KWANZAN CHERRY	16\"2\"C.	
S-1	17	FORSYTHIA INTERMEDIA	COMMON FORSYTHIA	18\"24\"	
S-2	7	VIBURNUM PLICATUM TOMENTOSUM	DOUBLEFILE VIBURNUM	24\"36\"	
S-3	29	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	18\"24\"	
S-4	16	TAXUS BACCATA 'REPANDENS'	REPANDENS YEW	18\"24\"	
GC-1	6011	HEDERA HELIX BALTICA	BALTIC IVY	2 YR.	5\"O.C.

charles kropp & assoc.
DESIGN CONSULTANTS
PO. 19097
BALTIMORE, MD. 21204
Phone: 301-882-6260

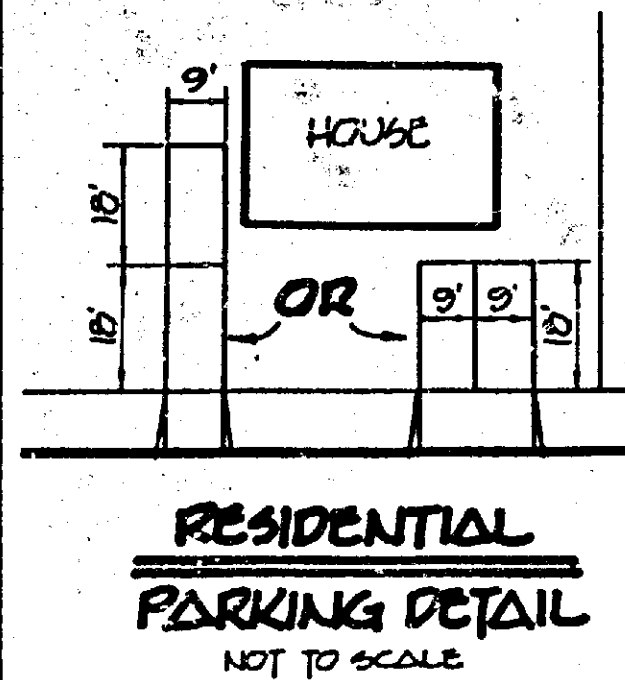
THANNER Building
1611 YORK ROAD
LUTHERVILLE, MD

LANDSCAPING PLAN
#330

PETITIONER'S EXHIBIT

PROJ. 85-012
SCALE 1\"20\"
DATE 1-4-84
REV. 3-16-84

L-1



MD RTE. 45 - YORK ROAD

HADDINGTON ROAD

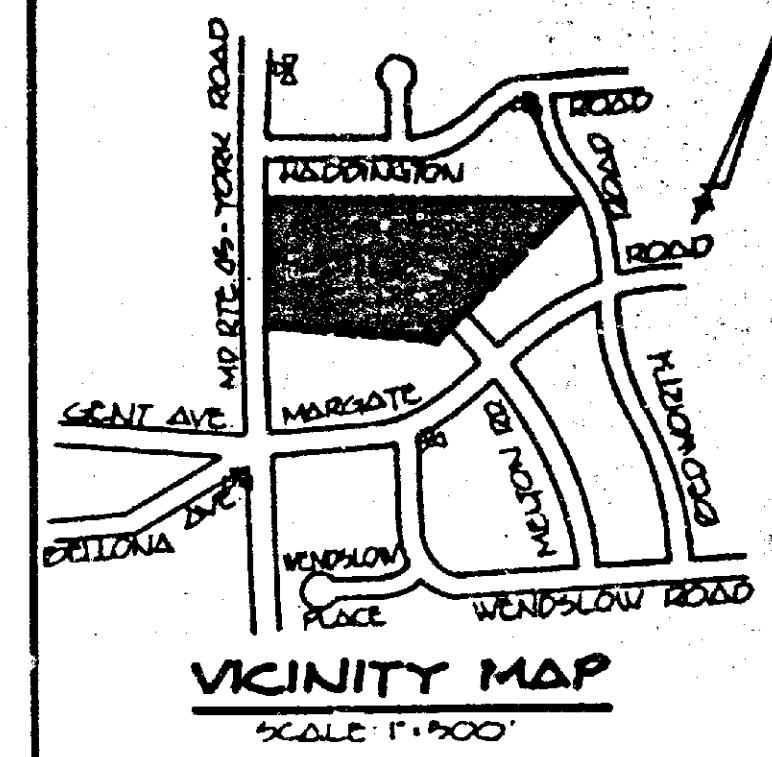
BEDFORTH ROAD

ROAD

ROAD

MELTON ROAD

MARGATE ROAD

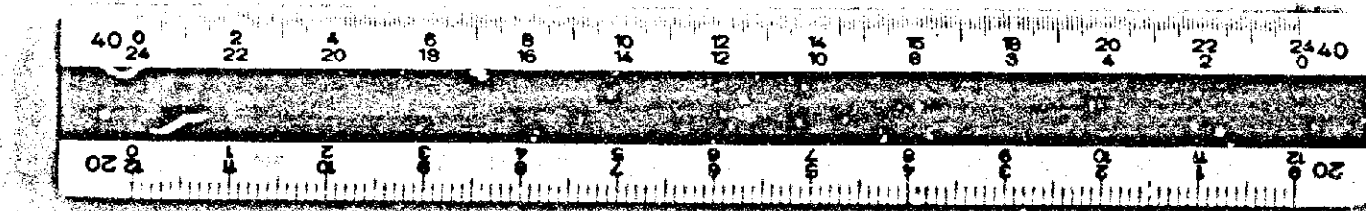


SITE DATA			
DESCRIPTION	DR 5-B ZONE	RO ZONE	PROP. TOTAL
AREA	4.06 AC.±	0.74 AC.±	4.8 AC.±
DENSITY	TOTAL ALLOWED = 22 PROP. = 19 SINGLE FAMILY	# PROP. = 2 4-UNIT CLASS "B" BUILDING	19 DWELLINGS + 1 BUILDING
OPEN SPACE	REQ'D = 1.46 AC.± (10% OF 4.06) PROP. = 0.99 AC.±	REQ'D = 0.25 AC.± (25% OF 0.74) PROP. = 0.24 AC.±	0.24 AC.±
PARKING	REQ'D = 2/DWELLING = 38 PROP. = 38 SPACES	REQ'D = 1/1000 (10% OF 1000) = 10 PROP. = 24 SPACES	74 SPACES

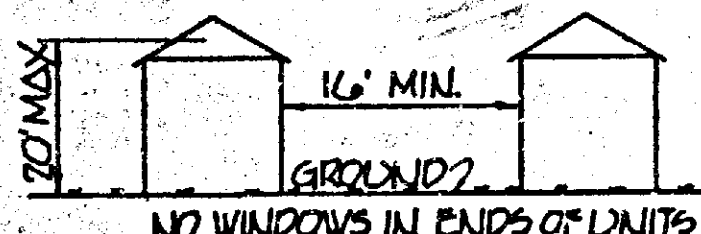
* SPECIAL EXCEPTION WILL BE APPLIED FOR.

GENERAL NOTES

- DEED REFERENCE: C.H.K. JR. 5498, 497
- EXISTING ZONING OF SITE: DR 5-B & RO. (AS SHOWN)
- CENSUS TRACT NO. 4086.02
- WATERSHED NO. 10
- SUB-SEWERSHED NO. 57
- FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS 8)
- ADT'S = 204
- ALL ROADWAYS & PARKING BOYS TO BE PAVED WITH BITUMINOUS CONCRETE.
- ALL PARKING SPACES WILL BE 9'x18' MIN.
- LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER
- THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY
- ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.



TYP. RESIDENTIAL SETBACK REQUIREMENTS



WINDOW TO WINDOW = 16'
WINDOW TO TRACT BOUNDARY = 35'
WINDOW TO STREET R/W = 25'
WINDOW TO LOT LINE = 15'
BUILDING TO TRACT BOUNDARY = 30'

HURST-ROSCH ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
252-5760

DATA FOR SOIL TYPES

JpB: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES				
JpC2: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED				
SnB: SASSAFRAS URBAN LAND COMPLEX, 0 to 5% SLOPES				
SOIL	HOMESITES (10 STORIES OR LESS)	STREETS/PARKING LOTS		
	W/ BASEMENT	W/ BASEMENT		
JOPPA	JpB	SLIGHT	SLIGHT	MODERATE SLOPE
	JpC2	SLIGHT	SLIGHT	SEVERE SLOPE
SASSAFRAS	SnB	SLIGHT	SLIGHT	MODERATE SLOPE

OWNER & DEVELOPER
THANNER DEVELOPMENT CORPORATION
414 E. JOPPA ROAD
TOWSON, MD. 21204
828-0606

C.R.G. PLAN - SUBDIVISION OF

8 TH ELECTION DISTRICT	3 RD CONCLIMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND	
SCALE: 1" = 40'	DATE: OCTOBER 1983

PETITIONER'S
EXHIBIT 6

8-24-A 330 **PETITION FOR ZONING VARIANCE**

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 203-3C to permit a free standing illuminated sign 37 sq. ft. in size and, a 12 sq. ft. non-illuminated address sign on the building wall both in lieu of the permitted 8 sq. ft. non-illuminated sign on the building.

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

Compliance with the zoning regulations poses a practical difficulty for our tenant Long & Foster Realtors as they require increased public exposure and visibility for their office due to the large number of their clients that are first-time visitors unfamiliar with their location. As well, York Road is generally characterized as a commercial corridor in which this proposed sign is compatible and appropriate.

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) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney's Telephone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 10th day of _____ 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 108, County Office Building in Towson, Baltimore on the _____ 17th day of _____ July, 1985, at 11:00 o'clock.

Callahan
Zoning Commissioner of Baltimore County.
(over)

Case No. 86-29-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 _____ 10th day of _____ June, 1985.

Petitioner T & A Limited Partnership
Petitioner's Attorney R. Bruce Alderman, Esquire

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 8, 1985

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

Chairman
Nicholas B. Commodari

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

R. Bruce Alderman, Esquire
White, Mindel, Clarke, & Hill
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 330 - Case No. 86-29-A
Petitioner - T & A Limited Partnership
Variance Petition

Dear Mr. Alderman:

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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

May 23, 1985

Mr. A. Joblon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Att: N. Commodari

Re: Property Owner:
T & A Limited Partn.
Location: E/S York
Road, 300' N. of
centerline of Margate
Road
Existing Zoning: R.O.
Proposed Zoning: Var.
to permit a free stand-
ing illuminated sign
37 sq. ft. & a 12 sq.
ft non-illuminated
address sign on the
building wall both in
lieu of the permitted
8 sq. ft non-illuminated
sign on the building
Acres: .731 Acres
District: 8th Election
Route 45

Dear Mr. Commodari:

On review of the revised site plan of 3/15/85, (landscape Plan) showing the proposed free standing sign outside the S.H.A. right of way, the State Highway Administration, finds the plan generally acceptable.

Very truly yours,

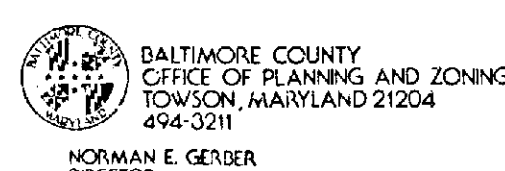
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350.
Telephone 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



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

JUNE 25, 1985

Re: Zoning Advisory Meeting of MAY 14, 1985
Item # 330
Property Owner: T & A LIMITED PARTNERSHIP
Location: E/S YORK ROAD, 300' N. OF E. OF MARGATE RD.

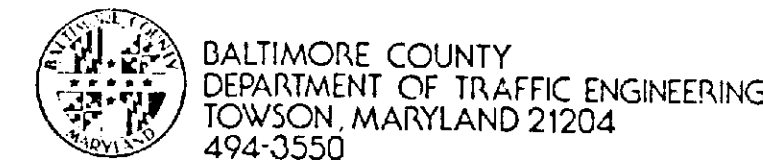
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ The 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 22-99 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 B111 1/8-79. 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 B111 1/8-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are delineated annually by the County Council.
- ☒ Additional comments:
CRG APPROVED PLAN ON 12/22/85 WHICH DID NOT COMPLY WITH THE REQUIREMENTS FOR A FREE STANDING SIGN. A FREE STANDING SIGN IS SUBJECT TO COMPATIBILITY REVIEW. ADDITIONAL INFORMATION SHOULD BE SUBMITTED SUCH AS TYPE OF ILLUMINATION, SIGN MATERIALS, COLORS ETC. FOR COMPATIBILITY REVIEW.

cc: James Howell

Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

May 17, 1985

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

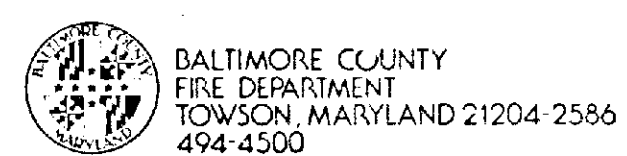
Item No. 326, 327, 329, 330, 331, 334, and 337 ZAC Meeting of May 14, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

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

Nicholas B. Commodari
Nicholas B. Commodari
Traffic Engineering Assoc. II

MSF/ccm



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: T & A Limited Partnership

Location: E/S York Road, 300' N of centerline of Margate Road

Item No.: 330 Zoning Agenda: Meeting of 5-14-85

Comments:

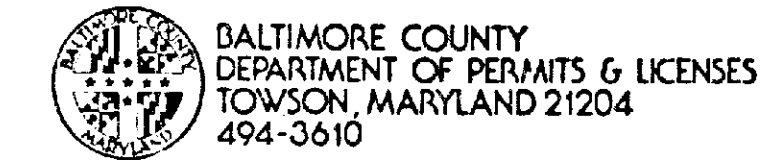
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carol J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *Errol M. Reinck*
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:
Comments on Item # 330 Zoning Advisory Committee Meeting are as follows:
Property Owner: T & A Limited Partnership
Location: E/S York Road, 300' N of c/l of Margate Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 41-86; the Maryland Code for the Building and Code Enforcement Act (B.C.E.A.) - 1980 and other applicable Codes and Standards.
- ☒ 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. Reproduction seals are not acceptable.
- ☒ All Fire Groups except Red Single Family Detached Dwellings require a minimum 1 hour fire rating for exterior walls clear of 6'-0" to an interior lot line. Red Fire Groups require 1 hour wall if closer than 3'-0" to an interior lot line. Any wall built as an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 106.2 and Table 102. No openings are permitted in an 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 Co. Building Code.
- ☒ 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. Architectural drawings of Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Blank Use _____ See Section 112 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 114.1 of the Building Code as adopted by Bill 21-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

NOTE: Comments: Signs shall comply with Section 1902.0.

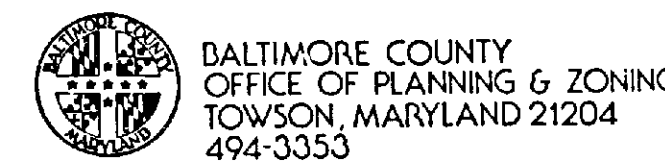
E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 108 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
Nicholas B. Commodari
Nicholas B. Commodari
Building Plans Review

LJW/25

APR 10 1985

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



ARNOLD JABLON
ZONING COMMISSIONER

October 25, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E of York Road, 300' N of
the c/l Margate Road
(1615 York Road) -
8th Election District
T & A Limited Partnership,
Petitioner
Case No. 86-29-A

Dear Mr. Alderman:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMJ:bg

Attachments

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

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

People's Counsel

THANNER
DEVELOPMENT CORPORATION

DESCRIPTION

Beginning at a point 300 feet +/- north of the centerline of Margate Road said point also being on the east right-of-way line of York Road. A 73 foot right-of-way; thence leaving said right-of-way S. 73°-03'-01" W., 93.24 feet to a point; thence running parallel to York Road S. 20°-24'-32" E., 335.15 feet to a point; thence running N. 70°-10'-26" E., 93.00 feet to a point on the aforementioned east right-of-way line of York Road; thence binding on said right-of-way line to the point of beginning and containing 30,962.40 square feet or .731 acres of land, more or less.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E of York Rd., 300' N : OF BALTIMORE COUNTY
of the Centerline of :
Margate Rd. (1615 York :
Rd.), 8th District :
T & A LIMITED PARTNERSHIP, : Case No. 86-29-A
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, White, Mindel, Clarke, & Hill, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

414 EAST JOPPA ROAD • TOWSON, MD. 21204 • 301-828-0606

IN RE: PETITION FOR VARIANCE
E of York Road, 300' N of
the c/l Margate Road,
(1615 York Road)
8th Election District
T & A Limited Partnership,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-29-A

The Petitioner herein requests variances to permit a free-standing, illuminated sign of 37 square feet and a non-illuminated address sign of 12 square feet attached to the building wall, both in lieu of the permitted 8 square foot non-illuminated sign on the building.

Testimony on behalf of the Petitioner indicates that approximately 4.8 acres, of which approximately 4.06 acres are zoned D.R. 5.5 and approximately 0.74 acres are zoned R.O., were purchased in 1983. Numerous conferences with representatives of the York Road Improvement Association and subsequent design changes preceded the construction of dwellings and the office building as well as plans for signs. The primary tenant, Long and Foster Realtors, require a more visible free-standing sign because their specific business depends on numerous first-time visitors, the speed on this major commercial motorway, and the quantity and type of signs already on York Road. Additional front landscaping has been planned. Numerals must be adequately visible from the street for location of other tenants.

Mary Ginn, representative of the Association of Baltimore County Community Councils, addressed the Association's policy against sign variances in general, but conceded that the instant case presented difficult issues. She expressed concern that the granting of the petition would establish a precedent. In addition she suggested that a building sign was preferable to a free-standing sign, and that any permitted free-standing sign should be restricted to the specific lot and that its illumination should be cut off before midnight.

ORDER RECEIVED FOR FILING
DATE *October 25, 1985*
BY *Arnold Jablon*
ADMINISTRATIVE ASSISTANT

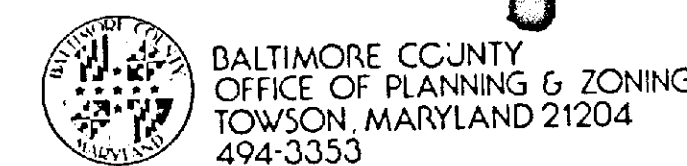
ORDER RECEIVED FOR FILING
DATE *October 25, 1985*
BY *Arnold Jablon*
ADMINISTRATIVE ASSISTANT

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of October, 1985, that the herein Petition for Variances to permit a free-standing, illuminated sign of 37 square feet and a non-illuminated address sign of 12 square feet attached to the building wall, both in lieu of the permitted 8 square foot non-illuminated sign on the building, in accordance with pages 2 through 5 of Petitioner's Exhibit 5, and located as indicated on the landscape plan prepared by Charles Kropp and Associates, revised March 15, 1984 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The free-standing sign shall not be illuminated after 10:00 p.m.
2. At any such time as the free-standing sign ceases to be used for the identification of Long and Foster Realtors, another public hearing will be required.

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



ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/York Rd., 300' N of the centerline
of Margate Road, (1615 York Road)
8th Election District
T & A Limited Partnership - Petitioner
Case No. 86-29-A

Dear Mr. Alderman,

This is to advise you that \$ 75.25 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.

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

No. 006847

DATE 7/25/85 ACCOUNT R-01-615-900

AMOUNT \$ 75.25

RECEIVED FROM T & A Limited Partnership

FOR Advertising and Posting Case 86-29-A

VALIDATION OR SIGNATURE OF CASHIER

erely,
Arnold Jablon
LD JABLON
Zoning Commissioner

Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
29 W. Susquehanna Avenue
Towson, Maryland 21204

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/York Rd., 300 ft. N of the centerline
of Margate Road (1615 York Road)
8th Election District
T & A Limited Partnership - Petitioner
Case No. 86-29-A

TIME: 11:00 a.m.

DATE: Wednesday, July 17, 1985

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

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

No. 007474

DATE 7/25/85 ACCOUNT R-01-615-900

AMOUNT \$ 75.25

RECEIVED FROM T & A Limited Partnership

FOR Advertising and Posting Case 86-29-A

VALIDATION OR SIGNATURE OF CASHIER

APR 10 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: July 2, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-29-A

This office is opposed to the granting of the subject request. It is this office's opinion that the proposed free-standing sign would violate the intent of the R.O. Zone. Further, this office questions whether or not sign variances can be granted in the R.O. zoning classification.

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

NEG:JGH:alm

YORK MANOR IMPROVEMENT ASSOCIATION, INC.
P. O. BOX 36 - LUTHERVILLE, MD. 21093

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

July 17, 1985

Re: Variance Request
Thanner Development
Corporation

Dear Mr. Jablon:

The York Manor Improvement Association, representing the community of York Manor located adjacent to the Thanner Building Property, wishes to be a party in the proceedings involving the special exception request for a variance to the sign ordinance section 203.3c.

The Board of Directors met and approved a sign proposal for two signs on the Thanner Property. The Board approval was contingent on the limitations outlined in a letter dated May 17, 1985 from Mr. Armando J. Cignarale, Vice President, Thanner Development Corporation and exhibits A and B. Should the conditions of approval be modified the Board of Directors requests an opportunity to review and comment on any suggested changes. Furthermore, should the Thanner Development Corporation change signing in the future, as noted in the May 17 letter, we request that you or your representative hold an additional hearing. We also ask that you include in your decision on the variance request the specific conditions outlined in Mr. Cignarale's letter and exhibits A and B.

Ginny Probasco
Ginny Probasco
President, York Manor
Improvement Association

EXHIBIT 5

THANNER
DEVELOPMENT CORPORATION
May 17, 1985

RE: Thanner Building Signs

Mr. Stoney Fraley
1703 Haddington Garth
Lutherville, MD 21093

Dear Mr. Fraley,

Based upon your ongoing dialogue with Mr. John Tansey of this office, I believe we now have an agreed-upon treatment for the Thanner Building signs.

The free-standing sign for Long & Foster Realtors, Inc. shall be located on top of the berm along York Road in an area where it is at least 15 ft. wide. It will be placed amid low growing evergreen groundcover, either Ivy or Juniper, with evergreen shrubs 3 ft. to 4 ft. high planted on the parking lot side of the sign. (See Exhibit A)

The overall dimensions of the sign panel will be 3 ft. 4 ins. by 5 ft. 0 ins. The panel will rest on a base 6 ins. high by 3 ft. 8 ins. long.

The sign will be double-faced and internally illuminated. The sign will not, however, be illuminated after 12:00 midnight.

The building address sign information is illustrated in Exhibit B. This sign will be attached to the building and will be approximately 2 ft. by 6 ft.

These proposed signs as described above constitute the only permanent external signage for the Thanner Building Property.

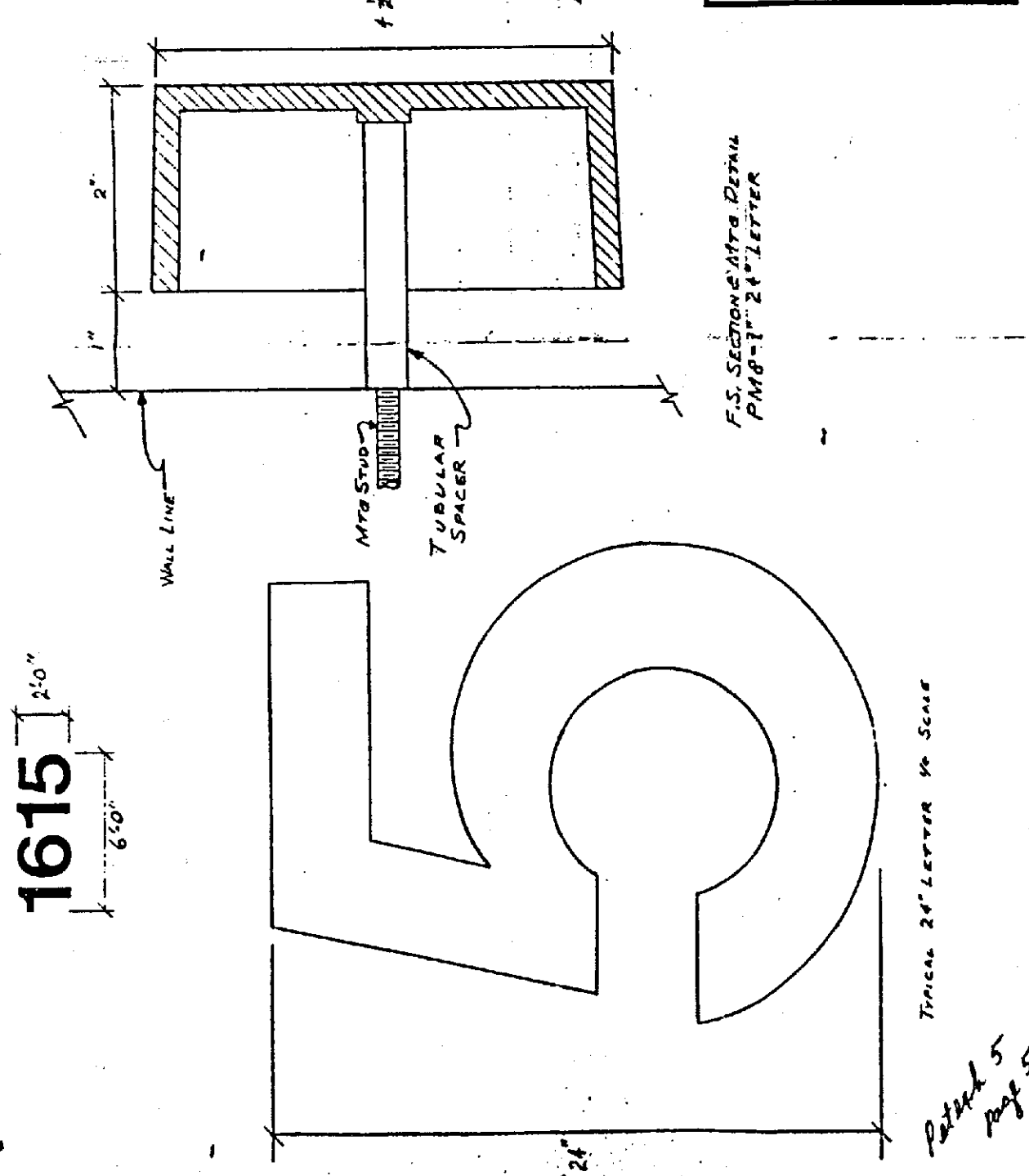
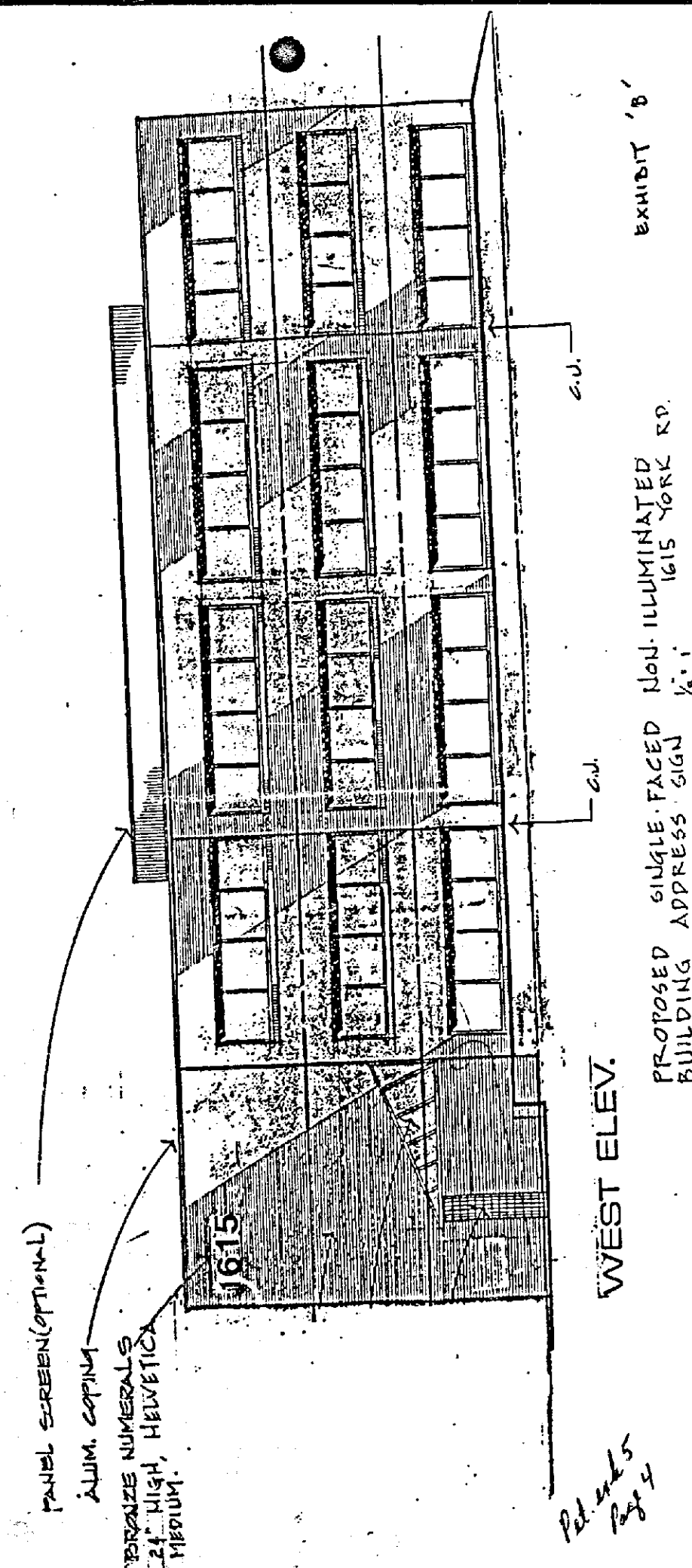
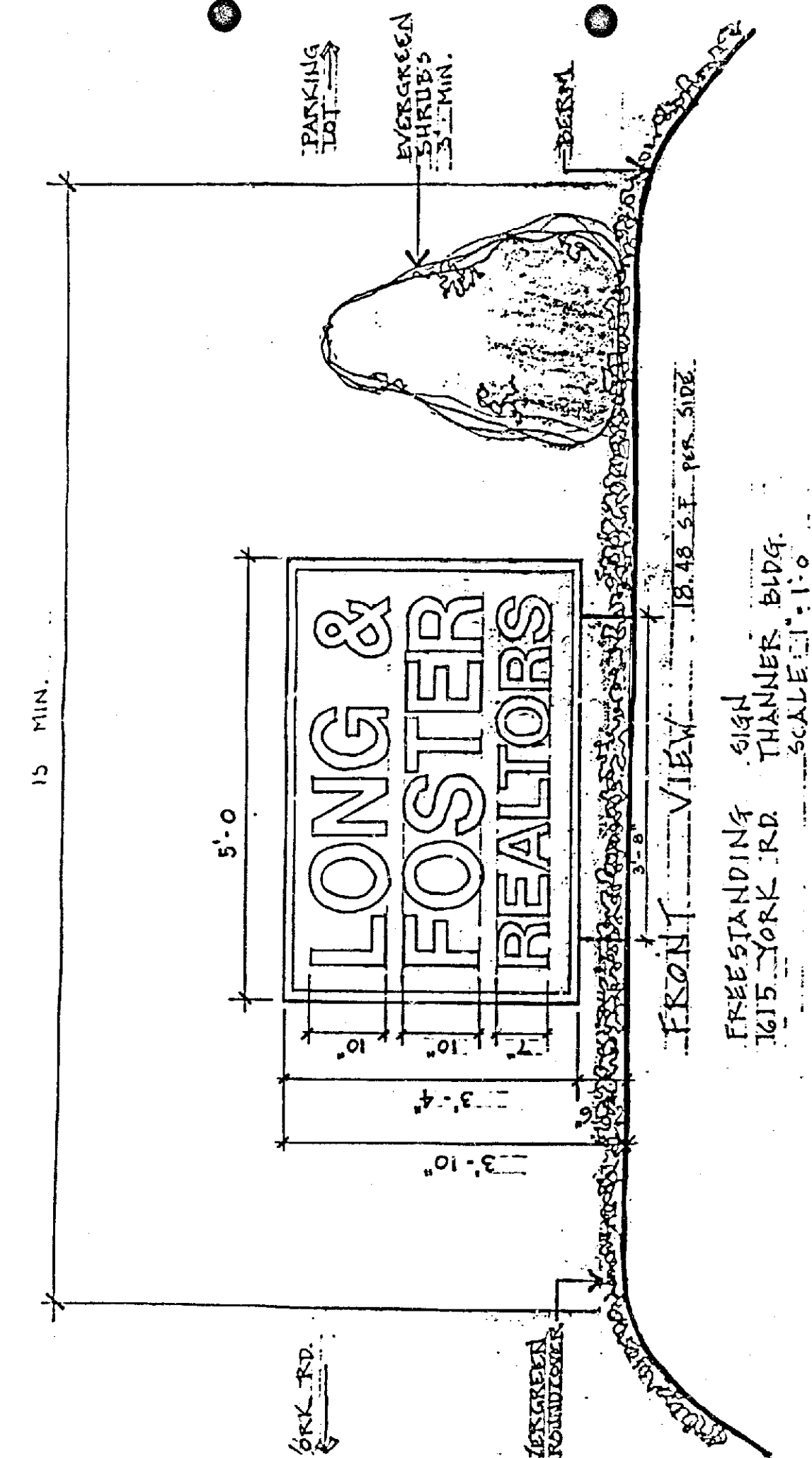
Should we desire to change the sign treatment for the property at some time in the future, example, if Long & Foster were to leave and a new major tenant were to want to use the sign space, we understand and agree that we would submit such changes to your organization for review.

Thank you for your continued assistance and consideration. It is appreciated.

Sincerely,

Armando J. Cignarale
Armando J. Cignarale
Vice President

AJC/bae
Enclosure
414 EAST JOPPA ROAD • TOWSON, MD. 21204 • 301-828-0608



METALLIC ARTS	
NAME	PROJECT
ADDRESS	LOCATION
DATE	DESIGNER
DRAWING NO.	SCALE
BY	CHECKED
DATE	DATE

WHITE, MINDEL, CLARKE & HILL
6TH FLOOR, 28 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 828-1050

July 24, 1985

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204
RE: Case No. 86-29-A
Petitioner T & A Limited Partnership
Variance Petition

Dear Mrs. Jung:

This letter is to serve as a follow-up memorandum of supporting legal justification for granting the sign variance petitioned for in the above-referenced case.

The facts and testimony were dealt with extensively at the hearing and should not be repeated in this writing. The prime purpose at this time is to substantiate the legal justification for granting of sign variances.

Section 203.3.C of the Baltimore County Zoning Regulations is entitled "Signs and Display" and is stated under the general use regulations for the R.O. zone. This section starts with the language "in addition to signs permitted under subsection S413.1..." and continues to describe the sign dimensions permitted as a matter of right. Since the initial language of the section refers specifically to the signs section of the zoning regulation, it would logically follow that all signs treated in 203.3.C of the regulations are the subject matter for a variance petition whether the sign falls within the list enumerated in Section 413.1 or is the sign described as "permitted" in the remaining language of that section.

WHITE, MINDEL, CLARKE & HILL

Mrs. Jean M. H. Jung

-2- July 24, 1985

It therefore logically follows that both signs, the identification sign for Long & Foster and the numerals affixed to the side of the building are proper subject matter for the petitioned variance.

There is adequate precedent for the above stated contention in a case recently decided by the Zoning Commissioner entitled Variance Petition, Emanuel S. Glasser, M.D., Case No. 85-282-XA. In this case a variance was granted for a sign which was greater in dimensions than the sign described as "permitted" in Section 203.3.C.

The petitioner also respectfully submits that the burden of proof for the granting of variances set out in Section 307 of the Zoning Regulations has been met by the petitioner in the case of both the free standing sign and the identification numerals attached to the side of the building to justify the granting of the variances in connection with the use of a building located along a heavily traveled commercial motorway, surrounded by many large identification signs.

I would also respectfully submit, on behalf of the petitioners that they would submit to a limitation prohibiting the illumination of the sign after 10 p.m. instead of the 12 midnight termination originally requested. They would further submit to a restriction that the sign be used only for the identification of Long & Foster Realtors so that no further or substitute identification would be permitted without another hearing.

Thanks for your consideration of this matter.

Sincerely,

R. Bruce Alderman
R. Bruce Alderman

RBA/slj
Hand Delivered
cc: Mary Ginn

APR 13 1986

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Case No. B6-29-A
Petitioner T & A Limited Partnership
Variance Petition

Dear Mrs. Jung:

This letter is to serve as a follow-up memorandum to note specific precedent for denying the sign variance(s) petitioned for in the case referenced above.

In the case entitled Petition for Special Hearing and Variance (NE/corner of York and Gorsuch Roads), Wade J. Webster, et ux, Case No. 83-117-SPHA (Item No. 29), the Zoning Commissioner denied the Petition and stated in his opinion that Section 413.1 of the Baltimore County Zoning Regulations "...affords little, if any, additional benefit... Its a reading of Section 203.3C...since the sign is generally larger than provided for, contains advertising aspects, and/or is illuminated."

Unlike the decision by the Zoning Commissioner in the Petition of Emanuel S. Glasser, M.D., Case No. 85-282-XA, in which a sign variance was granted, with restrictions, there were no issues regarding the practical difficulty or unreasonable hardship of establishing adequate signs for the visually impaired or erecting appropriate directories for a building having office entrances on opposite sides of the building.

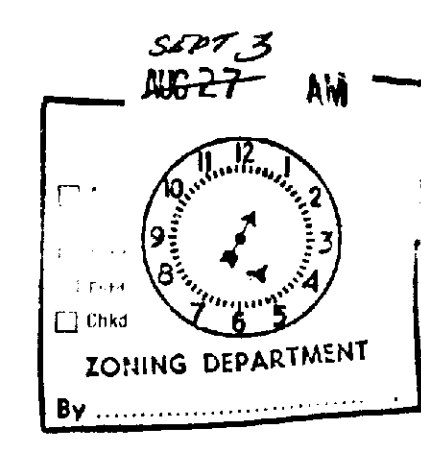
The main issue in Webster, as it is in the Petition of the T & A Limited Partnership, was advertising.

Sincerely,
Mary E. Ginn
Mary E. Ginn

MEG/rw
Hand Delivered
cc: R. B. Alderman ✓

LAW OFFICES
WHITE, MINDEL, CLARKE & HILL
6TH FLOOR, 28 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 828-1050
August 27, 1985

GEORGE L. CLARKE
8208 1978
COUNSEL
NORMAN E. HONE
HARRY DE GRACE, JR. OFFICE
418 GREEN STREET, 2107B
DOW 930-3468



HAND DELIVERED
Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mrs. Jung:

Thank you for the opportunity, yesterday, to discuss with you, once again, the question of the interpretation of the Zoning Regulation contained in Section 203.3(c) so as to allow the granting of a sign variance in an R.O. zone if, in fact, the Petitioner can meet the required burden of proof.

The question involves the legal interpretation of that section to permit even the consideration of the granting of a Sign Variance by the Hearing Officer.

During the course of our conversation, we discussed a decision previously made by Zoning Commissioner Arnold Jablon in the "Dr. Glasser case". You pointed out that your decisions in all cases were made independently of each other (i.e. you and Mr. Jablon) and I agree totally with that concept.

I would, however, like to make one point which may be worthy of consideration. I support the wisdom and logic of decisions being made independently of each other in the determination of facts, credibility, meeting burdens of proof and all other matters that lead to a decision reached by applying evidence, testimony and facts to the applicable and appropriate law or regulation.

I would, however, respectfully suggest that completely independent decisions in matters that involve solely and purely the legal interpretation of a particular section of the BCZF could result in entirely different legal interpretations and lead to some uncomfortable results, not the least of which would

WHITE, MINDEL, CLARKE & HILL

Mrs. Jean M. H. Jung
August 27, 1985
Page Two

be the "shopping" by Petitioners and their Attorneys for a Hearing Officer that renders a more favorable or advantageous legal interpretation of a particular regulation. I sincerely think unanimity in basic legal interpretation by a Commission consisting of more than one Hearing Officer is important to the Commission itself and its relationship to Petitioners, Protestants and the general public.

I point this out to both of you as an interested and concerned party for the welfare and well being of the Zoning Commission and you as Hearing Officers.

I thank you for your consideration of this contention and will certainly respect and abide by your thoughts and decisions relating to it. As a matter of convenience, I am forwarding a copy directly to Zoning Commissioner Arnold Jablon and, for Mr. Jablon's further information, a copy of my memorandum letter to you dated July 24, 1985.

Sincerely,
R. Bruce Alderman
R. Bruce Alderman

RBA/mvj
cc: Mr. Arnold Jablon

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,
JB Kentz
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
8th Election District
LOCATION: East of York Road,
300 feet North of the intersection of
Margaret Road (615 York Road)
DATE AND TIME: Wednesday, July
17, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section 203.3(c) to permit a free-standing illuminated sign 17 square feet in size and a 12 square foot illuminated address sign on the building with both signs of the permitted 8 square feet non-illuminated sign on the building.
Being the property of T & A Limited Partnership 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 Commission will, however, reserve the right to deny this petition at any time during this period for good cause shown by the date of the hearing or by the date of the decision.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 27

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 874 Date of Posting: 6/11/85
Posted for: Variance
Petitioner: T & A Limited Partnership
Location of property: E of York Rd., 300' N of Margate Rd.
1415 York Rd.
Location of Signs: Facing York Rd., approx. 11' from roadway, on property of E. Polkman
Remarks:
Posted by: *M. H. H. Jung* Date of return: 6/27/85
Number of Signs: 1

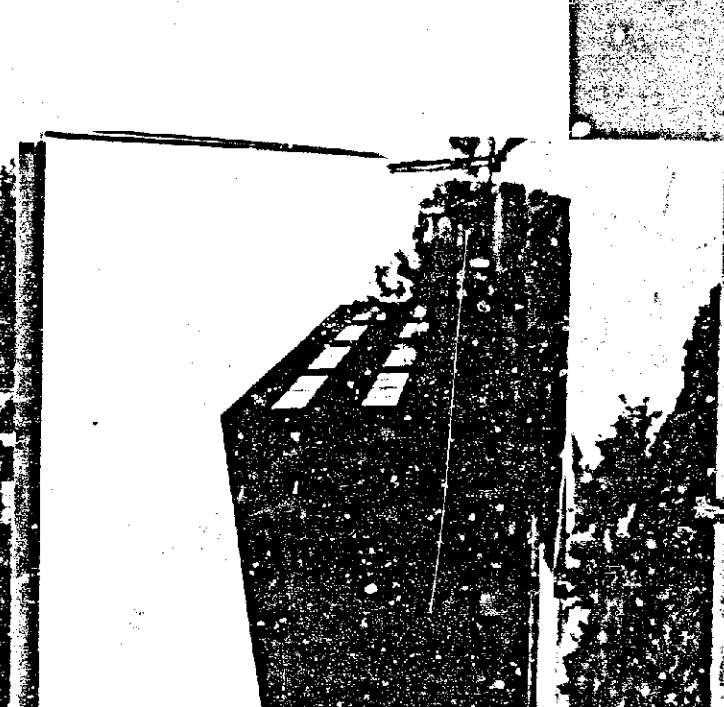
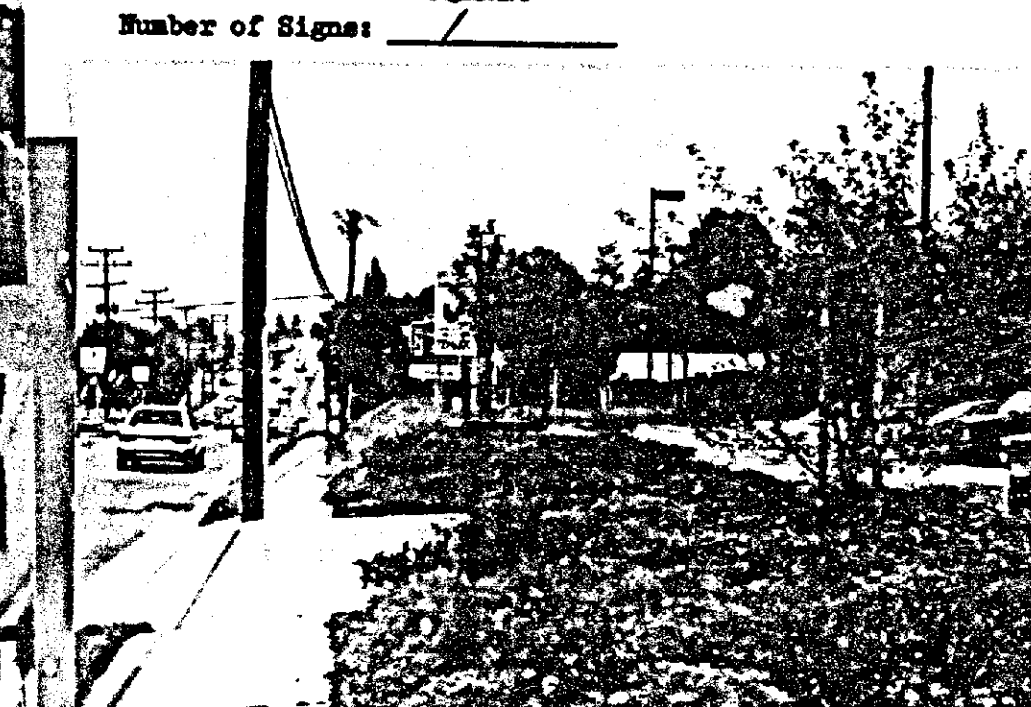
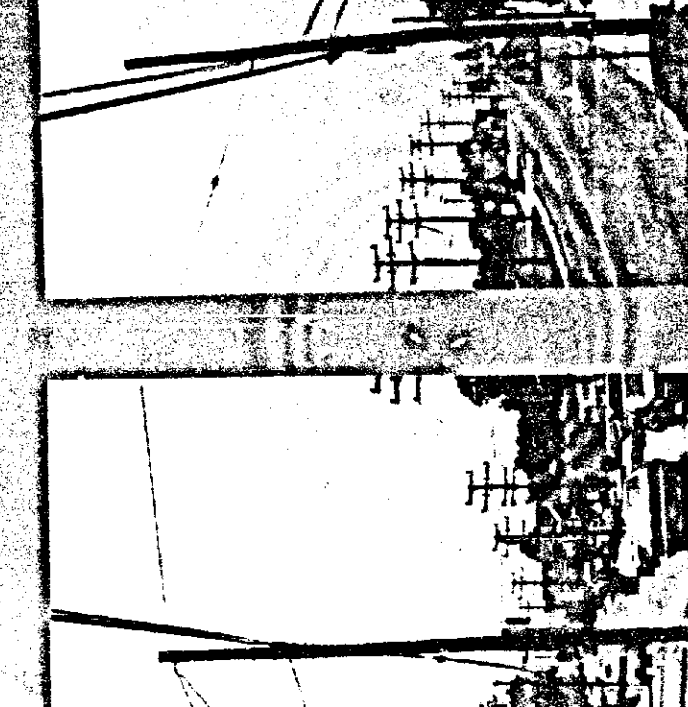
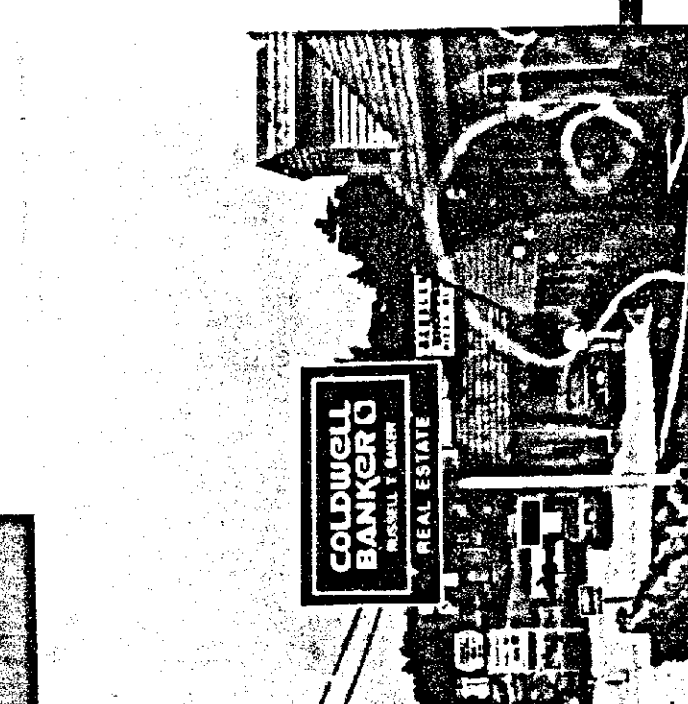
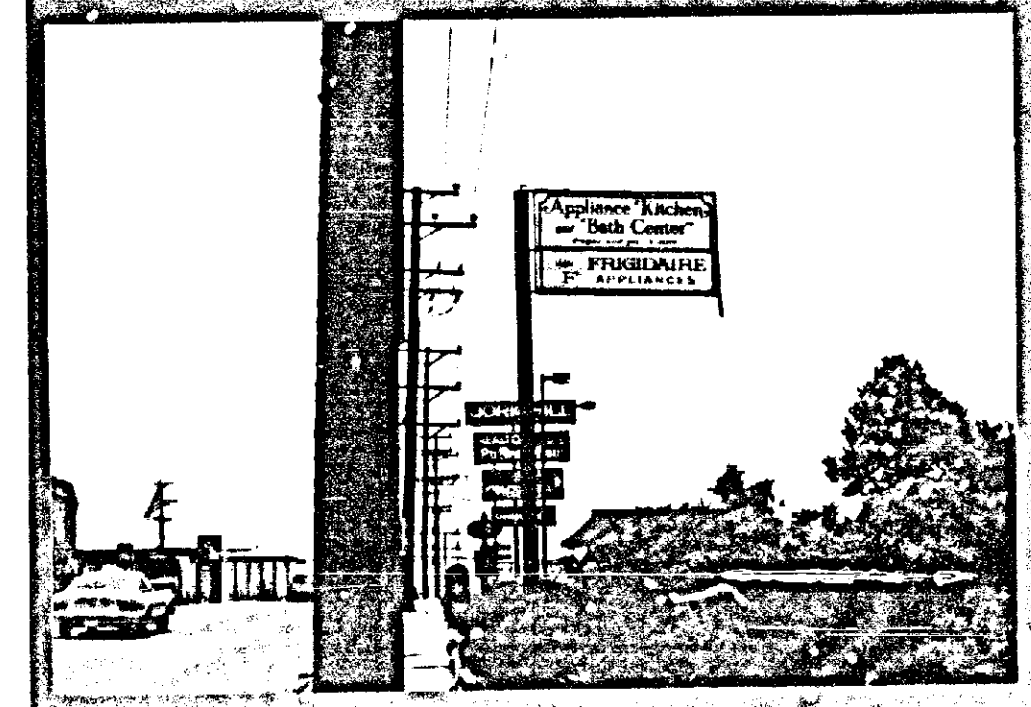
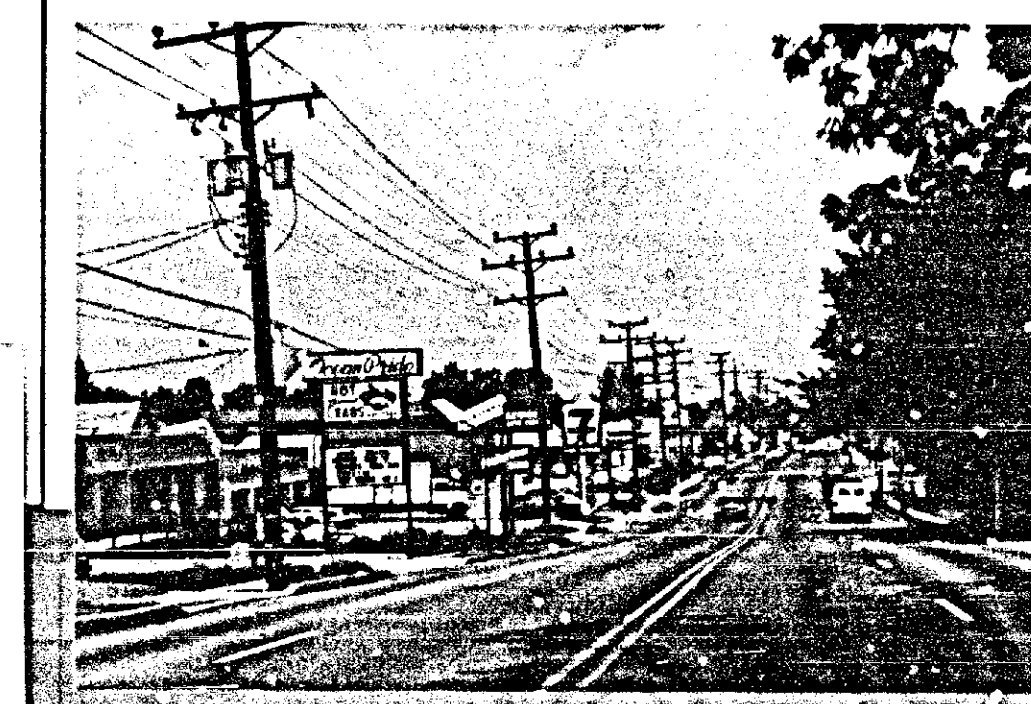
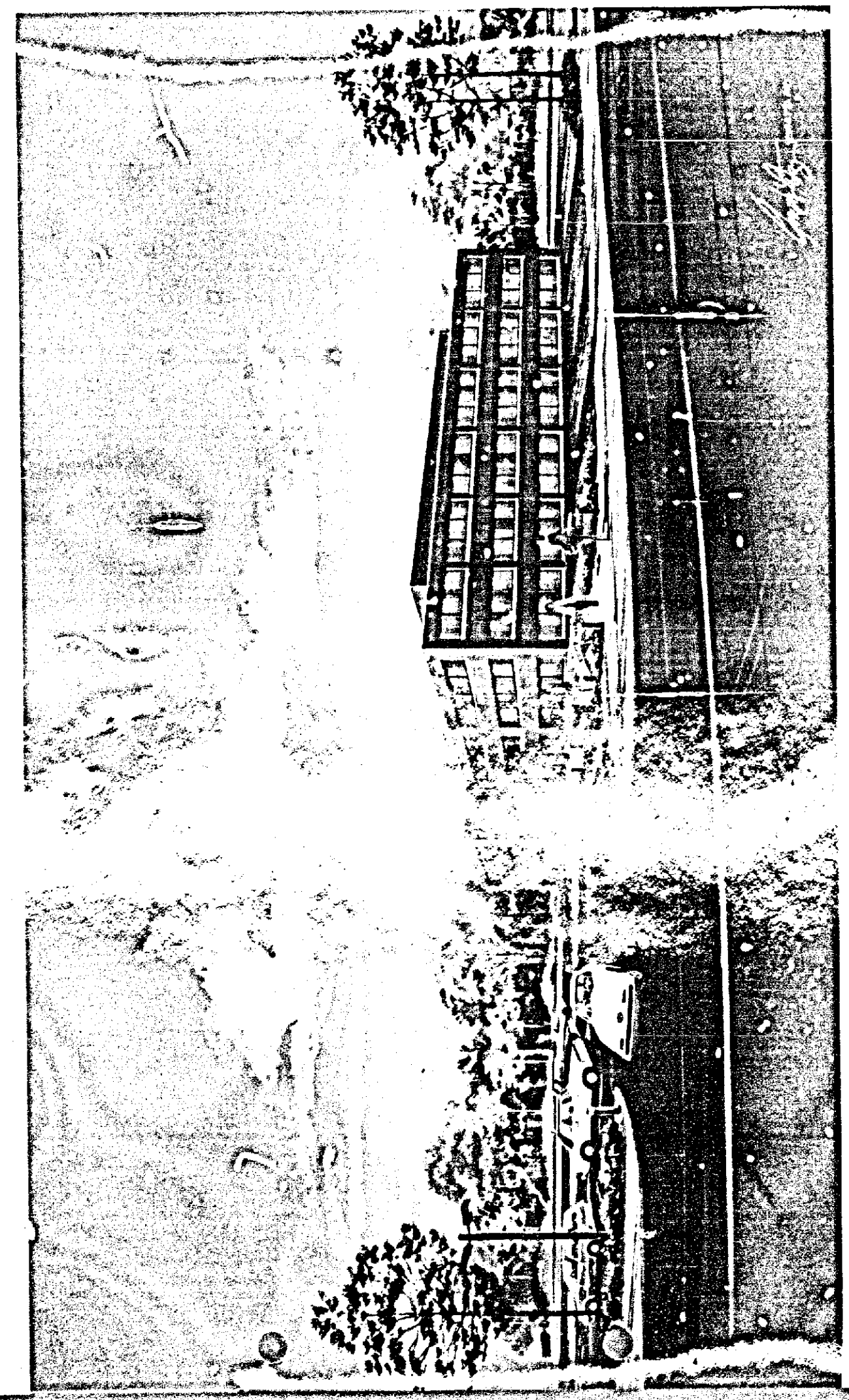
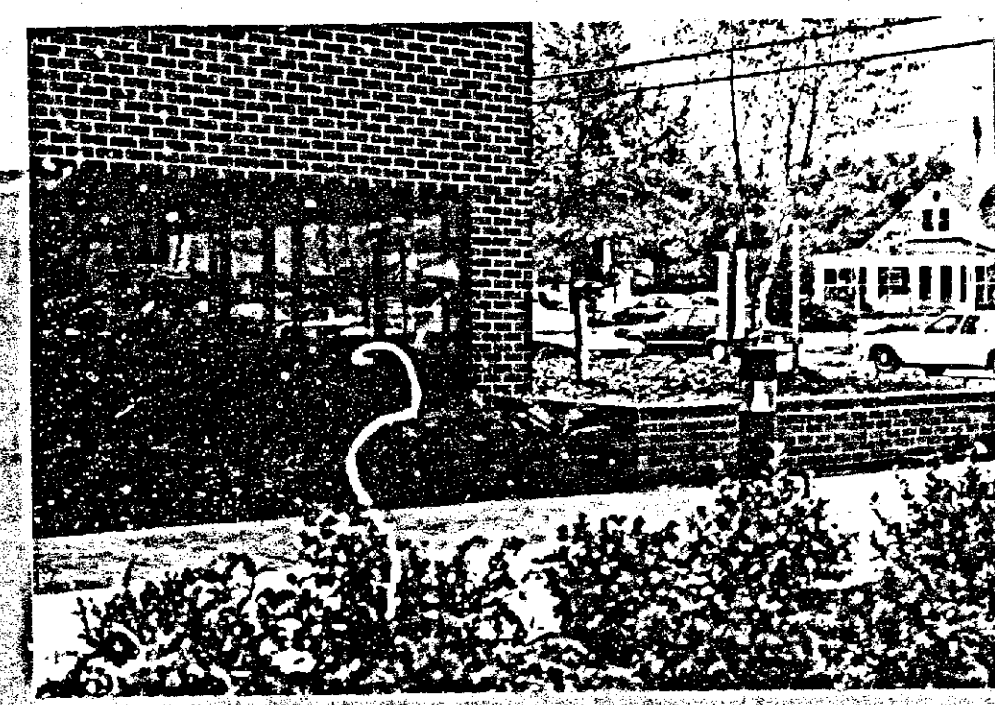
CERTIFICATE OF PUBLICATION

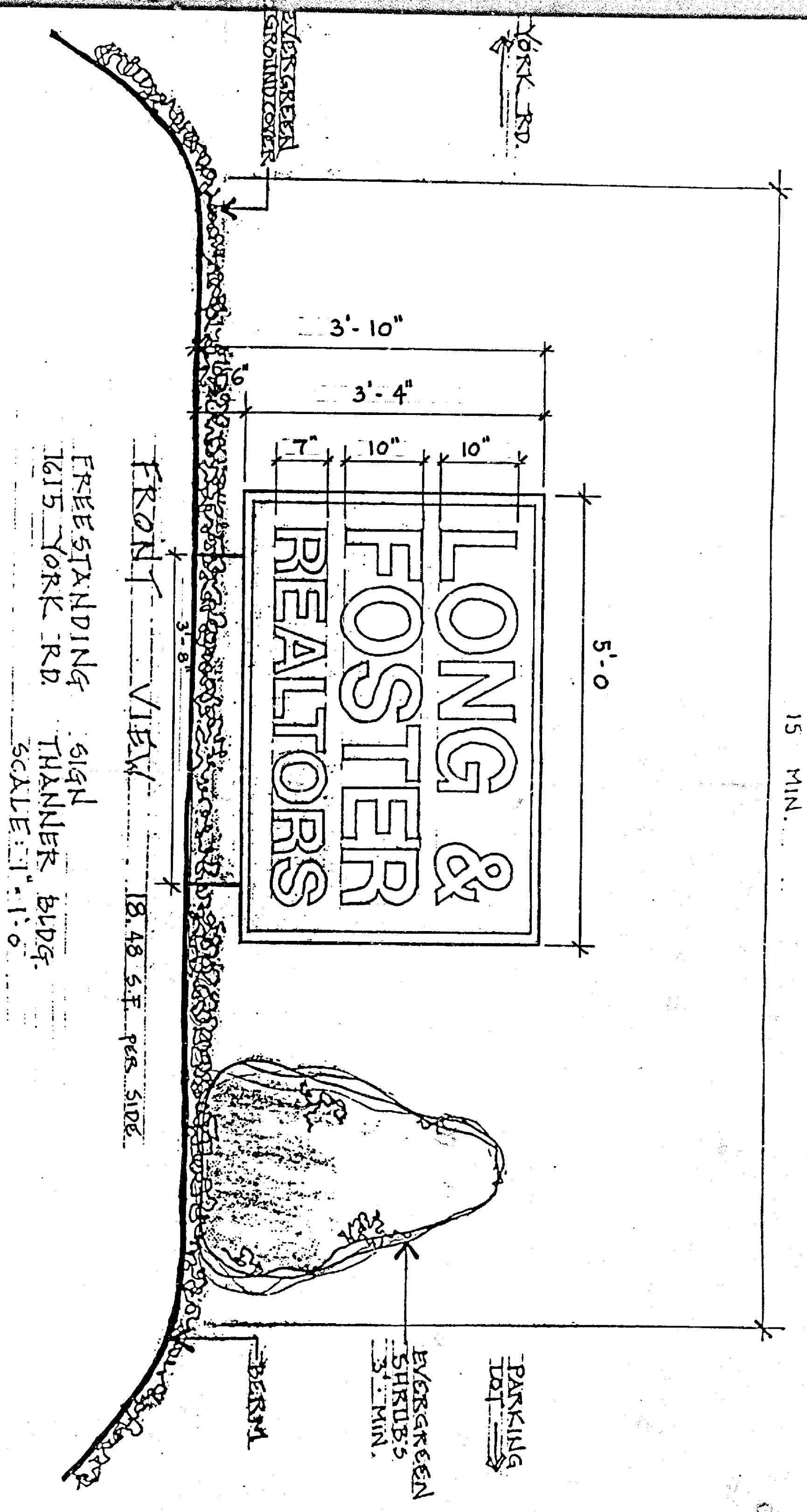
TOWSON, MD., June 27, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 27, 1985

THE JEFFERSONIAN,
JB Kentz
Publisher

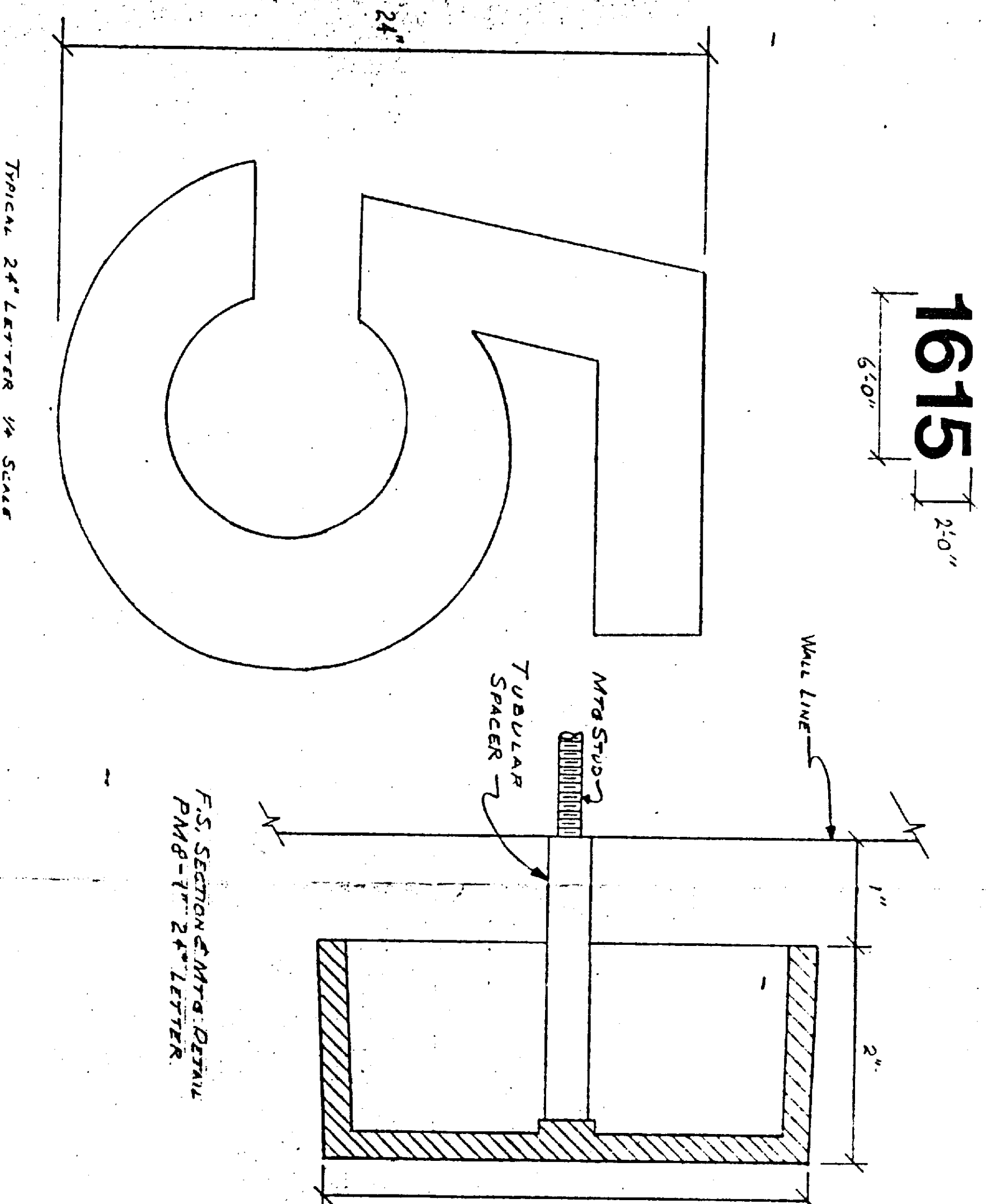
Cost of Advertising
24.75

PETITION FOR VARIANCE
8th Election District
LOCATION: East of York Road,
300 feet North of the intersection of
Margaret Road (615 York Road)
DATE AND TIME: Wednesday, July
17, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section 203.3(c) to permit a free-standing illuminated sign 17 square feet in size and a 12 square foot illuminated address sign on the building with both signs of the permitted 8 square feet non-illuminated sign on the building.
Being the property of T & A Limited Partnership 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 Commission will, however, reserve the right to deny this petition at any time during this period for good cause shown by the date of the hearing or by the date of the decision.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 27



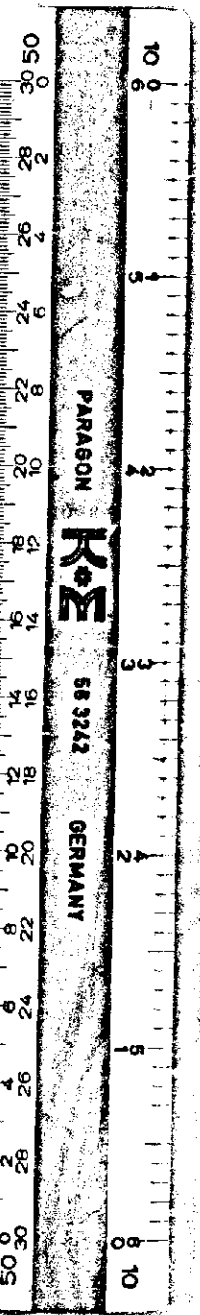


PETITIONER'S
EXHIBIT 3



MATERIAL: CAST ALUMINUM ALLOY # 356.1
FINISH: SATIN P. SM LETTER FACES; GROUND
EDGES: BAKED ENAMEL - LIGHT BRONZE

METALLIC ARTS			
PO BOX 1478	SPOKANE, WASHINGTON 99210		
DETAILS OF CAST ALUMINUM NUMERALS			
PROJECT 1615 YORK RD			
LOCATION TIMONIUVA, ID.			
CONTRACTOR HOMEWOOD GEN. CONTRACTORS INC.			
ARCHITECT			
AGENT R.E. SCHUMANN			
DRAWN BY AAS	DATE 17 APRIL 85	DRAWING NO.	
CHECKED BY ECKHA	SCALE 1/4" = 1'-0"		
24" HELVETICA NUMERALS			



PANEL SCREEN (OPTIONAL)

ALUM. COPING

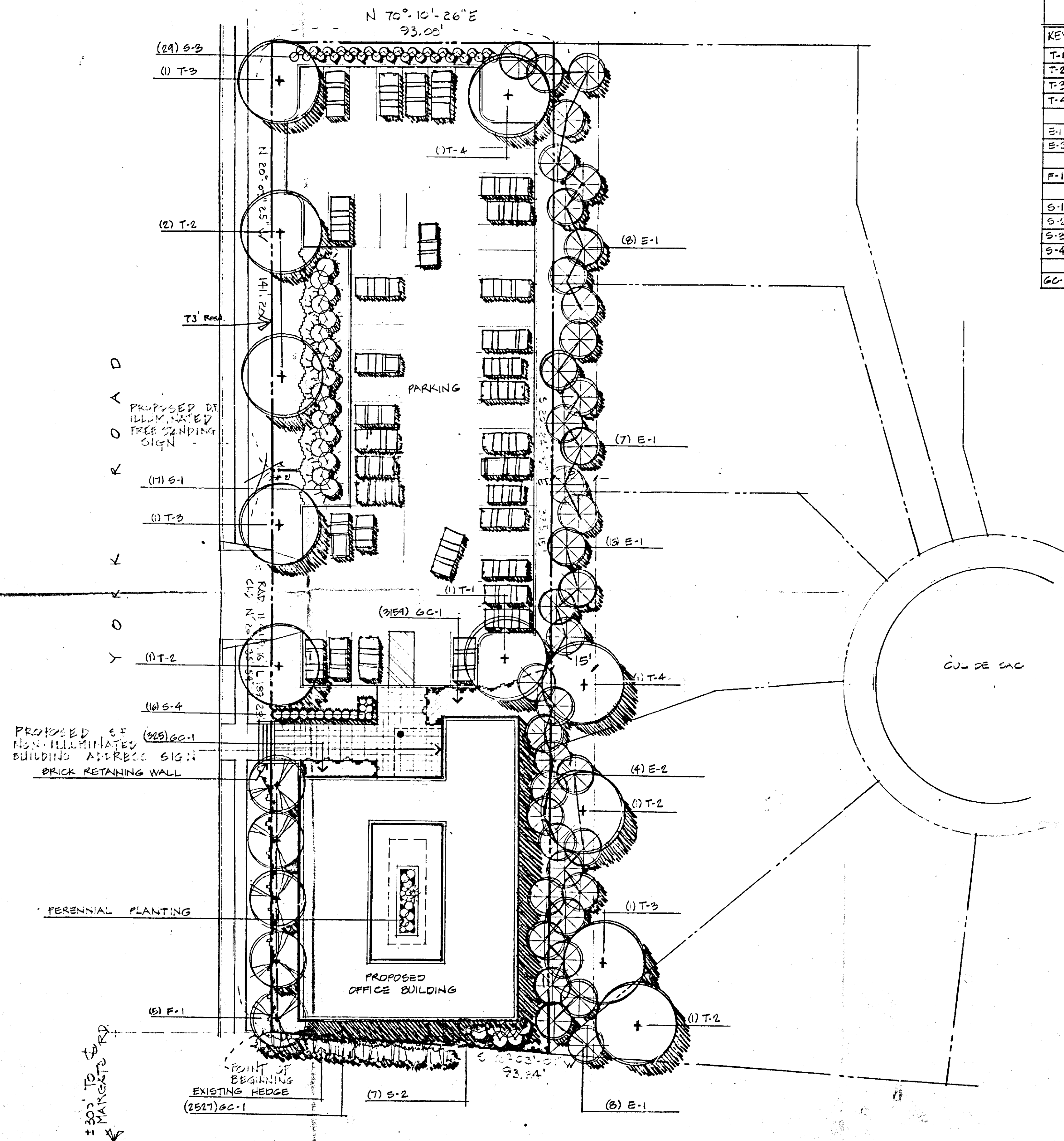
BRASS NUMERALS
24" HIGH, HELVETICA
TYPE

WEST ELEV.

PROPOSED SINGLE-FACED NON-ILLUMINATED
BUILDING ADDRESS SIGN
1/8" x 1" 1615 YORK RD.

PETITIONER'S
EXHIBIT 2

390



P L A N T L I S T					
KEY	QUAN	BUTANICAL NAME	COMMON NAME	SIZE	REMARKS
T-1	1	QUERCUS RUBRA	RED OAK	24\"-3\"C.	-
T-2	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	-	-
T-3	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE-LEAF LINDEN	-	-
T-4	2	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	-	-
E-1	36	PINUS STROBUS	WHITE PINE	4-5' HSH	NON-CHEATED
E-2	4	PINUS THUNBERGII	JAPANESE BLACK PINE	-	-
F-1	5	PRUNUS SERULATA 'KWANZAN'	KWANZAN CHERRY	16\"-2\"C.	-
S-1	17	FORSYTHIA INTERMEDIA	COMMON FORSYTHIA	18\"-24\"	-
S-2	7	VIBURNUM PLICATUM TOMENTOSUM	DOUBLEFILE VIBURNUM	24\"-36\"	-
S-3	29	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	18\"-24\"	-
S-4	16	TAXUS BACCATA 'REPANDENS'	REPANDENS YEW	18\"-24\"	-
GC-1	6011	HEDERA HELIX BALTICA	BALTIC IVY	2 YR.	5\" O.C.

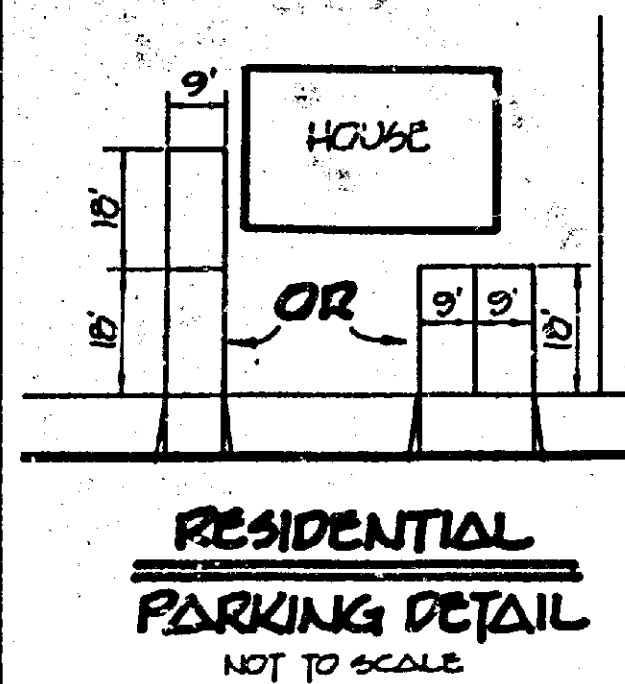
charles kropp & assoc.
DESIGN CONSULTANTS
PO. 19097
BALTIMORE, MD. 21204
Phone: 301-882-6260

THANNER Building
1611 YORK ROAD
LUTHERVILLE, MD

LANDSCAPING PLAN
#330

PETITIONER'S EXHIBIT

PROJ. 85-012
SCALE 1\"=20'
DATE 1-4-84
REV. 3-16-84
L-1



MD RTE. 45 - YORK ROAD

HADDINGTON ROAD

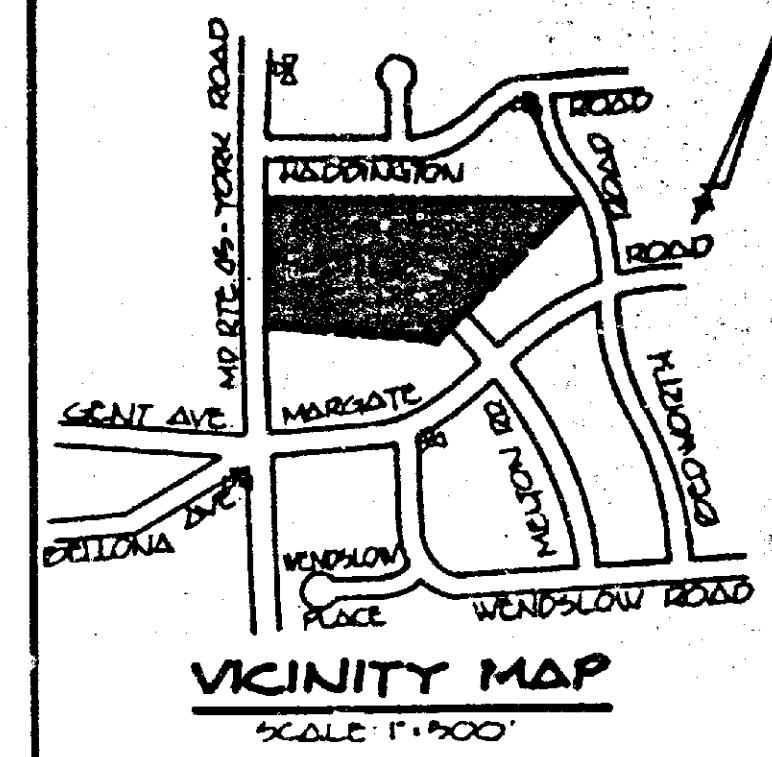
BEDFORTH ROAD

ROAD

ROAD

MELTON ROAD

MARGATE ROAD

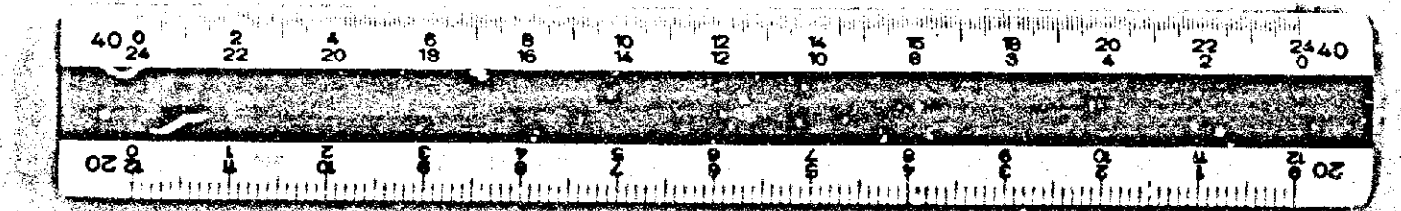


SITE DATA			
DESCRIPTION	DR 5-B ZONE	RO ZONE	PROP. TOTAL
AREA	4.06 AC.±	0.74 AC.±	4.8 AC.±
DENSITY	TOTAL ALLOWED = 22 PROP. = 19 SINGLE FAMILY	# PROP. = 2 4-UNIT CLASS "B" BUILDING	19 DWELLINGS + 1 BUILDING
OPEN SPACE	REQ'D = 1.40 AC.± PROP. = 0.99 AC.±	REQ'D = 0.25 AC.± PROP. = 0.24 AC.±	0.24 AC.±
PARKING	REQ'D = 2/DWELLING = 38 PROP. = 38 SPACES	REQ'D = 1/1000 (F.F.) = 1/1000 (F.F.) = 32 PROP. = 32 SPACES	74 SPACES

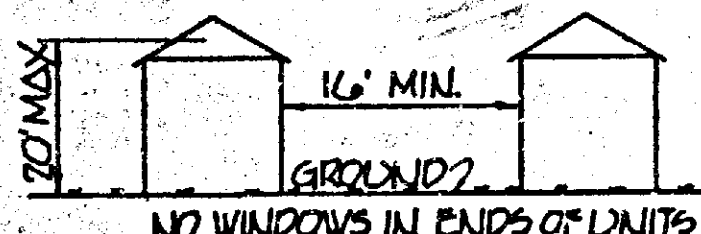
* SPECIAL EXCEPTION WILL BE APPLIED FOR.

GENERAL NOTES

- DEED REFERENCE: C.H.K. JR. 5498, 497
- EXISTING ZONING OF SITE: DR 5-B & RO. (AS SHOWN)
- CENSUS TRACT NO. 4086.02
- WATERSHED NO. 10
- SUB-SEWERSHED NO. 57
- FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS 3)
- ADT'S = 204
- ALL ROADWAYS & PARKING BAYS TO BE PAVED WITH BITUMINOUS CONCRETE.
- ALL PARKING SPACES WILL BE 9'x18' MIN.
- LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER
- THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY
- ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.



TYP. RESIDENTIAL SETBACK REQUIREMENTS



WINDOW TO WINDOW = 40'
WINDOW TO TRACT BOUNDARY = 35'
WINDOW TO STREET R/W = 25'
WINDOW TO LOT LINE = 15'
BUILDING TO TRACT BOUNDARY = 30'

HURST-ROSCH ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
252-5760

DATA FOR SOIL TYPES

JpB: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES				
JpC2: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED				
SnB: SASSAFRAS URBAN LAND COMPLEX, 0 to 5% SLOPES				
SOIL	HOMESITES (10 STORIES OR LESS)	STREETS/PARKING LOTS		
	W/ BASEMENT	W/ BASEMENT		
JOPPA	JpB	SLIGHT	SLIGHT	MODERATE SLOPE
	JpC2	SLIGHT	SLIGHT	SEVERE SLOPE
SASSAFRAS	SnB	SLIGHT	SLIGHT	MODERATE SLOPE

OWNER & DEVELOPER
THANNER DEVELOPMENT CORPORATION
414 E. JOPPA ROAD
TOWSON, MD. 21204
828-0606

C.R.G. PLAN-SUBDIVISION OF

8 TH ELECTION DISTRICT	3 RD CONCLIMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND	
SCALE: 1" = 40'	DATE: OCTOBER 1983

PETITIONER'S
EXHIBIT 6