

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

Petition for Variance

LOCATION: Southeast corner of Honeygo Boulevard and Beaconsfield Drive.
DATE & TIME: WEDNESDAY, AUGUST 23, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section 11-11 to allow a permanent apartment development identification sign with a total of 50 sq. ft. per face in lieu of a total allowed of 15 sq. ft.
Being the property of Lincoln Woods 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 Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

86-86-A
The Times
Middle River, Md., Aug 8 1985
This is to certify, that the annexed
Petition No. 86-86-A
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 19____.
Joe Smith Publisher.

ORDER RECEIVED FOR FILING
DATE September 26, 1985
BY Robert A. Steiner
ADMINISTRATIVE ASSISTANT

IN RE: PETITION FOR VARIANCE
SE corner Honeygo Boulevard
and Beaconsfield Drive -
11th Election District
Lincoln Woods Limited
Partnership,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-86-A

The Petitioner herein requests a variance to permit 50 square feet per face for a monumental apartment development identification sign with two faces in lieu of the allowed 15 square feet for all sign faces.

During the hearing it was discovered that the information/graphic wood portion of each sign face was designed to be 3' x 8' rather than 4' x 8'. Therefore, the request was reduced from 100 square feet to 74 square feet in accordance with the design shown on the site plan prepared by Kidde Consultants, Inc., dated June 10, 1985, and marked Petitioner's Exhibit 1.

Testimony on behalf of the Petitioner indicates that three or four of the garden apartment buildings, the pool, community building, streets, and some landscaping have been completed in the apartment development. The nearest intersection, Beaconsfield Drive and Honeygo Boulevard, is 150 feet from the development entrance which is depressed 6 to 8 feet below Honeygo. The paving on Honeygo is now 34 feet and it is proposed that it become a dual road. At this time traffic averages 35 to 40 miles per hour. All apartment addresses are on Lincoln Woods Way. The proposed sign will be located near the intersection and have two 3' x 8' redwood faces with raised and painted letters and graphics anchored to three brick columns. There will be no lighting of the sign.

When Beaconsfield Drive is extended it will be an entrance to the Tartan Hill neighborhood, therefore, he suggests that the small sign existing near the apartment development entrance (photograph, marked Petitioner's Exhibit 2) be

moved to the intersection or the proposed sign be reduced in size with no brick columns. In his opinion, a sign of the proposed size is not needed. A representative of the Association of Baltimore County Community Councils participated in the hearing.

After due consideration of the evidence and testimony presented, in the opinion of the Deputy Zoning Commissioner, the proposed sign design is handsome and appropriate to the size of the development and the existing and anticipated traffic patterns in the immediate area; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of September, 1985, that the herein Petition for Variance to permit a total of 74 feet for a monumental apartment development identification sign with two faces in lieu of the allowed 15 square feet for all sign faces, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Arnold Jablon
Deputy Zoning Commissioner
for Baltimore County

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION
0.07 ACRE PARCEL,
SOUTHEAST CORNER OF HONEYGO BOULEVARD AND BEACONSFIELD DRIVE
BALTIMORE COUNTY, MARYLAND

BEGINNING at the southeast corner of Honeygo Boulevard and Beaconsfield Drive, running thence binding on the southerly side of Beaconsfield Drive, two courses (1) North 45 degrees 01 minutes 20 seconds East 29.00 feet, more or less, (2) North 88 degrees 37 minutes 31 seconds East 35.00 feet, more or less, thence two courses (3) South 01 degrees 22 minutes 29 seconds East 55.00 feet, more or less, and (4) South 88 degrees 37 minutes 31 seconds West 56.00 feet, more or less, thence binding on the east side of said Honeygo Boulevard, (5) North 01 degrees 22 minutes 29 seconds West 35.00 feet, more or less, to the place of beginning.

CONTAINING 0.07 of an acre of land.

Job Order No. 01-21284

June 11, 1985

Work Order No. 6950-X

RWB/aeb



RE: PETITION FOR VARIANCE
SE Corner of Honeygo Blvd. &
Beaconsfield Dr., 11th Dist.
OF BALTIMORE COUNTY
LINCOLN WOODS LIMITED PARTNERSHIP, Case No. 86-86-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
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Kevin McCarthy, Vice President, Lincoln Woods Limited Partnership, Lincoln Property Company, 1500 E. Tropicana, Las Vegas, NV 89119, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

August 20, 1985

Kevin McCarthy, Vice President
Lincoln Woods Limited Partnership by
Lincoln Property Company/Managing Agent
1500 E. Tropicana
Las Vegas, Nevada 89119

RE: Petition for Variance
SE corner of Honeygo Boulevard
and Beaconsfield Drive
11th Election District
Lincoln Woods Limited Partnership, Petitioners
Case No. 86-86-A

Dear Mr. McCarthy:

This is to advise you that \$52.90 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 deposit it in the Zoning Office, Room 113, County Office Building,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012631
DATE 8-29-85 ACCOUNT 01-618-000
AMOUNT \$ 52.90
RECEIVED FROM Lincoln Prop. Co.
FOR 86-86-A
B 0019*****22061 82206
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

This office is not convinced of the need or the efficiency of a larger sign.

NEG:JGH:slm

Norman E. Gerber, Director
Office of Planning and Zoning

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 8/6/85
Posted for: Variance
Petitioner: Lincoln Woods Limited Partnership
Location of property: SE corner Honeygo Blvd. & Beaconsfield Drive
Location of Sign: Located at intersection of Honeygo Boulevard, across all the intersection on property of Petitioner
Remarks:
Posted by: [Signature] Date of return: 8/16/85
Number of Signs: 7

Kevin McCarthy, Vice President
Lincoln Woods Limited Partnership by
Lincoln Property Company/Managing Agent
1500 E. Tropicana
Las Vegas, NV 89119
July 26, 1985

NOTICE OF HEARING

RE: Petition for Variance
SE corner of Honeygo Boulevard
and Beaconsfield Drive
11th Election District
Lincoln Woods Limited Partnership, Petitioners
Case No. 86-86-A

TIME: 9:30 a.m.
DATE: Wednesday, August 28, 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. 007302

DATE 8-29-85 ACCOUNT 01-618-000
AMOUNT \$ 10.00
RECEIVED FROM Filing fee for 86-86-A
FOR 86-86-A
B 0019*****10001 81001
VALIDATION OR SIGNATURE OF CASHIER

APR 10 1986

86-86-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 8, 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 August 8, 1985

THE JEFFERSONIAN,

VB Venetian

Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE 11th Election District

LOCATION: Southeast corner of Honeygo Boulevard and Beaconsfield Drive
DATE AND TIME: Wednesday, August 28, 1985 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance from Section 413.1d to allow a permanent apartment development identification sign with a total of 50 sq. ft. per face in lieu of a total allowed of 15 ft.

Being the property of Lincoln Woods Limited Partnership as shown on the plat filed with the Zoning Officer

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.

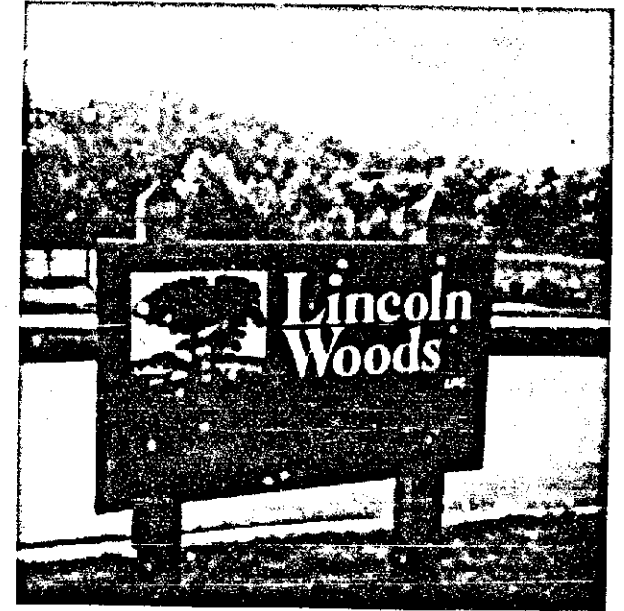
By Order Of

ARNOLD JABLON,

Zoning Commissioner

of Baltimore County

Aug. 8,



Pet 24 h. 2

86-86-A

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 413.1d to allow a permanent apartment development identification sign with a total of 50 sq.ft. per face in lieu of the total allowed of 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Practical difficulty in that a 15 sq.ft. sign is not conducive for the motoring public to easily see and read the sign and thereby know where the development is located.

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 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) Lincoln Woods Limited Partnership by
(Type or Print Name) Partnership
Signature Signature
Address Address
City and State City and State
Attorney for Petitioner: 1500 E. Tropicana (702)798-2911
(Type or Print Name) Address Phone No.
Signature Signature
Address Address
City and State City and State
Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of July, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of August, 1985, at 9:30 a.m. o'clock.

DATE *September 26, 1985*
BY *James A. Markle*
ADMINISTRATIVE ASSISTANT
SE CORNER OF HONEYGO BOULEVARD AND 11TH DISTRICT

Call John
Zoning Commissioner of Baltimore County.
(over)

Case No. 86-86-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 24th day of July, 1985.

Petitioner Lincoln Woods Limited Partnership
Petitioner's Attorney Kidde Consultants, Inc.

Received by *James E. Dyer*
James E. Dyer, Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 16, 1985

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

Mr. Kevin McCarthy
Lincoln Woods Limited Partnership by
Lincoln Property Company/Managing Agent
1500 East Tropicana
Las Vegas, NV 89119

RE: Item No. 400 - Case No. 86-86-A
Petitioner - Lincoln Woods Limited Partnership
Variance Petition

Dear Mr. McCarthy:

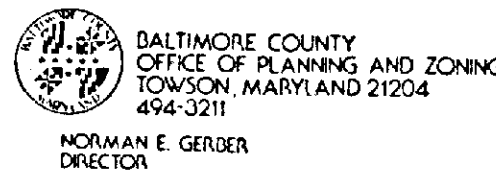
The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr
Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



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

July 30, 1985

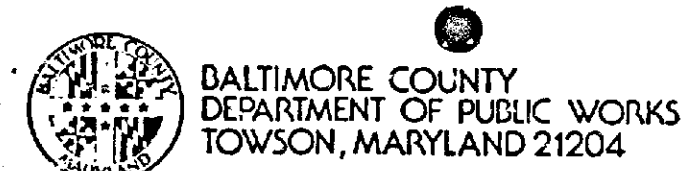
Re: Zoning Advisory Meeting of July 2, 1985
Item # 400
Property Owner: Lincoln Woods Limited Partnership
Location: SE/Cor. Honeygo Blvd. and Beaconsfield Drive
District: 11th

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
 - ☒ A County Review Group Meeting is required.
 - ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
 - ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
 - ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
 - ☒ The access is not satisfactory.
 - ☒ The circulation on this site is not satisfactory.
 - ☒ The parking arrangement is not satisfactory.
 - ☒ Parking calculations must be shown on the plan.
 - ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
 - ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-86 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 11/18/84.
 - ☒ Handicapped: Must comply with Baltimore County Landscape Manual, 811 128-9, and as conditions change, the Basic Services Areas are re-evaluated annually by the County Council.
 - ☒ The property is located in a traffic area controlled by a signal intersection as defined by 811 128-9, and as conditions change, the Basic Services Areas are re-evaluated annually by the County Council.
- James A. Markle*
JAMES A. MARKLE
Chief, Current Planning and Development
- THE CRG PLAN # 240 (Lincoln Woods) WAS APPROVED 8/10/85**

cc: James Hoswell



HARRY J. PISTEL, P.E.
DIRECTOR

July 15, 1985

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

Re: Item #400 (1984-1985)
Property Owners: Lincoln Woods Limited Partnership
SE/Cor. Honeygo Blvd. & Beaconsfield Dr.
District 11

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

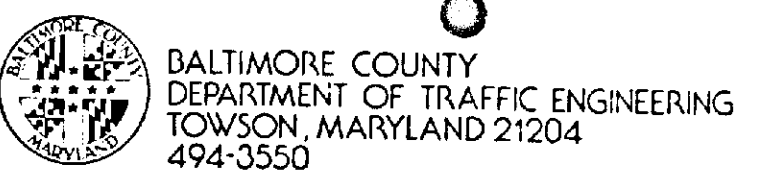
General Comments:

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

Very truly yours,
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File



STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

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

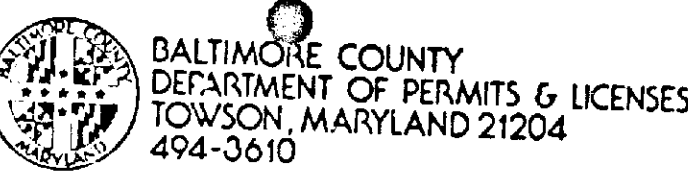
Item No. 400
Property Owner: Lincoln Woods Limited Partnership
Location: SE/Cor. Honeygo Blvd. & Beaconsfield Drive
Existing Zoning: ZAC-Meeting of July 2, 1985
Proposed Zoning: ZAC-Meeting of July 2, 1985

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 400, 402, 403, 404, 406, 407, and 408.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSP/ccm



TED ZALESKI, JR.
DIRECTOR

July 19, 1985

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

Dear Mr. Jablon:

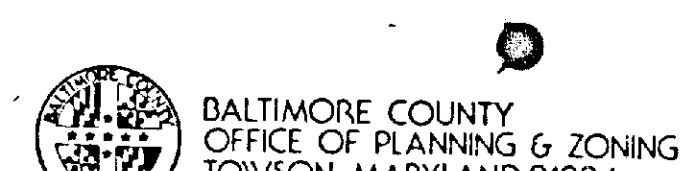
Comments on Item # 400 Zoning Advisory Committee Meeting are as follows:

Property Owners: Lincoln Woods Limited Partnership
Location: SE/Cor. Honeygo Blvd. and Beaconsfield Drive
District: 11th.

APPLICABLE ITEMS ARE CIRCLED

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 611-85, the Maryland Code for the Handicapped and Aged (A.M.D.A. 411-1-1, 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 or Professional Engineer is/are not required on plans and technical data.
 - ☒ Commercial: Three sets of construction drawings sealed and signed by a registered or Professional Engineer or Architect shall be required to file with a permit application. Reproduced seals are not acceptable.
 - ☒ All The Groups except 2-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All The Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire on party exterior wall within 3'-0" of an interior lot line. 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 101 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/occupancy Permit, an alteration permit application shall also be filed along with the necessary data pertaining to height/area and construction type. If desired, the applicant may obtain additional information by visiting Room 205 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
 - ☒ Comments: Signs shall comply with Article 19 of the B.O.C.A. Code. This plat does not show compliance to the parking requirements of the State Handicapped Code.
 - ☒ 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 205 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
- Mark S. Flanagan*
Mark S. Flanagan
Building Plans Review

4/27/85



ARNOLD JABLON
ZONING COMMISSIONER

SEPTEMBER 26, 1985

Mr. Kevin McCarthy, Vice President
Lincoln Woods Limited Partnership by
Lincoln Property Company/Managing Agent
1500 East Tropicana
Las Vegas, NV 89119

RE: PETITION FOR VARIANCE
SE corner Honeygo Boulevard
and Beaconsfield Drive -
11th Election District
Lincoln Woods Limited
Partnership - Petitioner
Case No. 86-86-A

Dear Mr. McCarthy:

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

Very truly yours,
James A. Markle
JAMES A. MARKLE
Deputy Zoning Commissioner

JMH:lg

Attachments

- cc: People's Counsel
Noble Tongue, President
Tartan Hill Improvement Assoc.
5015 Tartan Hill Road
Perry Hall, Maryland 21128
- Ms. Mary Ginn
Association of Baltimore County
Community Councils
606 Hornet's Road
Towson, Maryland 21204

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

Petition for Variance

LOCATION: Southeast corner of Honeygo Boulevard and Beaconsfield Drive.

DATE & TIME: WEDNESDAY, AUGUST 23, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Zoning Appeals, has received the Petition for Variance from Section 11-10 and Regulations of Baltimore County, and has held a public hearing.

Being the property of Lincoln Woods 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 Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

86-86-A
The Times
Middle River, Md., Aug 8 1985
This is to certify, that the annexed
Petition No. 86-86-A
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of _____ successive
weeks before the _____ day of
August, 1985.
Joe Smith Publisher.

IN RE: PETITION FOR VARIANCE
SE corner Honeygo Boulevard
and Beaconsfield Drive -
11th Election District
Lincoln Woods Limited
Partnership,
Petitioner

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

The Petitioner herein requests a variance to permit 50 square feet per face for a monumental apartment development identification sign with two faces in lieu of the allowed 15 square feet for all sign faces.

During the hearing it was discovered that the information/graphic wood portion of each sign face was designed to be 3' x 8' rather than 4' x 8'. Therefore, the request was reduced from 100 square feet to 74 square feet in accordance with the design shown on the site plan prepared by Kidde Consultants, Inc., dated June 10, 1985, and marked Petitioner's Exhibit 1.

Testimony on behalf of the Petitioner indicates that three or four of the garden apartment buildings, the pool, community building, streets, and some landscaping have been completed in the apartment development. The nearest intersection, Beaconsfield Drive and Honeygo Boulevard, is 150 feet from the development entrance which is depressed 6 to 8 feet below Honeygo. The paving on Honeygo is now 34 feet and it is proposed that it become a dual road. At this time traffic averages 35 to 40 miles per hour. All apartment addresses are on Lincoln Woods Way. The proposed sign will be located near the intersection and have two 3' x 8' redwood faces with raised and painted letters and graphics anchored to three brick columns. There will be no lighting of the sign.

When Beaconsfield Drive is extended it will be an entrance to the Tartan Hill neighborhood, therefore, he suggests that the small sign existing near the apartment development entrance (photograph, marked Petitioner's Exhibit 2) be

moved to the intersection or the proposed sign be reduced in size with no brick columns. In his opinion, a sign of the proposed size is not needed. A representative of the Association of Baltimore County Community Councils participated in the hearing.

After due consideration of the evidence and testimony presented, in the opinion of the Deputy Zoning Commissioner, the proposed sign design is handsome and appropriate to the size of the development and the existing and anticipated traffic patterns in the immediate area; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of September, 1985, that the herein Petition for Variance to permit a total of 74 feet for a monumental apartment development identification sign with two faces in lieu of the allowed 15 square feet for all sign faces, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Arnold Jablon
Deputy Zoning Commissioner
for Baltimore County

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION
0.07 ACRE PARCEL,
SOUTHEAST CORNER OF HONEYGO BOULEVARD AND BEACONSFIELD DRIVE
BALTIMORE COUNTY, MARYLAND

BEGINNING at the southeast corner of Honeygo Boulevard and Beaconsfield Drive, running thence binding on the southerly side of Beaconsfield Drive, two courses (1) North 45 degrees 01 minutes 20 seconds East 29.00 feet, more or less, (2) North 88 degrees 37 minutes 31 seconds East 35.00 feet, more or less, thence two courses (3) South 01 degrees 22 minutes 29 seconds East 55.00 feet, more or less, and (4) South 88 degrees 37 minutes 31 seconds West 56.00 feet, more or less, thence binding on the east side of said Honeygo Boulevard, (5) North 01 degrees 22 minutes 29 seconds West 35.00 feet, more or less, to the place of beginning.

CONTAINING 0.07 of an acre of land.

Job Order No. 01-21284

June 11, 1985

Work Order No. 6950-X

RWB/aeb



RE: PETITION FOR VARIANCE
SE Corner of Honeygo Blvd. &
Beaconsfield Dr., 11th Dist.
OF BALTIMORE COUNTY

LINCOLN WOODS LIMITED PARTNERSHIP, Case No. 86-86-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
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 31st day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Kevin McCarthy, Vice President, Lincoln Woods Limited Partnership, Lincoln Property Company, 1500 E. Tropicana, Las Vegas, NV 89119, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

August 20, 1985

Kevin McCarthy, Vice President
Lincoln Woods Limited Partnership by
Lincoln Property Company/Managing Agent
1500 E. Tropicana
Las Vegas, Nevada 89119

RE: Petition for Variance
SE corner of Honeygo Boulevard
and Beaconsfield Drive
11th Election District
Lincoln Woods Limited Partnership, Petitioners
Case No. 86-86-A

Dear Mr. McCarthy:

This is to advise you that \$52.90 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 deposit it in the Zoning Office, Room 113, County Office Building,

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

No. 012631

DATE: 8-23-85 ACCOUNT: 01-618-000

AMOUNT: \$ 52.90

RECEIVED FROM: Lincoln Prop. Co.

FOR: Arnold Jablon 86-86-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 5, 1985

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

SUBJECT: Zoning Petition No. 86-86-A

This office is not convinced of the need or the efficiency of a larger sign.

NEG:JGH:slm

Norman E. Gerber, Director
Office of Planning and Zoning

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 8/16/85

Posted for: Variance

Petitioner: Lincoln Woods Limited Partnership

Location of property: SE corner Honeygo Blvd. & Beaconsfield Drive

Location of Sign: Located at intersection of Honeygo Boulevard, across all the intersection on property of Petitioner

Remarks:

Posted by: [Signature] Date of return: 8/16/85

Number of Signs: 7

Kevin McCarthy, Vice President
Lincoln Woods Limited Partnership by
Lincoln Property Company/Managing Agent
1500 E. Tropicana
Las Vegas, NV 89119

July 26, 1985

NOTICE OF HEARING

RE: Petition for Variance
SE corner of Honeygo Boulevard
and Beaconsfield Drive
11th Election District
Lincoln Woods Limited Partnership, Petitioners
Case No. 86-86-A

TIME: 9:30 a.m.
DATE: Wednesday, August 28, 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. 007302

DATE: 8-23-85 ACCOUNT: 01-618-000

AMOUNT: \$ 52.90

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

APR 10 1986

86-86-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 8, 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 August 8, 1985

THE JEFFERSONIAN,

VB Venetian

Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE 11th Election District

LOCATION: Southeast corner of Honeygo Boulevard and Beaconsfield Drive
DATE AND TIME: Wednesday, August 28, 1985 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance from Section 413.1d to allow a permanent apartment development identification sign with a total of 50 sq. ft. per face in lieu of a total allowed of 15 ft.

Being the property of Lincoln Woods Limited Partnership as shown on the plat filed with the Zoning Officer

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.

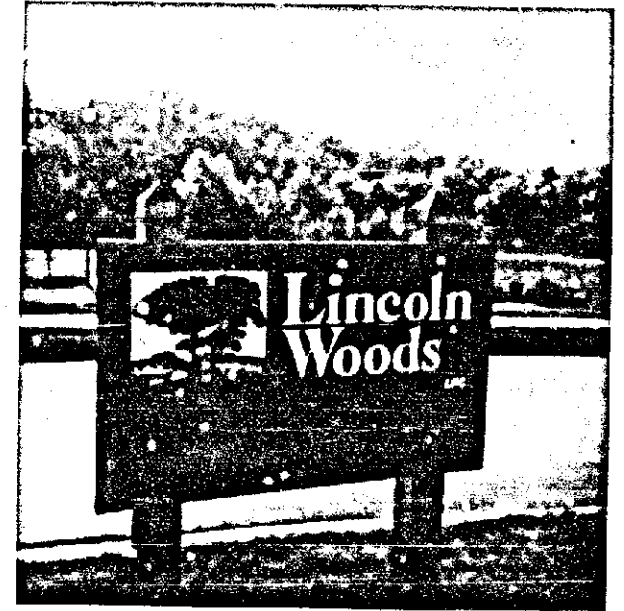
By Order Of

ARNOLD JABLON,

Zoning Commissioner

of Baltimore County

Aug. 8,



Pet 24 h. 2

