

will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of March, 1986, that the herein Petition for Special Exception for one illuminated 12' x 25' advertising structure, in accordance with Petitioner's Exhibit 2C, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The face of the sign shall extend no further than 16 inches from the face of the building.
2. Ground clearance from the bottom of the sign shall be no greater than 10 feet.
3. The south property line shall be surveyed and vertical poles or a fence shall be erected on or within the property line along the length of the building so that vehicles cannot stray onto adjacent property.
4. No portion of the sign shall extend towards the front of the property beyond the building.

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

JMH:jbg

ORDER RECEIVED FOR FILING

DATE March 3, 1986
BY Robert A. Kelly
Baltimore County

056-100X
Revised
1/10/86

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF BACK RIVER NECK ROAD (60 FEET WIDE), 110 FEET NORTH OF THE CENTERLINE OF WILLIAMS AVENUE (60 FEET WIDE) AND 66 FEET FROM THE CENTERLINE OF BACK RIVER NECK ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHWESTERLY AND PARALLEL TO BACK RIVER NECK ROAD A DISTANCE OF 9.8 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY AT A RIGHT ANGLE AND ALONG THE BUILDING LINE A DISTANCE OF 30 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY AT A RIGHT ANGLE A DISTANCE OF 9.8 FEET TO A POINT, THENCE 4.) NORTHEASTERLY AT A RIGHT ANGLE AND PARALLEL TO THE BUILDING A DISTANCE OF 30 FEET TO THE BEGINNING POINT.

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF BACK RIVER NECK ROAD (60 FEET WIDE), 110 FEET NORTH OF THE CENTERLINE OF WILLIAMS AVENUE (60 FEET WIDE) AND 66 FEET FROM THE CENTERLINE OF BACK RIVER NECK ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHWESTERLY AND PARALLEL TO BACK RIVER NECK ROAD A DISTANCE OF 8 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY AT A RIGHT ANGLE AND ALONG THE BUILDING LINE A DISTANCE OF 30 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY AT A RIGHT ANGLE A DISTANCE OF 8 FEET TO A POINT, THENCE 4.) NORTHEASTERLY AT A RIGHT ANGLE AND PARALLEL TO THE BUILDING A DISTANCE OF 30 FEET TO THE BEGINNING POINT.

PETITION FOR SPECIAL EXCEPTION

15th Election District

LOCATION: West side of Back River Neck Road, 110' North of the centerline of Williams Avenue

DATE AND TIME: Tuesday, October 29, 1985 at 1:00 p.m.

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

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

Petition for Special Exception for one (1) illuminated 12' x 25' advertising (sign) structure.

Being the property of Michael G. Murphy as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

ARNOLD JABLON
ZONING COMMISSIONER

M. Albert Figinski, Esquire
36 South Charles Street
Baltimore, Maryland 21201

October 24, 1985

Re: Petition for Special Exception
W/S Back River Neck Rd., 110' N/
c/l of Williams Avenue
15th Election District
Michael G. Murphy - Petitioner
Case No. 86-100-X

Dear Mr. Figinski:

This is to advise you that \$48.99 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, County Office Building, Towson, Maryland.

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

No. 012445

DATE 10-29-85 ACCOUNT R-01-615-000

AMOUNT \$ 48.99

RELIEVED FROM Foster and Kleiser

FOR Advertising and Posting 36-100-X

8 8034*****2518 2312F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Back River Neck Rd., 110' N/
Centerline of Williams Ave., : OF BALTIMORE COUNTY
15th District

MICHAEL G. MURPHY, Petitioner : Case No. 86-100-X
: : : : : :

ENTRY OF APPEARANCE

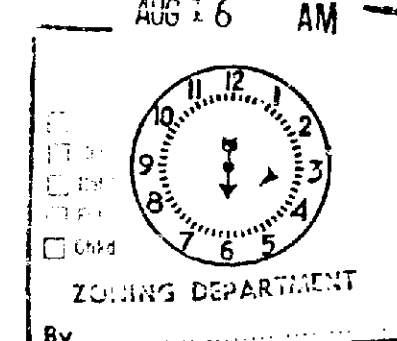
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to M. Albert Figinski, Esquire, 36 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner; and William R. Walker, Foster & Kleiser, P. O. Box 4868, Baltimore, MD 21211, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman



M. Albert Figinski, Esquire
36 South Charles Street
Baltimore, Maryland 21201

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
W/S Back River Neck Rd., 110' N/
centerline of Williams Avenue
15th Election District
Michael G. Murphy, Petitioner
Case No. 86-100-X

TIME: 1:00 p.m.

DATE: Tuesday, October 29, 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. 008538

DATE 10-29-85 ACCOUNT 86-100-X

AMOUNT \$ 48.99

RECEIVED FROM

FOR

VALIDATION OR SIGNATURE OF CASHIER

FOSTER AND KLEISER
A METROMEDIA COMPANY
3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21201
1001-251-8800

January 10, 1986

Baltimore County
Department of Zoning
111 W. Chesapeake Ave.
Towson, MD 21204
Attention: Mr. Carl Richards

Gentlemen:

Attached are revised plans and description for Special Exception: "W/S Back River Neck Rd., 110' N/centerline of Williams Avenue". The hearing date was Tuesday, October 29, 1985. Case No. 86-100X, Petitioner, Michael G. Murphy. Mrs. Jean M. H. Jung conducted the hearing and continued the hearing for the purpose of providing additional information pursuant to petitioner's plans.

We shall appreciate a hearing date in February, if possible.

Sincerely,

W. R. Walker
W. R. Walker

Phone to Figinski 494-2520
Available date
Wed 11/1/85
Tues Feb 25 11:30

Revised per S.S. request
Please S=+
Item 412(84-85)
86-100-X
OFFICE COPY

SERVING MAJOR METROPOLITAN MARKETS THROUGHOUT THE UNITED STATES

JAN 29 1987

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

STEPHEN E. COLLINS
DIRECTOR

August 1, 1985

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

Item No. 410, 412, 413, 414, 416, 417 ZAC-Meeting of July 9, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 410, 412, 413, 414, 416, and 417.

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

NSP/cm

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

TED ZALESKI, JR.
DIRECTOR

February 11, 1986

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

Dear Mr. Jablon:

Comments on Item # 412 /Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael G. Murphy
Location: W/S Back River Neck Road, 110' N of c/l of Williams Avenue
District: 15th.

APPLICABLE CODES AND COMMENTS

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-87, the Maryland Code for the Handicapped and Aged (A.M.D.A. #17-87 - 1980) and other applicable Codes and Standards.

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

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

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

5. All Use Groups except Risk Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Risk Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1207, Section 1206.2 and Table 1202. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible heights/areas. 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.

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

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

9. The proposed project appears to be located in a Flood Plain, Flood Mitigation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-87. Site plans shall show the correct elevation above sea level for the lot and the finish floor levels including basement.

10. Comments: All signs shall comply with Article 19 as amended. See also Section 1907.0 which is applicable.

11. 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 needed, the applicant may obtain additional information by visiting Room 120 of the County Office Building at 11 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Johnson
Charles E. Johnson, Chief
Building Place Review

1/27/86

8/100

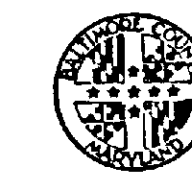
CASE NO. 86-100-X

EXPLANATION OF PETITIONER'S EXHIBITS:

- #1 - Plan of property
- #2a - Property description
- #2b - Revised plan of property
- #2c - Enlarged plat
- #3a thru #6b - Photographs of property

EXPLANATION OF PROTESTANT'S EXHIBITS:

- #1 - Photograph of property
- #2 - Plan of property
- #3 - Lease
- #4a thru 5 - Photographs of property



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

September 3, 1986

Marvin H. Schein, Esq.
Suite 400, Title Building
110 St. Paul St.
Baltimore, Md. 21202

Re: Case No. 86-100-X
Michael G. Murphy

Dear Mr. Schein:

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: M. Albert Figinski, Esq.
Michael G. Murphy
William Walker
Mary Ginn
Frank Lessis
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF
THE APPLICATION OF
MICHAEL G. MURPHY
FOR SPECIAL EXCEPTION ON
PROPERTY LOCATED ON THE
WEST SIDE OF BACK RIVER
NECK RD., 110' NORTH OF
THE C/L OF WILLIAMS AVE.
15th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 86-100-X

OPINION

The above captioned matter comes before this Board on appeal from a decision of the Deputy Zoning Commissioner wherein the special exception for one illuminated 12' x 25' advertising sign was granted with restrictions.

Testimony was taken and it is evident from the testimony that the Petitioner was able to comply with Section 413 of the Baltimore County Zoning Regulations. However, testimony from the tenant upon which the proposed structure would be constructed as well as two (2) adjoining property owners persuades this Board that the special exception would adversely impact the health and general welfare of the community and, therefore, the requested Petition fails to meet the requirement of Section 502.1 of the Baltimore County Zoning Regulations.

Additionally, this Board notes that the Petitioner has not contracted with the present tenant of the subject property, who according to his lease and the plats submitted, is entitled to the use of 152-154, including the driveway in question. Consequently, it would appear that the tenant is entitled to the quiet enjoyment of his property and in the absence of his agreement to permit the proposed structure, the Petitioner has no right to construct same.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 3rd day of September, 1986, by the County Board of Appeals, ORDERED that the Petition for Special Exception for one illuminated 12' x 25' advertising structure (sign) be and the same is hereby DENIED.

Michael G. Murphy
Case No. 86-100-X

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans
William R. Evans, Acting Chairman

Harry E. Buchheit, Jr.
Harry E. Buchheit, Jr.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION SPECIAL EXCEPTION
W/S of Back River Neck Road
110' N of the centerline of
Williams Avenue
15th Election District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-100-X

ORDER FOR APPEAL

To: The Zoning Commissioner of Baltimore County, County Office Building
Towson, Maryland 21204

Dear Sir:

Please enter an appeal from the Order dated March 3, 1986 in the above-captioned matter on behalf of:

Frank Lessis
72 Kinship Road
Baltimore, Maryland 21222
285-4745

Enclosed please find my check in the amount of \$105.00 representing the charge for the appeal plus the cost of posting.

Kindly acknowledge.

Stamp: MAR 21 AM 7
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016132
DATE 4/4/86 ACCOUNT R-01-615-000
AMOUNT \$105.00
RECEIVED FROM Marvin H. Schein, Esquire
FOR Appeal fee for Case No. 86-100-X
B 8119*****10500 11718
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Back River Neck Rd., 110' : OF BALTIMORE COUNTY
N of Centerline of Williams :
Ave., 15th District :
MICHAEL G. MURPHY, Petitioner : Case No. 86-100-X

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of March 3, 1986, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of March, 1986, a copy of the foregoing Notice of Appeal was mailed to M. Albert Figinski, Esquire, Attorney for Petitioner, 36 S. Charles St., Baltimore, MD 21201; and W. R. Walker, Foster & Kleiser, P. O. Box 4868, Baltimore, MD 21211, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman

MARVIN H. SCHEIN ATTORNEY AT LAW
SUITE 403 TITLE BUILDING, 110 ST. PAUL STREET
BALTIMORE, MARYLAND 21202 (301) 685-7898

March 27, 1986

Zoning Commissioners
County Office Building
Towson, Maryland 21204

Dear Sir:

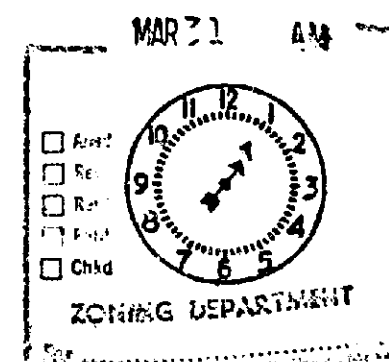
Enclosed please find Order of Appeal in Case No. 86-100-X regarding 152-154
Back River Neck Road, filed on behalf of Frank Lessis.

Yours very truly,

MHS/kah

Enc

cc: Mr. Frank Lessis
72 Kitchip Road
Dundalk, Maryland 21222



4/16/86 - Notified of appeal hearing scheduled for WEDNESDAY, AUGUST 6, 1986 at 10 a.m.

M. Albert Figinski, Esq.
Mr. Michael G. Murphy
Mr. William Walker
Ms. Mary Ginn
Mr. Frank Lessis
Marvin H. Schein
Phyllis C. Friedman

86-100-X
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 10, 1985

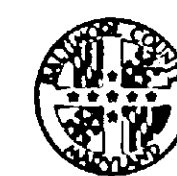
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
October 10, 1985.

THE JEFFERSONIAN,

13 Kenton
Publisher

Cost of Advertising
2200

PETITION FOR SPECIAL
EXCEPTION
15th Election District
LOCATION: West side of Back
River Neck Road, 110' North of the
center of Williams Avenue.
DATE AND TIME: Tuesday, Oc-
tober 29, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing
on the Petition for Special Exception for
one (1) illuminated 12' x 25' advertising
sign structure.
Being the property of Michael G.
Murphy 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 30-day appeal
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will, however, entertain any request
for a stay of the issuance of said per-
mit 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
Oct. 10



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
April 16, 1986

NOTICE OF ASSIGNMENT

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

CASE NO. 86-100-X

MICHAEL G. MURPHY

FOR SPECIAL EXCEPTION - ONE ILLUMINATED
12' x 25' ADVERTISING SIGN STRUCTURE

W/S OF BACK RIVER NECK ROAD 110'
N. OF C/L OF WILLIAMS AVENUE

15th DISTRICT

3/3/86 - D.Z.C. GRANTED PETITION W/RESTRICTIONS

ASSIGNED FOR:

WEDNESDAY, AUGUST 6, 1986 at 10 a.m.

cc: M. Albert Figinski, Esquire

Counsel for Petitioner

Mr. Michael G. Murphy

Petitioner

Mr. William Walker

Lessee

Marvin H. Schein, Esquire

Counsel for Protestants (Lesis)

Mr. Frank Lessis

Protestant-Appellant

Ms. Mary Ginn

Protestant

Phyllis Cole Friedman

People's Counsel (Appellant)

Norman E. Gerber

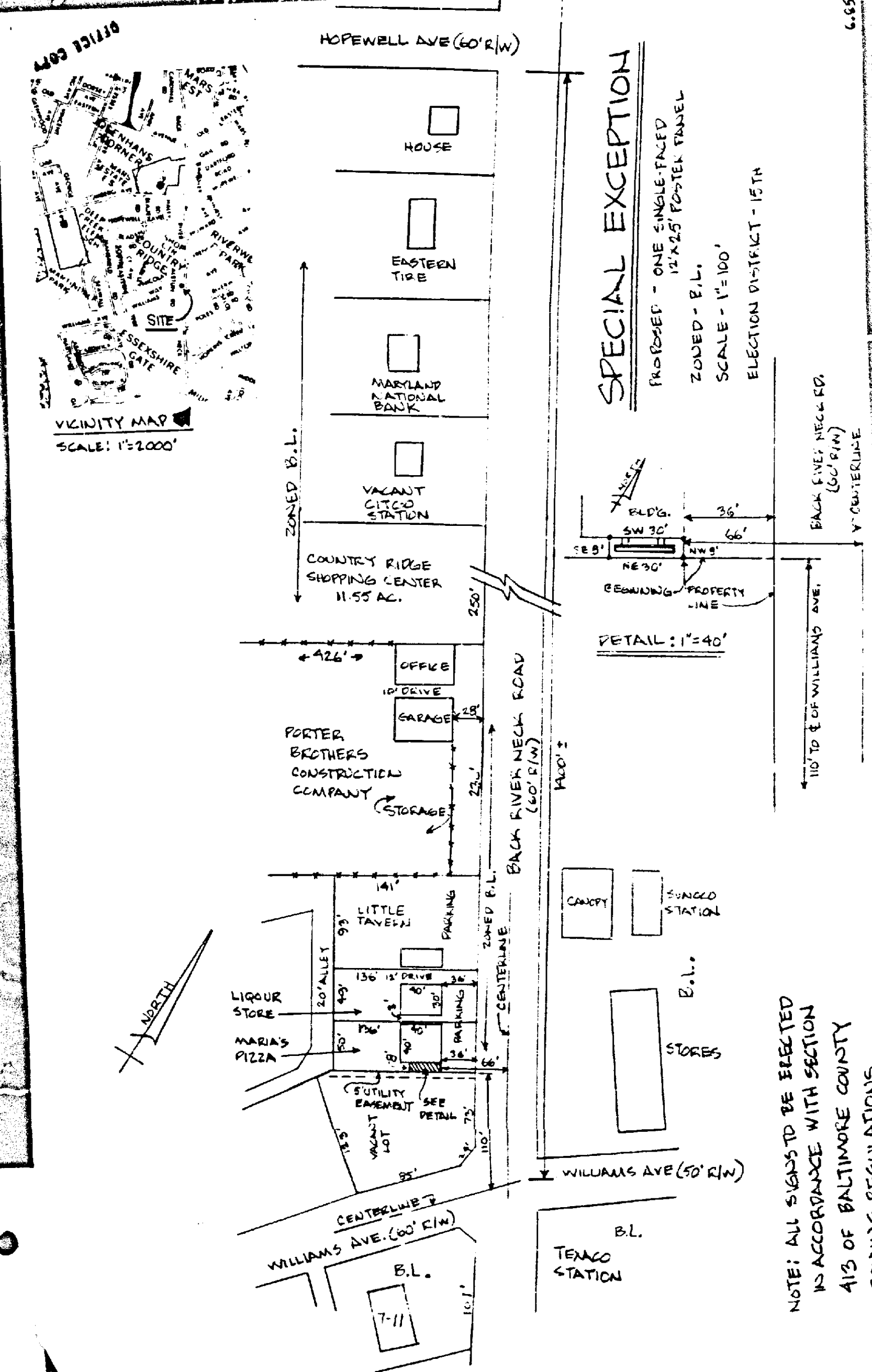
James G. Hoswell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

Edith T. Eisenhart, Adm. Secretary



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 10/5/85
Posted for: Michael G. Murphy
Petitioner: Michael G. Murphy
Location of property: W/S Back River Neck Rd. 110' N. Williams Ave.
Location of Sign: Back River Neck Rd. 110' N. Williams Ave.
Remarks: Michael G. Murphy
Posted by: Michael G. Murphy
Number of Signs: 1

Petition
for Special Exception
15th Election District
LOCATION: West side of Back River
Neck Road, 110' North of the cen-
ter of Williams Avenue.
DATE AND TIME: Tuesday, October
29, 1985 at 10:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission of Bal-
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Being the property of Michael G.
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In the event that this Petition is
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issued within the thirty (30) day appeal
period. The Zoning Commission
will, however, entertain any request
for a stay of the issuance of said per-
mit 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

86-100-X
The Times

Middle River, Md., Oct 10 1985

This is to certify, that the annexed

advertisement was

inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of 10 successive

weeks before the 10th day of

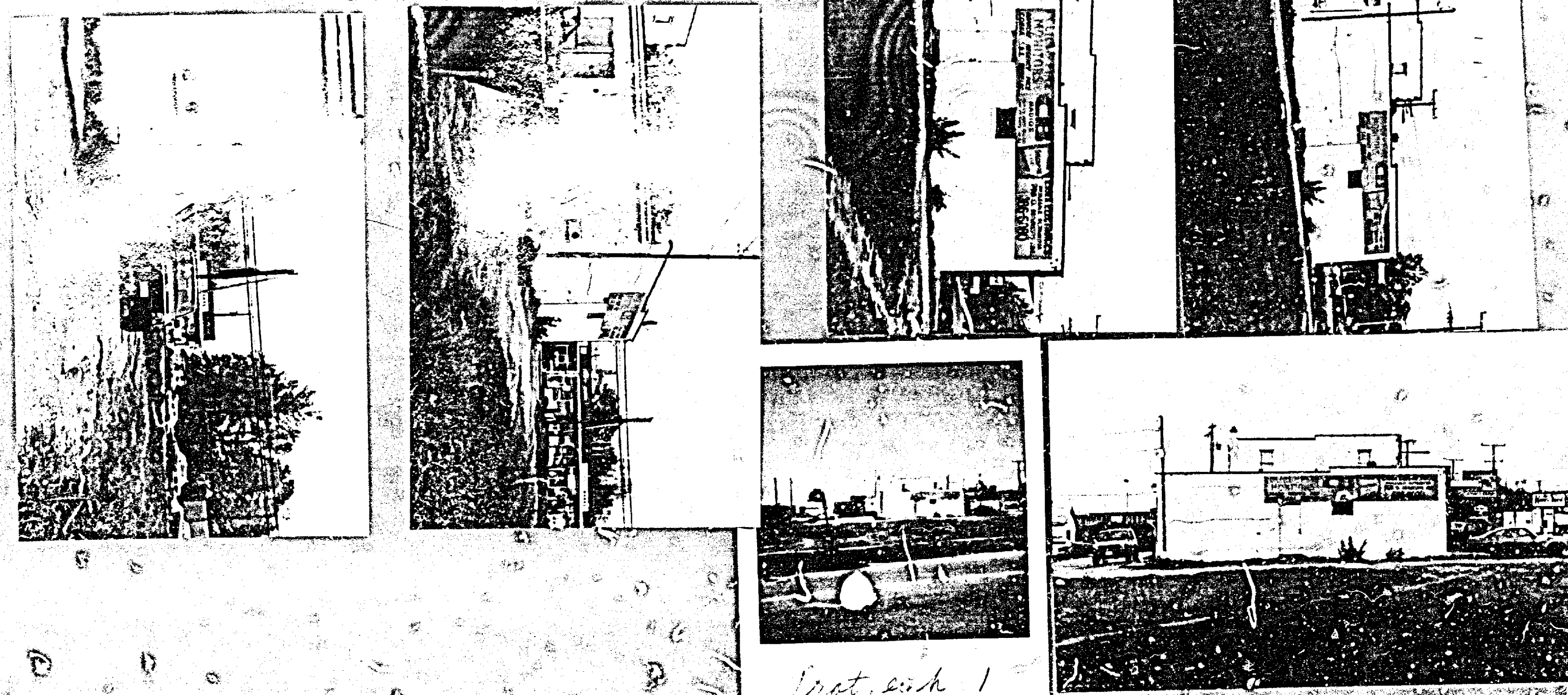
October, 1985

June Brown Publisher.

PROTESTANT'S EXHIBITS 4a thru 5
PHOTOGRAPHS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

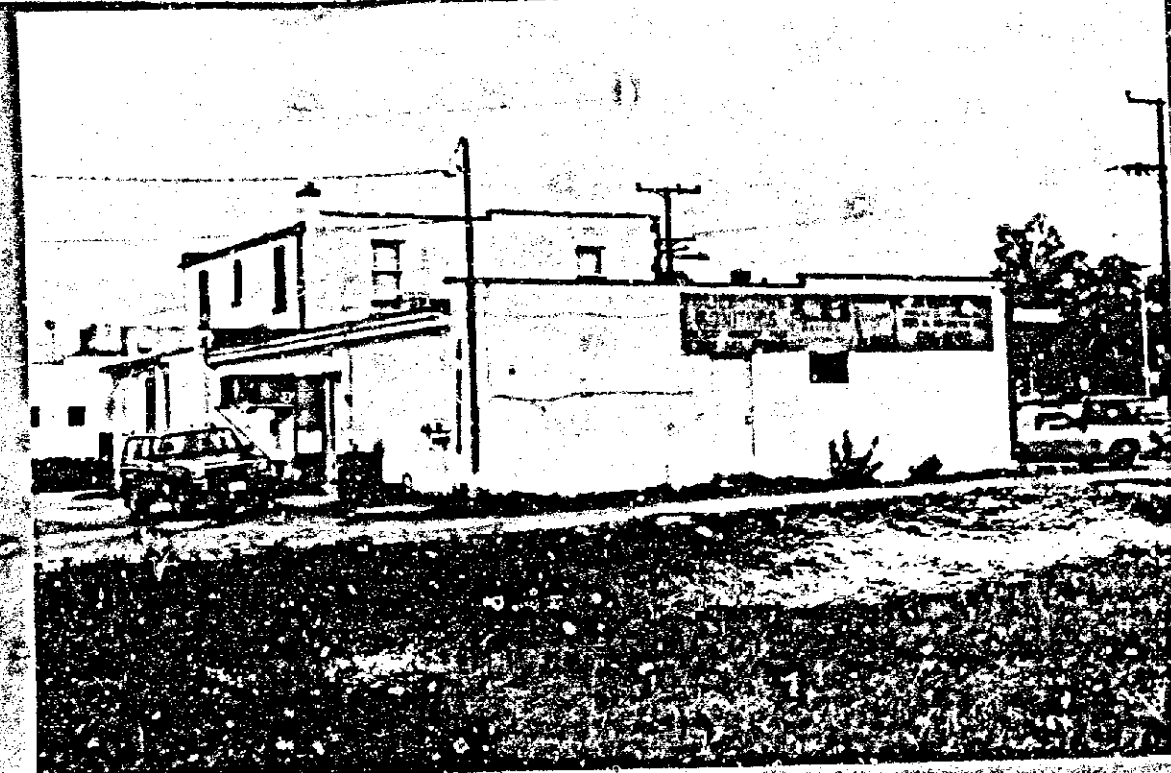
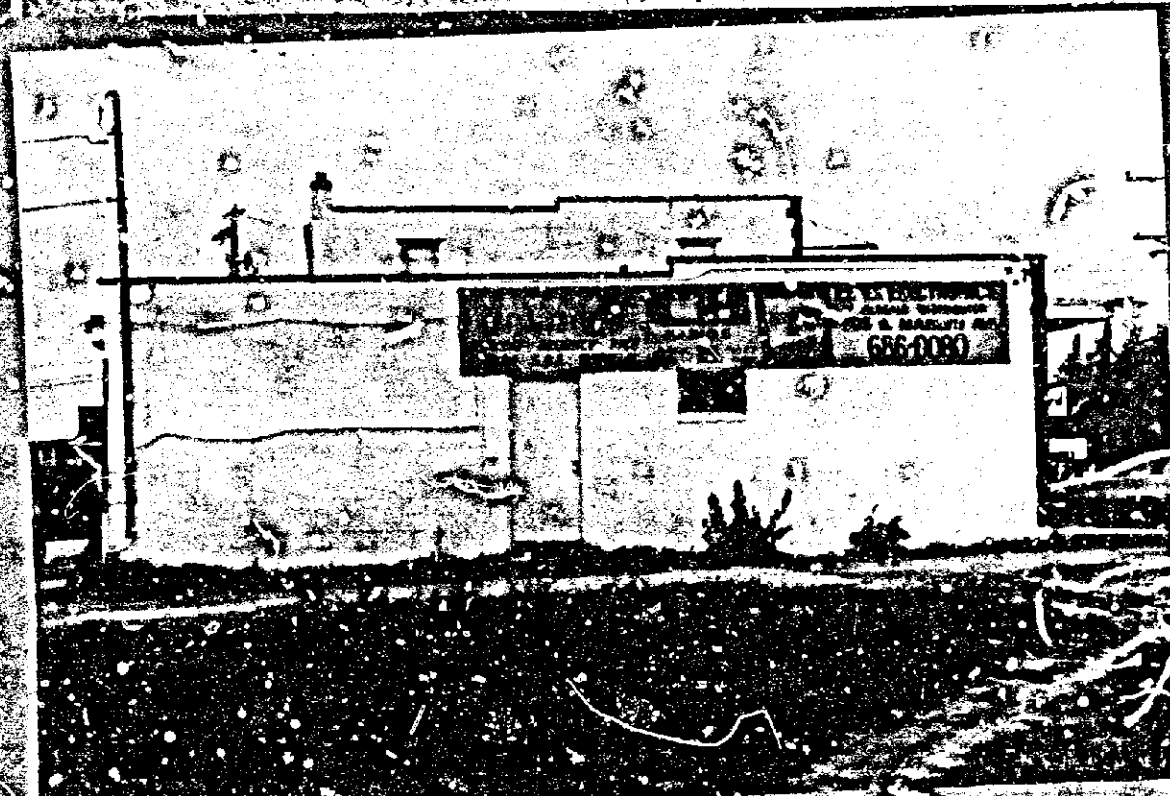
District: 15th Date of Posting: 10/5/85
Posted for: Michael G. Murphy
Petitioner: Michael G. Murphy
Location of property: W/S Back River Neck Rd. 110' N. Williams Ave.
Location of Sign: Back River Neck Rd. 110' N. Williams Ave.
Remarks: Michael G. Murphy
Posted by: Michael G. Murphy
Number of Signs: 1



Case No. 86-100-X
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this
31st day of July, 1985

Petitioner: Michael G. Murphy
Petitioner's Attorney: M. Albert Figinski, Esquire
Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

JAN 28 1987

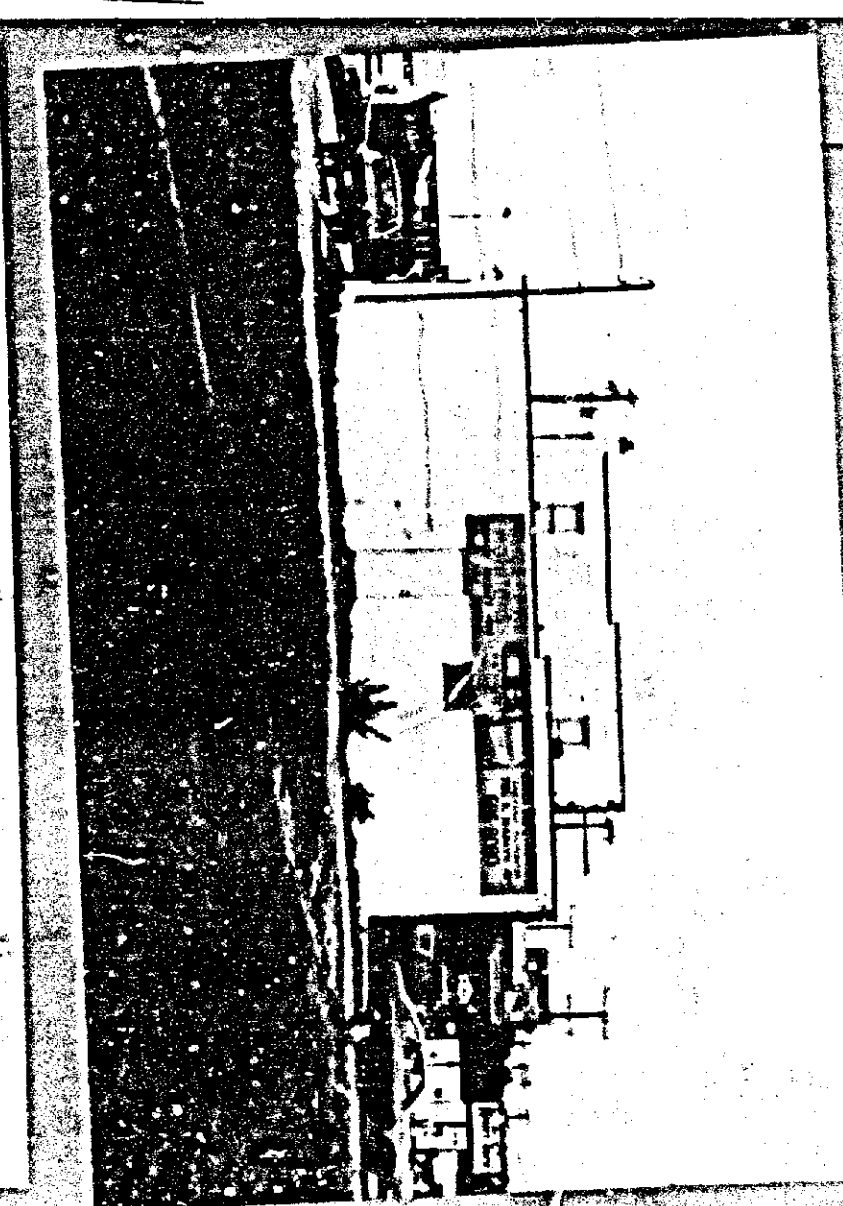


Drat. ev. n. 1

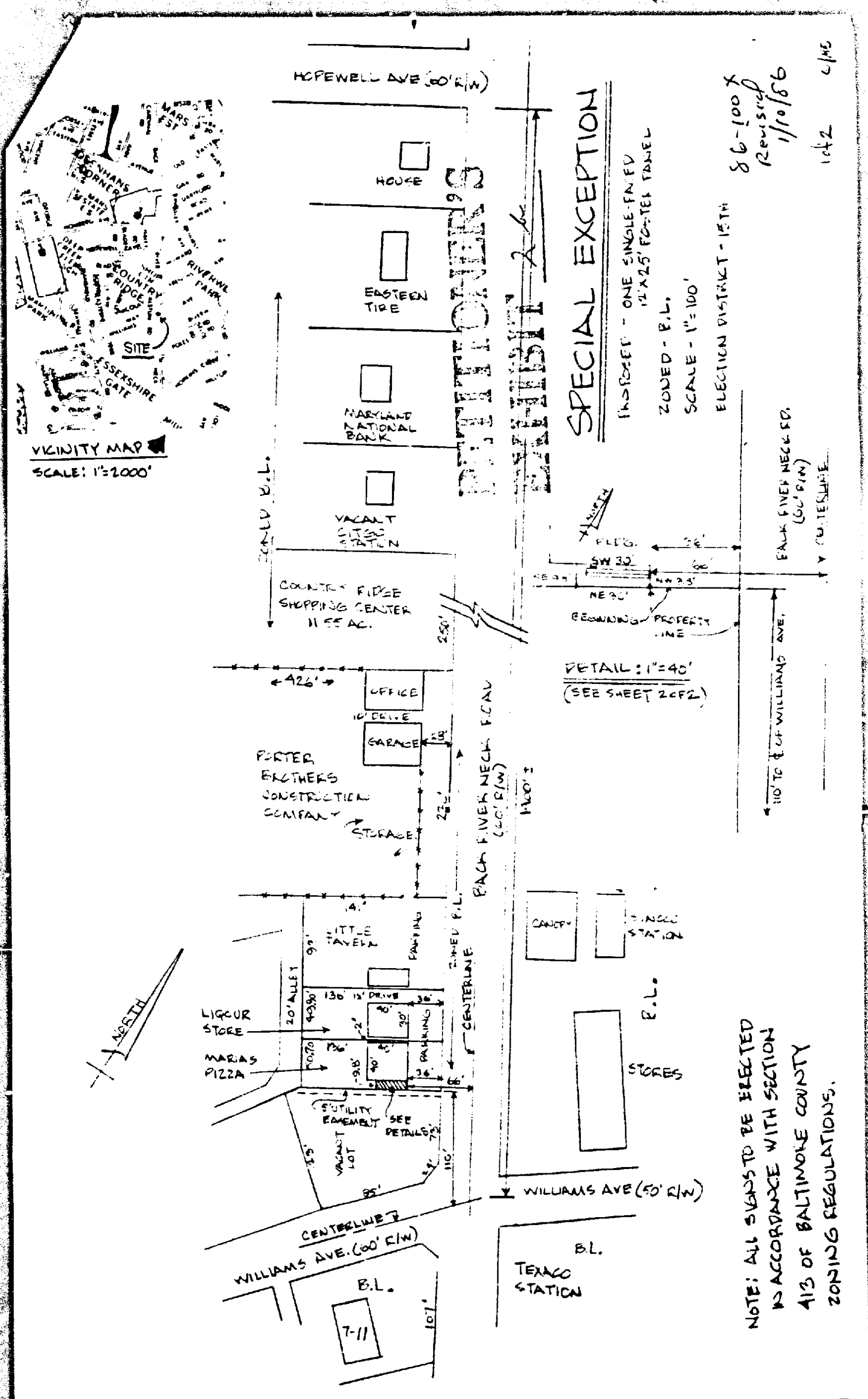
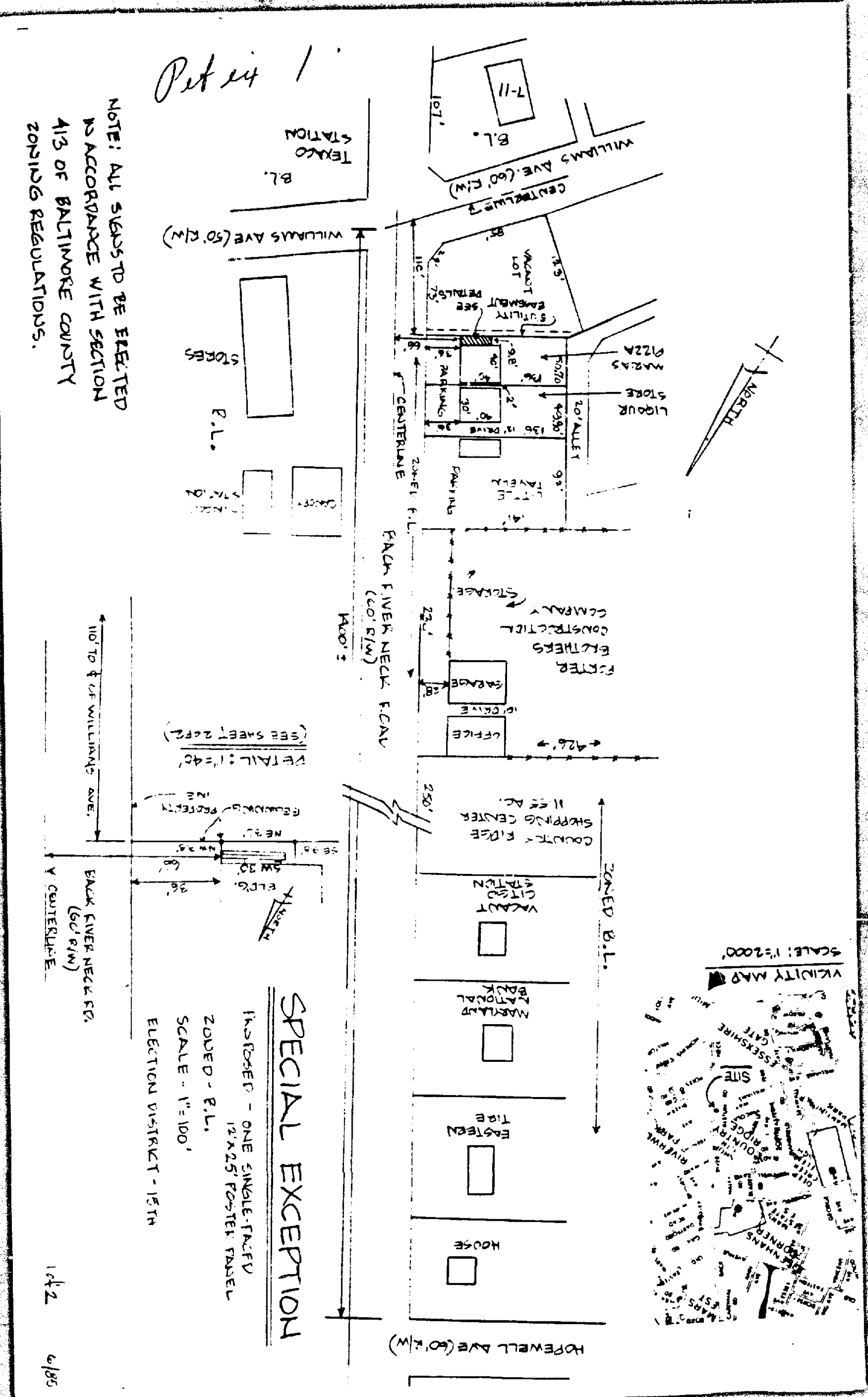
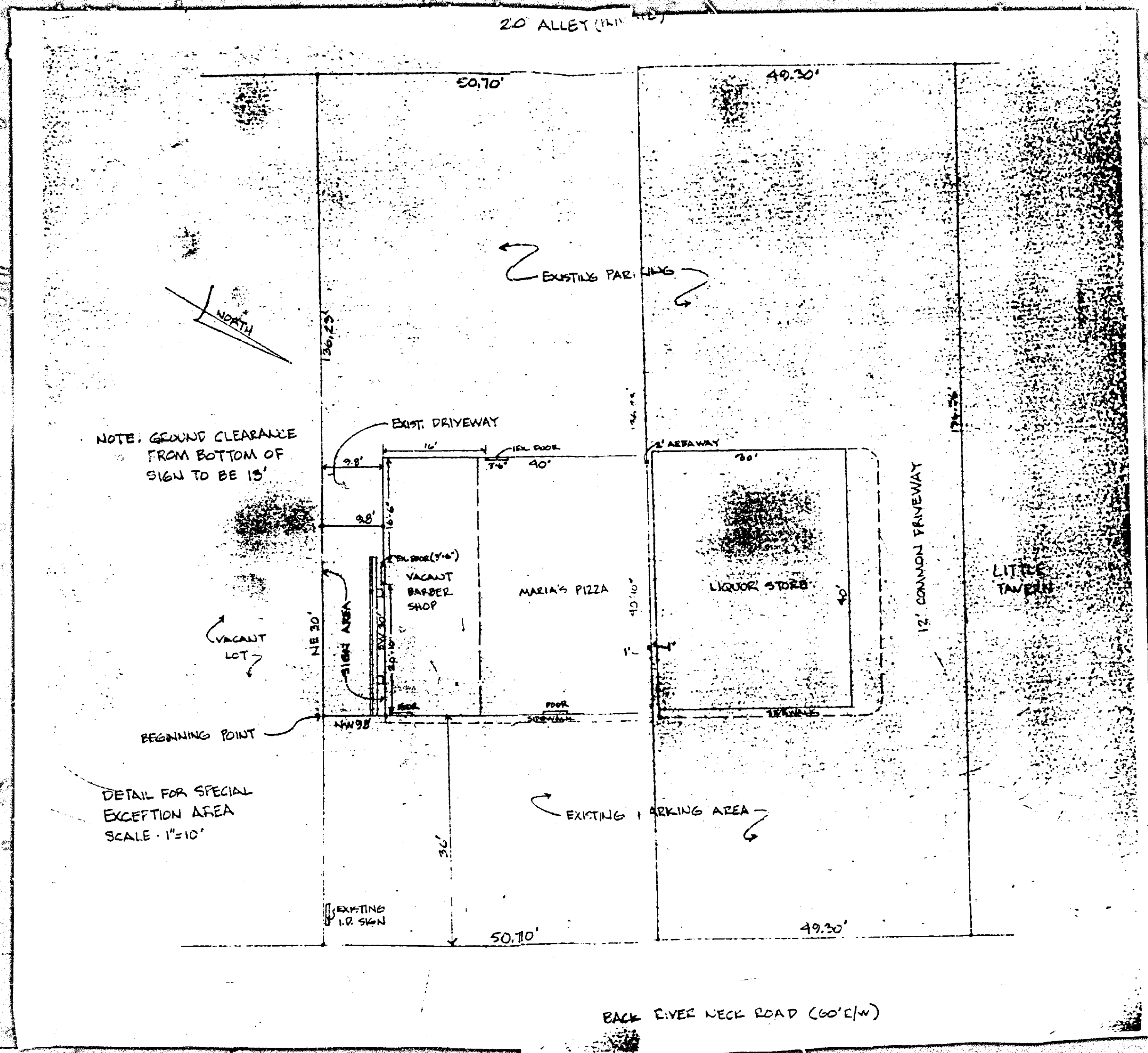


 ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PROTESTANT'S EXHIBITS 4a thru 5
PHOTOGRAPHS

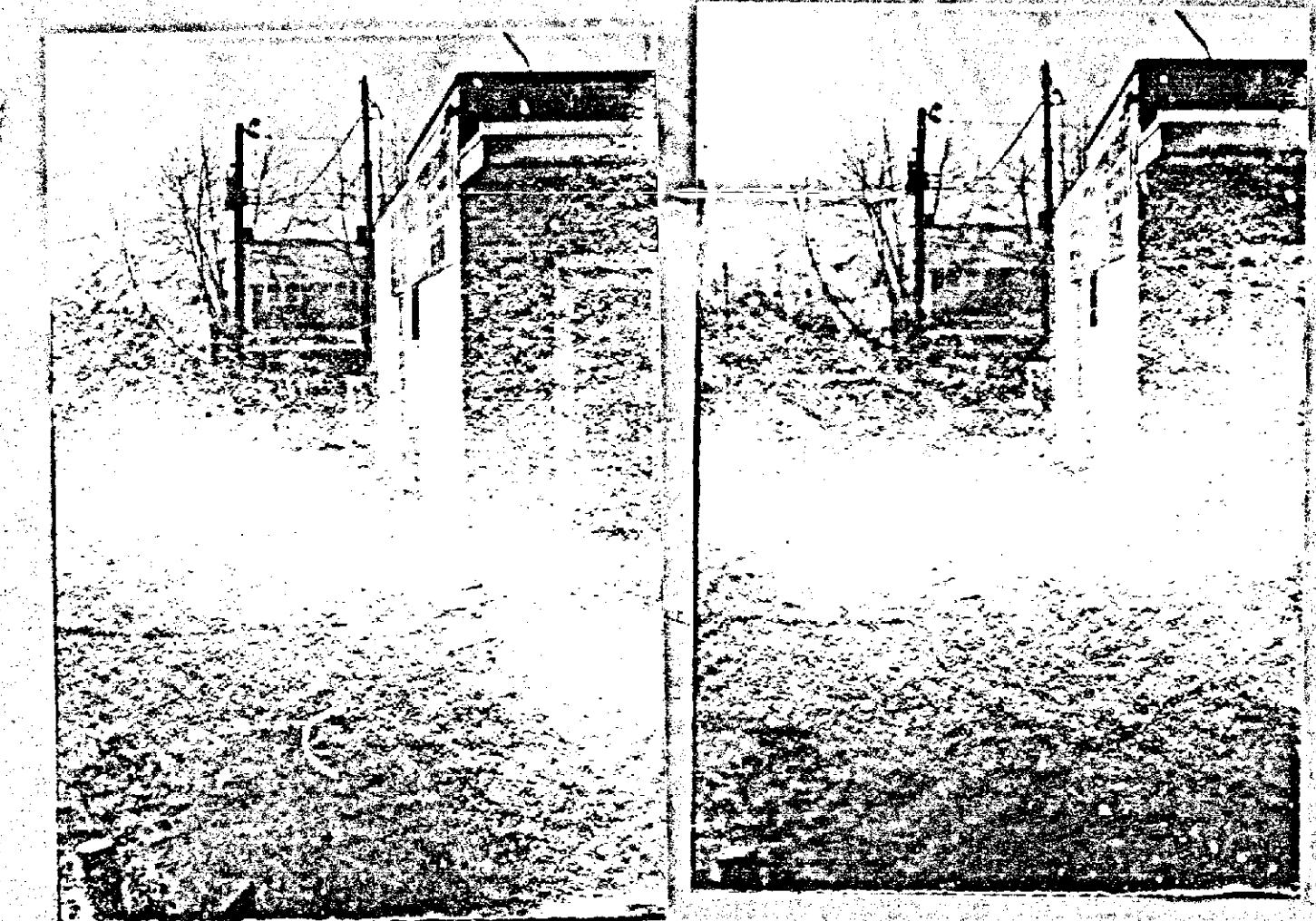
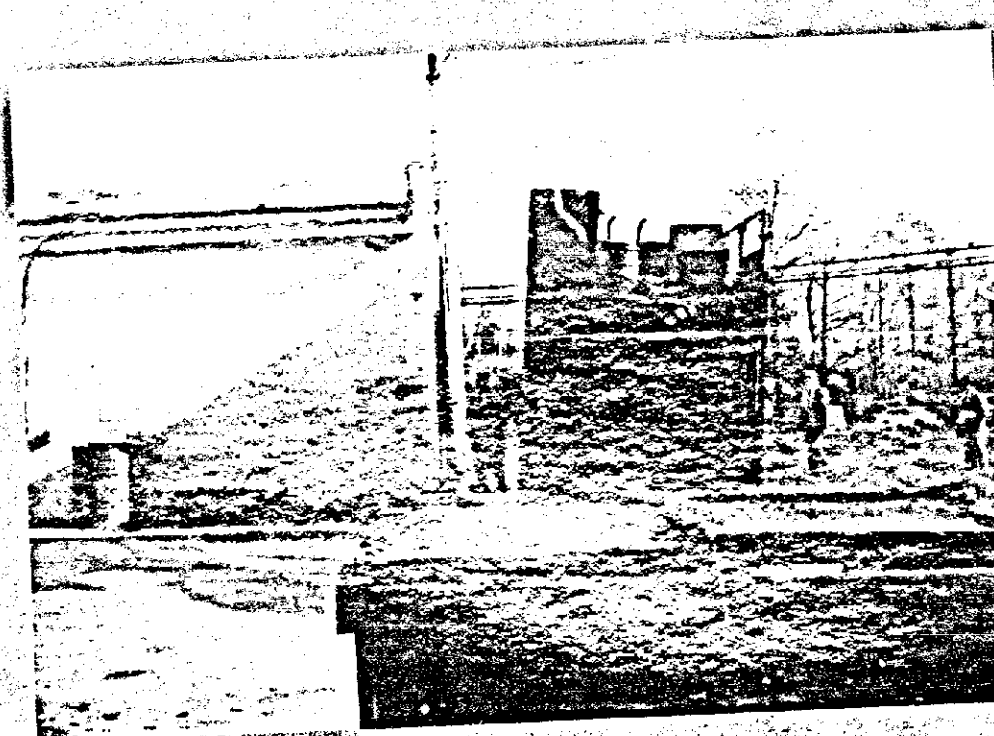
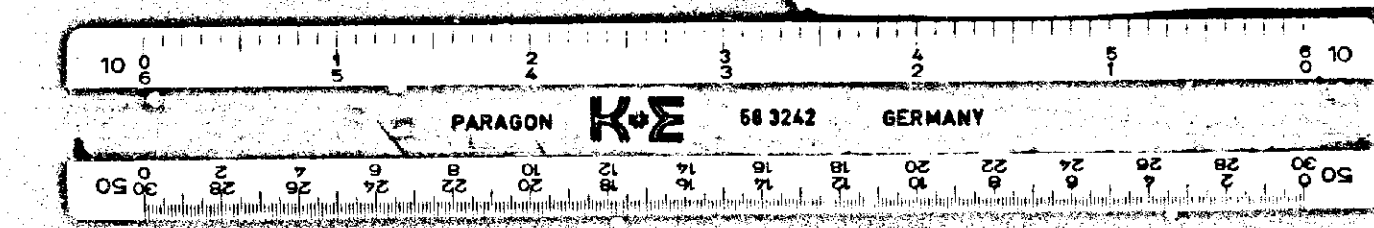


JAN 29 1987



ARNOLD JARON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PETITIONER'S EXHIBITS 3a thru 6b
PHOTOGRAPHS



will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of March, 1986, that the herein Petition for Special Exception for one illuminated 12' x 25' advertising structure, in accordance with Petitioner's Exhibit 2C, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The face of the sign shall extend no further than 16 inches from the face of the building.
2. Ground clearance from the bottom of the sign shall be no greater than 10 feet.
3. The south property line shall be surveyed and vertical poles or a fence shall be erected on or within the property line along the length of the building so that vehicles cannot stray onto adjacent property.
4. No portion of the sign shall extend towards the front of the property beyond the building.

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

JMH:jbg

ORDER RECEIVED FOR FILING

DATE March 3, 1986
BY Robert A. Kelly
ADMINISTRATIVE ASSISTANT

056-100X
Revised
1/10/86

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF BACK RIVER NECK ROAD (60 FEET WIDE), 110 FEET NORTH OF THE CENTERLINE OF WILLIAMS AVENUE (60 FEET WIDE) AND 66 FEET FROM THE CENTERLINE OF BACK RIVER NECK ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHWESTERLY AND PARALLEL TO BACK RIVER NECK ROAD A DISTANCE OF 9.8 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY AT A RIGHT ANGLE AND ALONG THE BUILDING LINE A DISTANCE OF 30 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY AT A RIGHT ANGLE A DISTANCE OF 9.8 FEET TO A POINT, THENCE 4.) NORTHEASTERLY AT A RIGHT ANGLE AND PARALLEL TO THE BUILDING A DISTANCE OF 30 FEET TO THE BEGINNING POINT.

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF BACK RIVER NECK ROAD (60 FEET WIDE), 110 FEET NORTH OF THE CENTERLINE OF WILLIAMS AVENUE (60 FEET WIDE) AND 66 FEET FROM THE CENTERLINE OF BACK RIVER NECK ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHWESTERLY AND PARALLEL TO BACK RIVER NECK ROAD A DISTANCE OF 8 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY AT A RIGHT ANGLE AND ALONG THE BUILDING LINE A DISTANCE OF 30 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY AT A RIGHT ANGLE A DISTANCE OF 8 FEET TO A POINT, THENCE 4.) NORTHEASTERLY AT A RIGHT ANGLE AND PARALLEL TO THE BUILDING A DISTANCE OF 30 FEET TO THE BEGINNING POINT.

PETITION FOR SPECIAL EXCEPTION

15th Election District

LOCATION: West side of Back River Neck Road, 110' North of the centerline of Williams Avenue

DATE AND TIME: Tuesday, October 29, 1985 at 1:00 p.m.

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

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

Petition for Special Exception for one (1) illuminated 12' x 25' advertising (sign) structure.

Being the property of Michael G. Murphy as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

ARNOLD JABLON
ZONING COMMISSIONER

M. Albert Figinski, Esquire
36 South Charles Street
Baltimore, Maryland 21201

October 24, 1985

Re: Petition for Special Exception
W/S Back River Neck Rd., 110' N/
c/l of Williams Avenue
15th Election District
Michael G. Murphy - Petitioner
Case No. 86-100-X

Dear Mr. Figinski:

This is to advise you that \$48.99 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, County Office Building, Towson, Maryland.

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

No. 012445

DATE 10-29-85 ACCOUNT R-01-615-000

AMOUNT \$ 48.99

RELIEVED FROM Foster and Kleiser

FOR Advertising and Posting 36-100-X

8 8034*****2518 2312F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Back River Neck Rd., 110' N/
Centerline of Williams Ave., : OF BALTIMORE COUNTY
15th District

MICHAEL G. MURPHY, Petitioner : Case No. 86-100-X
: : : : : :

ENTRY OF APPEARANCE

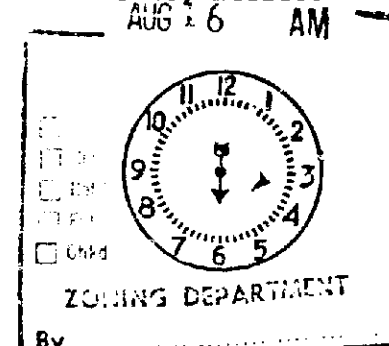
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to M. Albert Figinski, Esquire, 36 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner; and William R. Walker, Foster & Kleiser, P. O. Box 4868, Baltimore, MD 21211, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman



M. Albert Figinski, Esquire
36 South Charles Street
Baltimore, Maryland 21201

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
W/S Back River Neck Rd., 110' N/
centerline of Williams Avenue
15th Election District
Michael G. Murphy, Petitioner
Case No. 86-100-X

TIME: 1:00 p.m.

DATE: Tuesday, October 29, 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. 008538

DATE 10-29-85 ACCOUNT 86-100-X

AMOUNT \$ 48.99

RECEIVED FROM

FOR

VALIDATION OR SIGNATURE OF CASHIER

FOSTER AND KLEISER

A METROMEDIA COMPANY
3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21201
1001-251-8800

January 10, 1986

Baltimore County
Department of Zoning
111 W. Chesapeake Ave.
Towson, MD 21204

Attention: Mr. Carl Richards

Gentlemen:

Attached are revised plans and description for Special Exception: "W/S Back River Neck Rd., 110' N/centerline of Williams Avenue". The hearing date was Tuesday, October 29, 1985. Case No. 86-100X, Petitioner, Michael G. Murphy. Mrs. Jean M. H. Jung conducted the hearing and continued the hearing for the purpose of providing additional information pursuant to petitioner's plans.

We shall appreciate a hearing date in February, if possible.

Sincerely,

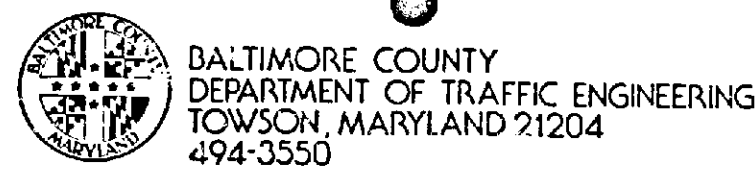
W. R. Walker
W. R. Walker

Phone to Figinski 542-2520
Available date
Wed 11/1/85
Tues Feb 25 11:30

Revised per S.S. request
Please S=+
Item 412(84-85)
86-100-X
OFFICE COPY

SERVING MAJOR METROPOLITAN MARKETS THROUGHOUT THE UNITED STATES

JAN 29 1987



STEPHEN E. COLLINS
DIRECTOR

August 1, 1985

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

Item No. 410, 412, 413, 414, 416, 417 ZAC-Meeting of July 9, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

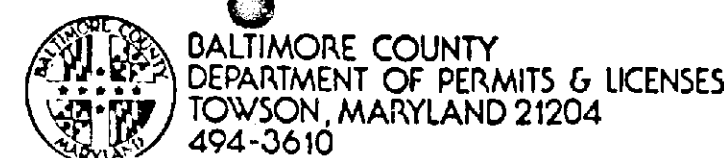
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 410, 412, 413, 414, 416, and 417.

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

NSP/cm



TED ZALESKI, JR.
DIRECTOR

February 11, 1986

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

Dear Mr. Jablon:

Comments on Item # 412 /Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael G. Murphy
Location: W/S Back River Neck Road, 110' N of c/l of Williams Avenue
District: 15th.

APPLICABLE CODES AND COMMENTS

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-87, the Maryland Code for the Handicapped and Aged (A.M.D.A. #17-87 - 1980) and other applicable Codes and Standards.

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

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

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

5. All Use Groups except Risk Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Risk Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1207, Section 1206.2 and Table 1202. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible heights/areas. 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.

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

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

9. The proposed project appears to be located in a Flood Plain, Flood Mitigation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-87. Site plans shall show the correct elevation above sea level for the lot and the finish floor levels including basement.

10. Comments: All signs shall comply with Article 19 as amended. See also Section 1907.0 which is applicable.

11. 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 review. If needed, the applicant may obtain additional information by visiting Room 120 of the County Office Building at 11 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burchinal, Jr.
Charles E. Burchinal, Jr.
Building Place Review

1/27/86

8/100

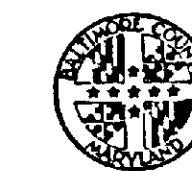
CASE NO. 86-100-X

EXPLANATION OF PETITIONER'S EXHIBITS:

- #1 - Plan of property
- #2a - Property description
- #2b - Revised plan of property
- #2c - Enlarged plat
- #3a thru #6b - Photographs of property

EXPLANATION OF PROTESTANT'S EXHIBITS:

- #1 - Photograph of property
- #2 - Plan of property
- #3 - Lease
- #4a thru 5 - Photographs of property



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

September 3, 1986

Marvin H. Schein, Esq.
Suite 400, Title Building
110 St. Paul St.
Baltimore, Md. 21202

Re: Case No. 86-100-X
Michael G. Murphy

Dear Mr. Schein:

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: M. Albert Figinski, Esq.
Michael G. Murphy
William Walker
Mary Ginn
Frank Lessis
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF
THE APPLICATION OF
MICHAEL G. MURPHY
FOR SPECIAL EXCEPTION ON
PROPERTY LOCATED ON THE
WEST SIDE OF BACK RIVER
NECK RD., 110' NORTH OF
THE C/L OF WILLIAMS AVE.
15th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 86-100-X

OPINION

The above captioned matter comes before this Board on appeal from a decision of the Deputy Zoning Commissioner wherein the special exception for one illuminated 12' x 25' advertising sign was granted with restrictions.

Testimony was taken and it is evident from the testimony that the Petitioner was able to comply with Section 413 of the Baltimore County Zoning Regulations. However, testimony from the tenant upon which the proposed structure would be constructed as well as two (2) adjoining property owners persuades this Board that the special exception would adversely impact the health and general welfare of the community and, therefore, the requested Petition fails to meet the requirement of Section 502.1 of the Baltimore County Zoning Regulations.

Additionally, this Board notes that the Petitioner has not contracted with the present tenant of the subject property, who according to his lease and the plats submitted, is entitled to the use of 152-154, including the driveway in question. Consequently, it would appear that the tenant is entitled to the quiet enjoyment of his property and in the absence of his agreement to permit the proposed structure, the Petitioner has no right to construct same.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 3rd day of September, 1986, by the County Board of Appeals, ORDERED that the Petition for Special Exception for one illuminated 12' x 25' advertising structure (sign) be and the same is hereby DENIED.

Michael G. Murphy
Case No. 86-100-X

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans
William R. Evans, Acting Chairman

Harry E. Burchinal, Jr.
Harry E. Burchinal, Jr.

Peter Max Zimmerman
Peter Max Zimmerman
Lester B. Burrier

IN RE: PETITION SPECIAL EXCEPTION
W/S of Back River Neck Road
110' N of the centerline of
Williams Avenue
15th Election District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-100-X

ORDER FOR APPEAL

To: The Zoning Commissioner of Baltimore County, County Office Building
Towson, Maryland 21204

Dear Sir:

Please enter an appeal from the Order dated March 3, 1986 in the above-captioned matter on behalf of:

Frank Lessis
72 Kinship Road
Baltimore, Maryland 21222
285-4745

Enclosed please find my check in the amount of \$105.00 representing the charge for the appeal plus the cost of posting.

Kindly acknowledge.

Stamp: MAR 21 AM 7
Stamp: BALTIMORE COUNTY, MARYLAND
Stamp: OFFICE OF FINANCE - REVENUE DIVISION
Stamp: MISCELLANEOUS CASH RECEIPT
Stamp: No. 016132
Stamp: DATE 4/4/86
Stamp: ACCOUNT R-01-615-000
Stamp: AMOUNT \$105.00
Stamp: RECEIVED FROM Marvin H. Schein, Esquire
Stamp: FOR Appeal fee for Case No. 86-100-X
Stamp: B 8119*****100000 117218
Stamp: VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Back River Neck Rd., 110' : OF BALTIMORE COUNTY
N of Centerline of Williams :
Ave., 15th District :
MICHAEL G. MURPHY, Petitioner : Case No. 86-100-X

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of March 3, 1986, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of March, 1986, a copy of the foregoing Notice of Appeal was mailed to M. Albert Figinski, Esquire, Attorney for Petitioner, 36 S. Charles St., Baltimore, MD 21201; and W. R. Walker, Foster & Kleiser, P. O. Box 4868, Baltimore, MD 21211, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman

MARVIN H. SCHEIN ATTORNEY AT LAW
SUITE 403 TITLE BUILDING, 110 ST. PAUL STREET
BALTIMORE, MARYLAND 21202 (301) 685-7898

March 27, 1986

Zoning Commissioners
County Office Building
Towson, Maryland 21204

Dear Sir:

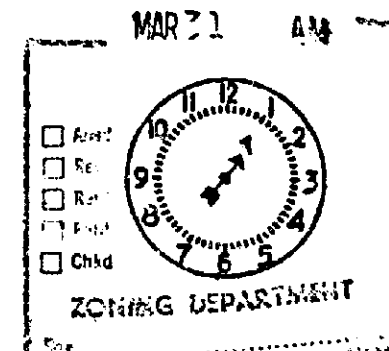
Enclosed please find Order of Appeal in Case No. 86-100-X regarding 152-154
Back River Neck Road, filed on behalf of Frank Lessis.

Yours very truly,

MHS/kah

Enc

cc: Mr. Frank Lessis
72 Kitchin Road
Dundalk, Maryland 21222



4/16/86 - Notified of appeal hearing scheduled for WEDNESDAY, AUGUST 6, 1986 at 10 a.m.

M. Albert Figinski, Esq.
Mr. Michael G. Murphy
Mr. William Walker
Ms. Mary Ginn
Mr. Frank Lessis
Marvin H. Schein
Phyllis C. Friedman

86-100-X
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 10, 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
October 10, 1985.

THE JEFFERSONIAN,

13 Kenton
Publisher

Cost of Advertising
2200

PETITION FOR SPECIAL
EXCEPTION
15th Election District
LOCATION: West side of Back
River Neck Road, 110' North of the
center of Williams Avenue.
DATE AND TIME: Tuesday, Oc-
tober 29, 1985 at 10:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing
on the Petition for Special Exception for
one (1) illuminated 12' x 25' advertising
sign structure.
Being the property of Michael G.
Murphy 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 30-day appeal
period. The Zoning Commission
will, however, entertain any request
for a stay of the issuance of said per-
mit during this period for good cause
shown. Such request must be received
in writing by the date of the hearing
on or before the date of the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Oct. 10

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

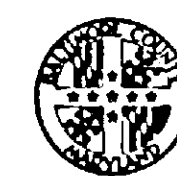
District 1524 Date of Posting 10/5/85
Posted for: Arnold J. Jablon
Petitioner: Michael G. Murphy
Location of property: 152-154 Back River Neck Rd., 110' N. Williams Ave.
Location of Sign: East side of Back River Neck Rd., 110' N. Williams Ave., at
152-154 Back River Neck Rd., 110' N. Williams Ave.
Remarks: Arnold J. Jablon
Posted by: Arnold J. Jablon Date of return: 10/5/85
Number of Signs: 1

Petition
for Special Exception
15th Election District
LOCATION: West side of Back River
Neck Road, 110' North of the cen-
ter of Williams Avenue.
DATE AND TIME: Tuesday, October
29, 1985 at 10:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission of Bal-
timore County, by authority of the Zon-
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In the event that this Petition is
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will, however, entertain any request
for a stay of the issuance of said per-
mit during this period for good cause
shown. Such request must be received
in writing by the date of the hearing
on or before the date of the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

86-100-X
The Times

Middle River, Md., Oct 10 1985

This is to certify, that the annexed
advertisement was
inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of 10 successive
weeks before the 10th day of
October, 1985
June Brown Publisher.



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
April 16, 1986

NOTICE OF ASSIGNMENT

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

CASE NO. 86-100-X

MICHAEL G. MURPHY

FOR SPECIAL EXCEPTION - ONE ILLUMINATED
12' x 25' ADVERTISING SIGN STRUCTURE

W/S OF BACK RIVER NECK ROAD 110'
N. OF C/L OF WILLIAMS AVENUE

15th DISTRICT

3/3/86 - D.Z.C. GRANTED PETITION W/RESTRICTIONS

ASSIGNED FOR:

WEDNESDAY, AUGUST 6, 1986 at 10 a.m.

cc: M. Albert Figinski, Esquire

Mr. Michael G. Murphy

Mr. William Walker

Marvin H. Schein, Esquire

Mr. Frank Lessis

Ms. Mary Ginn

Phyllis Cole Friedman

Norman E. Gerber

James G. Hoswell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

Counsel for Petitioner

Petitioner

Lessee

Counsel for Protestant (Lesis)

Protestant-Appellant

Protestant

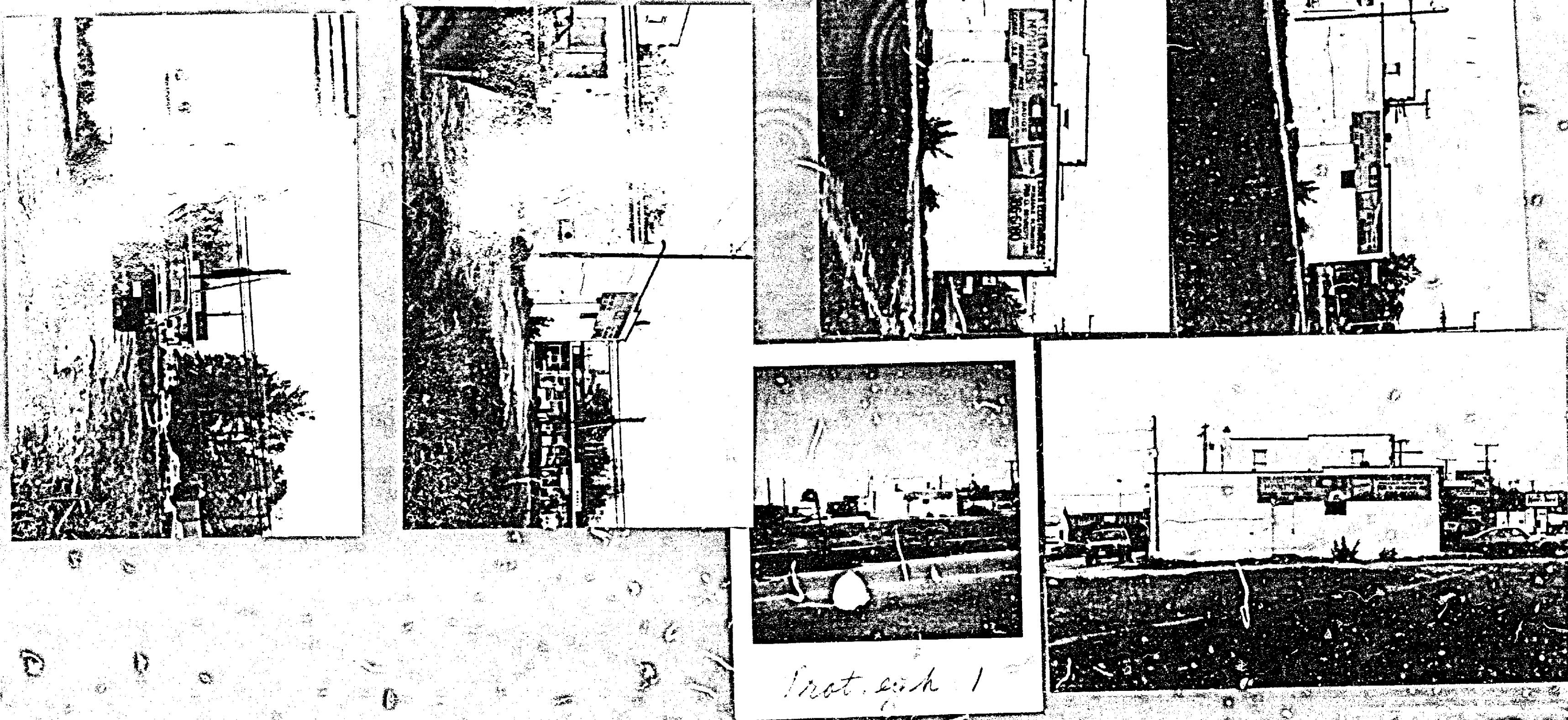
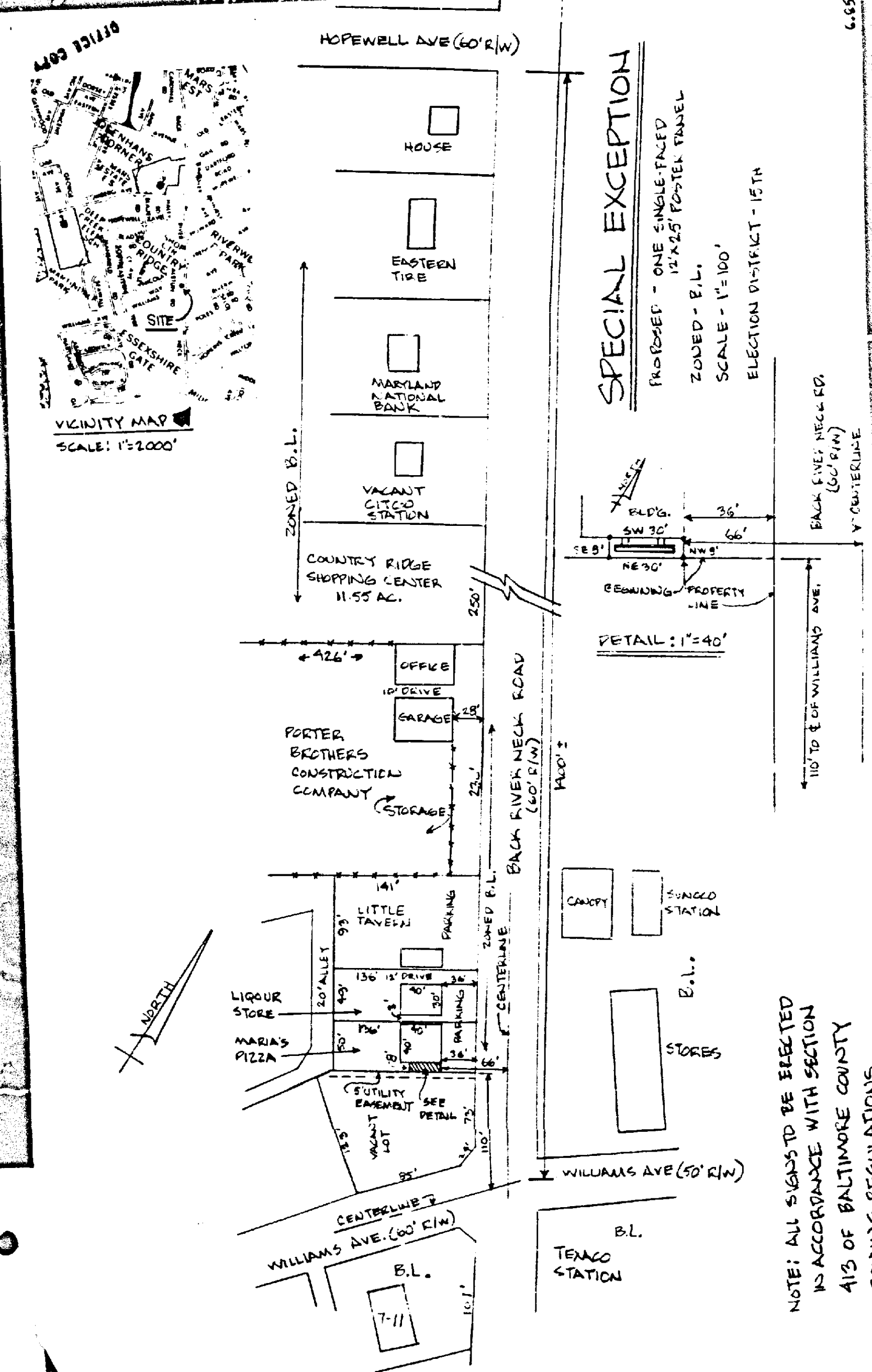
People's Counsel (Appellant)

Edith T. Eisenhart, Adm. Secretary



ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PROTESTANT'S EXHIBITS 4a thru 5
PHOTOGRAPHS



Case No. 86-100-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

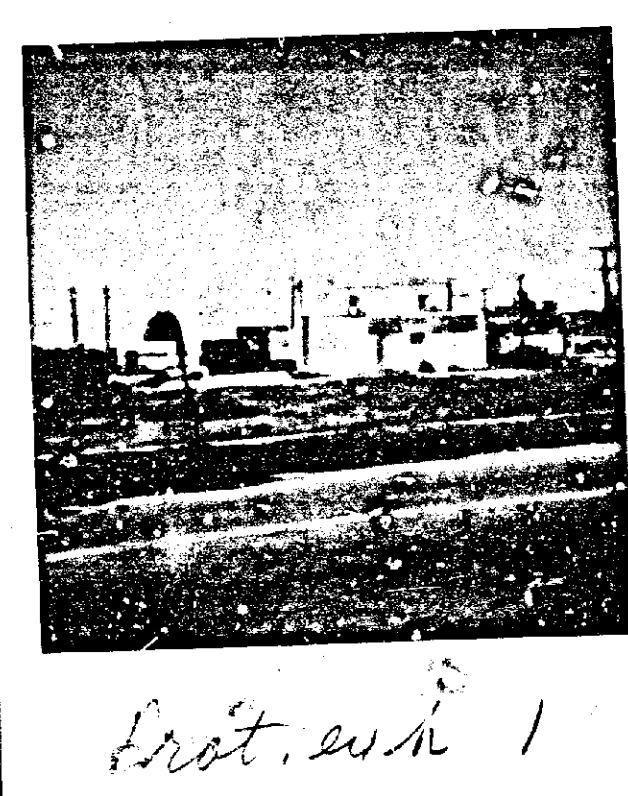
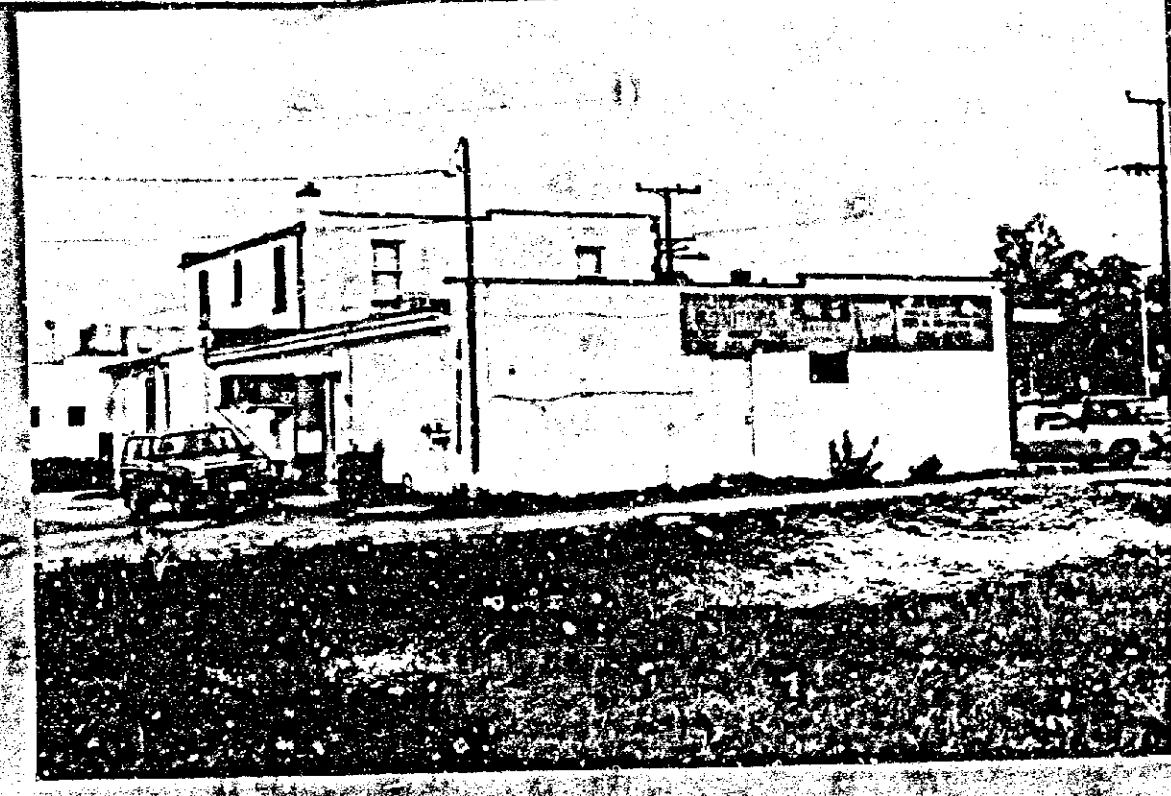
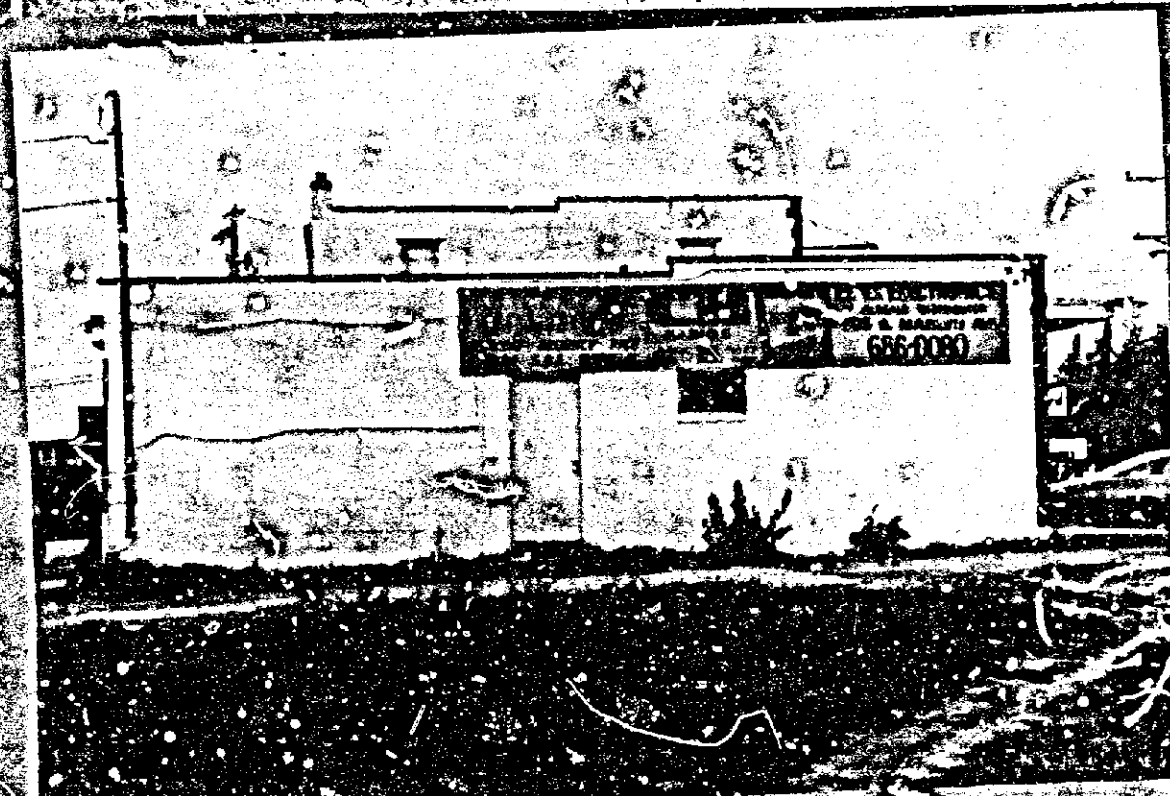
Your petition has been received and accepted for filing this
31st day of July, 1985

Petitioner: Michael G. Murphy
Petitioner's
Attorney: M. Albert Figinski, Esquire

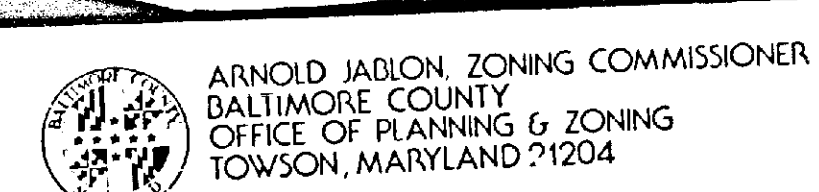
Received by:
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

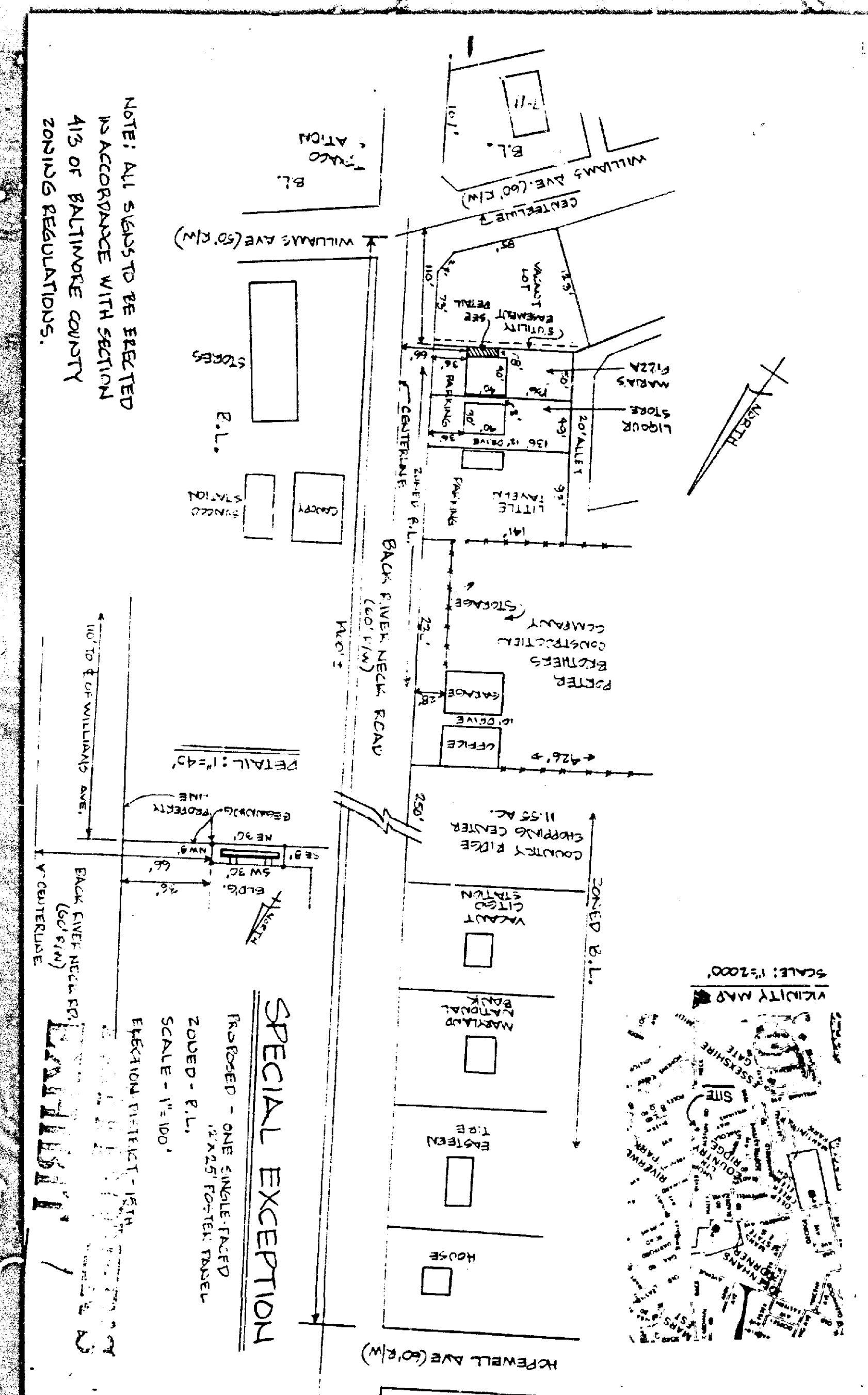
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Remarks: Arnold J. Jablon
Posted by: Arnold J. Jablon Date of return: 10/5/85
Number of Signs: 1



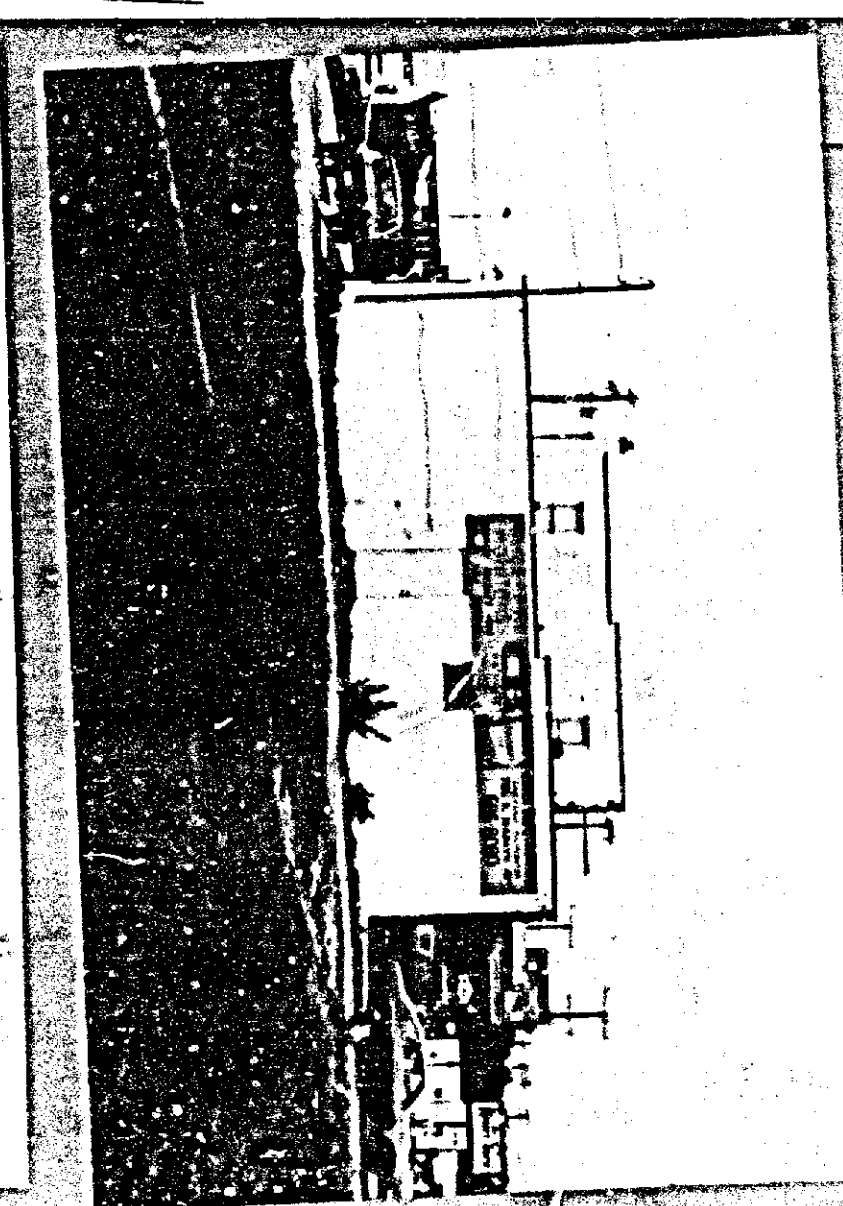
JAN 29 1967

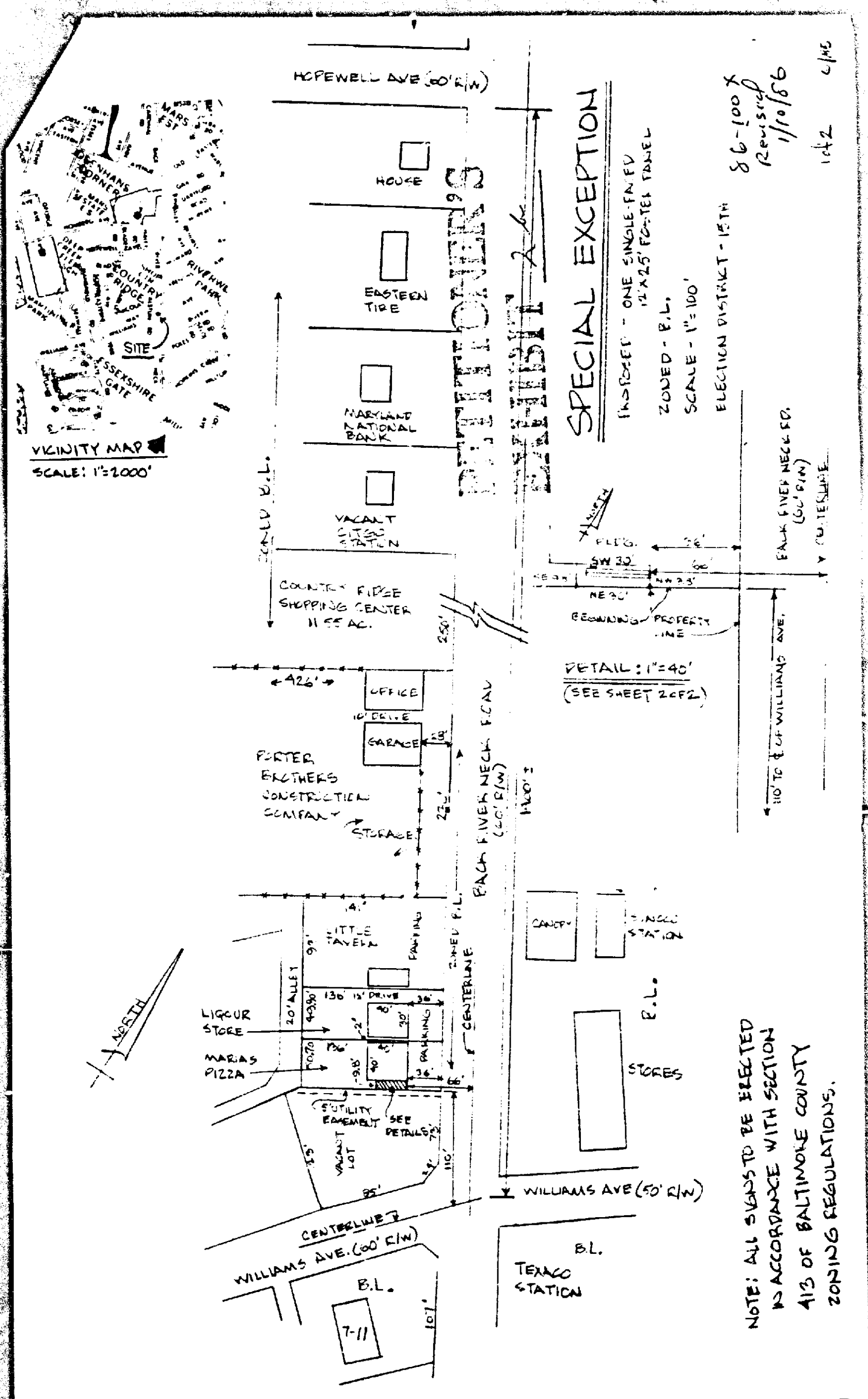
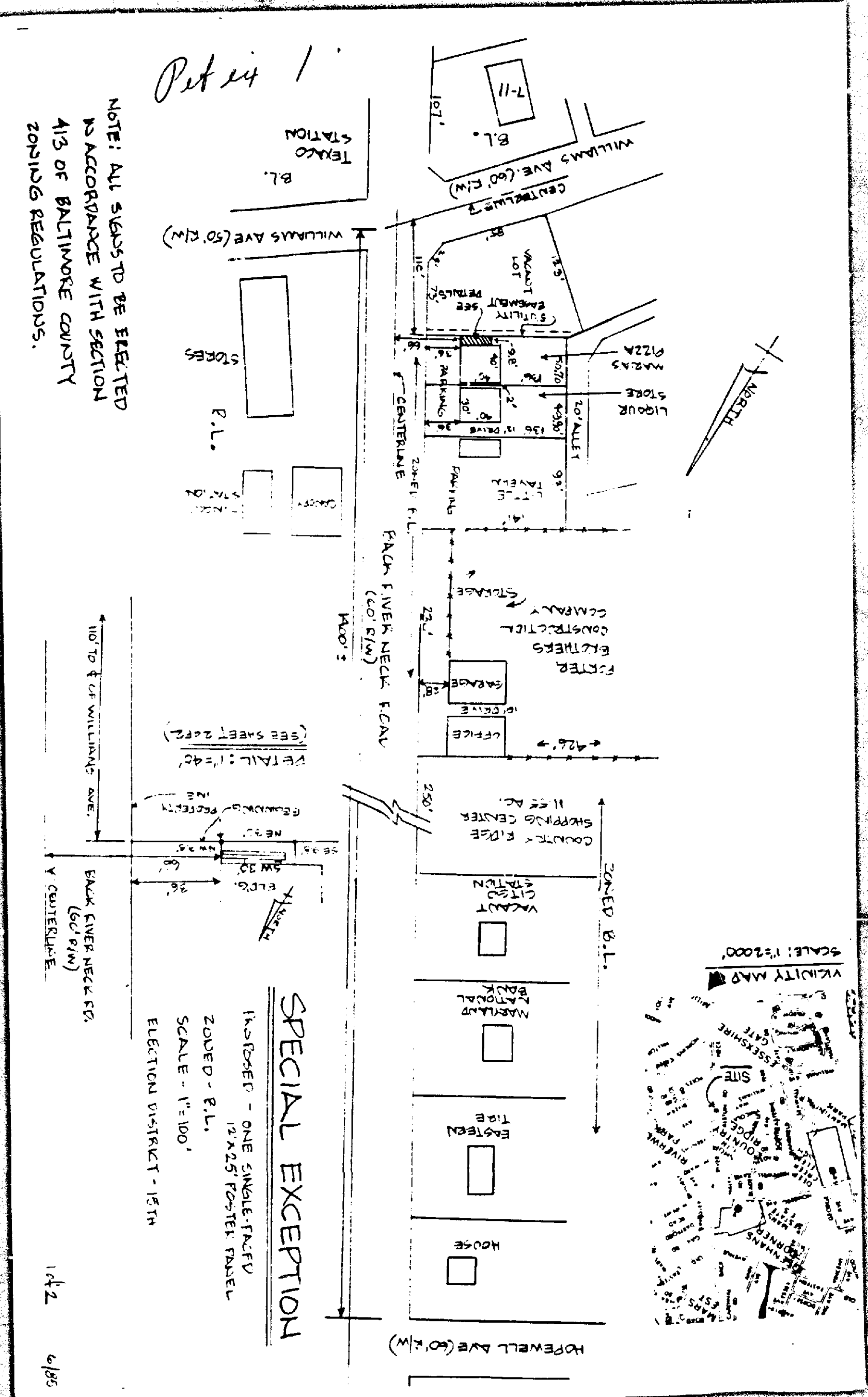
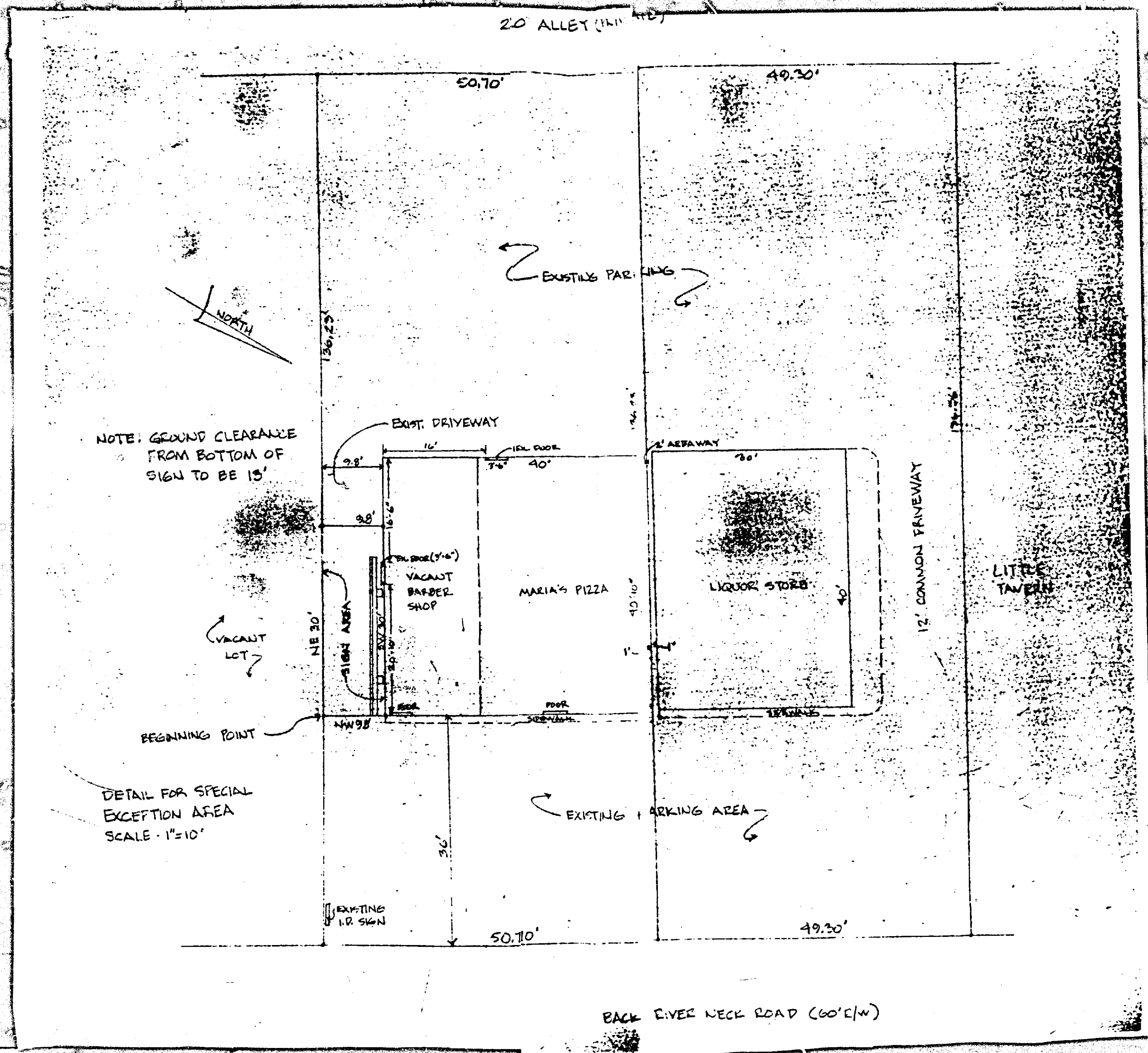


PROTESTANT'S EXHIBITS 4a thru 5
PHOTOGRAPHS



SPECIAL EXCEPTION





ARNOLD JARON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PETITIONER'S EXHIBITS 3a thru 6b
PHOTOGRAPHS

