

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for One single faced outdoor advertising sign.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Petitioner
Dunfield Apartment Company

(Type or Print Name)

Signature

715 St. Paul Street

Baltimore, MD 21202

Attorney for Petitioner:

Charles E. Heyman

(Type or Print Name)

Signature

10th Floor, Sun Life Bldg.

Address CHARLES & REDWOOD STS.

Baltimore, MD 21201

City and State

Attorney's Telephone No.: 539-6967

Legal Owner(s):

Charles F. Schluter

(Type or Print Name)

Signature

715 St. Paul Street

Baltimore, MD 21202

City and State

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

Robert S. Mattie

Name

715 St. Paul Street 837-8377

Address Baltimore, MD

City and State

Attorney's Telephone No.: 539-6967

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County on the 11th day of September 1985, at 11:00 o'clock

AM.

By *Charles E. Heyman*
Zoning Commissioner of Baltimore County.

(over)

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 413.3.c & 203.2 of the Zoning Regulations to allow an outdoor advertising sign (direction sign) within 4' of the street right-of-way line instead of the required 25' (A Variance of 21'). And if applicable a setback of 34' from the centerline of the street in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty) Hardship & practical difficulty in that by placing the sign behind the building setback line the motoring public will not readily see the sign and therefore will miss the place to turn in order to get to the apartment site, which is the intended purpose of the sign.

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.

Petitioner

Dunfield Apartment Company

(Type or Print Name)

Signature

715 St. Paul Street

Baltimore, MD 21202

City and State

Attorney for Petitioner:

Charles E. Heyman

(Type or Print Name)

Signature

10th Floor - Sun Life Building

Address CHARLES & REDWOOD STS.

Baltimore, MD 21201

City and State

Attorney's Telephone No.: 539-6967

Legal Owner(s):

Charles F. Schluter

(Type or Print Name)

Signature

715 St. Paul Street

Baltimore, MD 21202

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By *Charles E. Heyman*
Zoning Commissioner of Baltimore County.

(over)

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION

AREA OF SPECIAL EXCEPTION FOR DIRECTIONAL SIGN, PART OF NO. 8225

AND NO. 8227 BELAIR ROAD, FOURTEENTH ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southeast side of Belair Road, 60 feet wide, said point being distant 2125 feet, more or less, as measured northeasterly along the southeast side of said Belair Road from the north side of Ridge Road, running thence binding on the southeast side of said Belair Road, (1) N 38° 08' 00" E 10.00 feet, thence three courses: (2) S 51° 52' 00" E 40.00 feet, (3) S 38° 08' 00" W 10.00 feet, and (4) N 51° 52' 00" W 40.00 feet to the place of beginning.

Containing 400 square feet of land.

CAE:rja

J.O. 1-71178M1

March 4, 1985



KAPLAN, HEYMAN, GREENBERG, ENOELMAN & BELOHAD, P.A.

TENTH FLOOR SUN LIFE BUILDING

20 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21204

(301) 825-8887

September 4, 1985

CHARLES B. HEYMAN
HARVEY F. GREENBERG
WILLIAM H. ENOELMAN
HERBERT J. BELOHAD
EDWARD P. BELOHAD, JR.
BANK D. GORDIN
BEARLE E. HYNICK
JENNIFER P. HYNICK
JOHN PHILIP MILLER
LOWELL B. HERMAN
HARRIET E. COOPERMAN
DANIEL S. RAY
MICHAEL D. BERMAN
WILLIAM D. BRAUGHNEST, JR.
BARRY WEISSBACH
CHAS. A. ORENS

Mr. Arnold Jablon
Zoning Commissioner
of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception & Variance
SE/S Belair Rd., 2125' North of N/S of
Ridge Rd. (8225 & 8227 Belair Road)
14th Election District
Charles F. Schluter, Petitioner
Case No. 86-105-XA

Dear Commissioner Jablon:

As attorney for Petitioner in the above matter, it is requested that the Petitions filed in this matter for Special Exception and Variance be withdrawn. In the event that there are any costs of advertising and/or posting to be paid by Petitioner, please advise. In the event that action on this request for dismissal cannot be finalized prior to the hearing date of Wednesday, September 11, 1985, at 11:00 A.M., it is requested that this matter be postponed until the dismissal can be finalized.

Please confirm the above.

Sincerely,

Charles E. Heyman
Charles E. Heyman

CBH/ddc

cc: Mr. Harry D. Myerberg
Dunfield Apartment Company

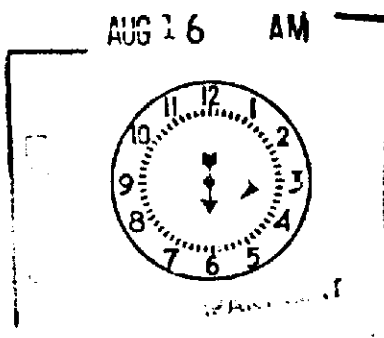
Mr. Robert S. Mattie
Dunfield Apartment Company

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SE/S Belair Rd., 2125' N of : OF BALTIMORE COUNTY
N/S Ridge Rd. (8225 & 8227 Belair Rd.), 14th District :

CHARLES F. SCHLUTER, Petitioner: Case No. 86-105-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice shall be sent of any hearing date 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 Charles E. Heyman, Esquire, 10th Floor, Sun Life Building, Charles & Redwood Sts., Baltimore, MD 21201; Charles F. Schluter, 8225 Belair Rd., Baltimore, MD 21236; and Robert S. Mattie, Dunfield Apartment Co., 715 St. Paul St., Baltimore, MD 21202.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE

SE/S Belair Rd., 2125' N of N/S of

Ridge Rd. (8225 & 8227 Belair Rd.)

14th Election District

Charles F. Schluter,

Petitioner

Case No. 86-105-XA

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

In keeping with the request for withdrawal of this petition, dated September 4, 1985, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of September, 1985, that said petition is hereby DISMISSED without prejudice.

JMH:rbg

cc: Mr. Robert S. Mattie

Dunfield Apartment Company

715 St. Paul Street

Baltimore, Maryland 21202

People's Counsel

DATE *September 24 1985*

BY *Charles E. Heyman*

ADMINISTRATIVE ASSISTANT

UNO-R RECEIVED FOR FILING

DATE *September 24 1985*

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ADMINISTRATIVE ASSISTANT

UNO-R RECEIVED FOR FILING

DATE *September 24 1985*

BY *Charles E. Heyman*

ADMINISTRATIVE ASSISTANT

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

ARNOLD JABLON
ZONING COMMISSIONER

September 5, 1985

Charles B. Heyman, Esquire
10th Floor - Sun Life Building
Charles & Redwood Sts.
Baltimore, Maryland 21201

Re: Petitions for Special Exception & Variance
SE/S Belair Road, 2125' North of N/S of
Ridge Rd. (8225 & 8227 Belair Road)
14th Election District
Charles F. Schluter, Petitioner
Case No. 86-105-XA

Dear Mr. Heyman:

This is to advise you that \$62.97 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Very truly,
Arnold Jablon
Zoning Commissioner

DATE *9-24-85*

ACCOUNT *01-615-000*

AMOUNT *62.97*

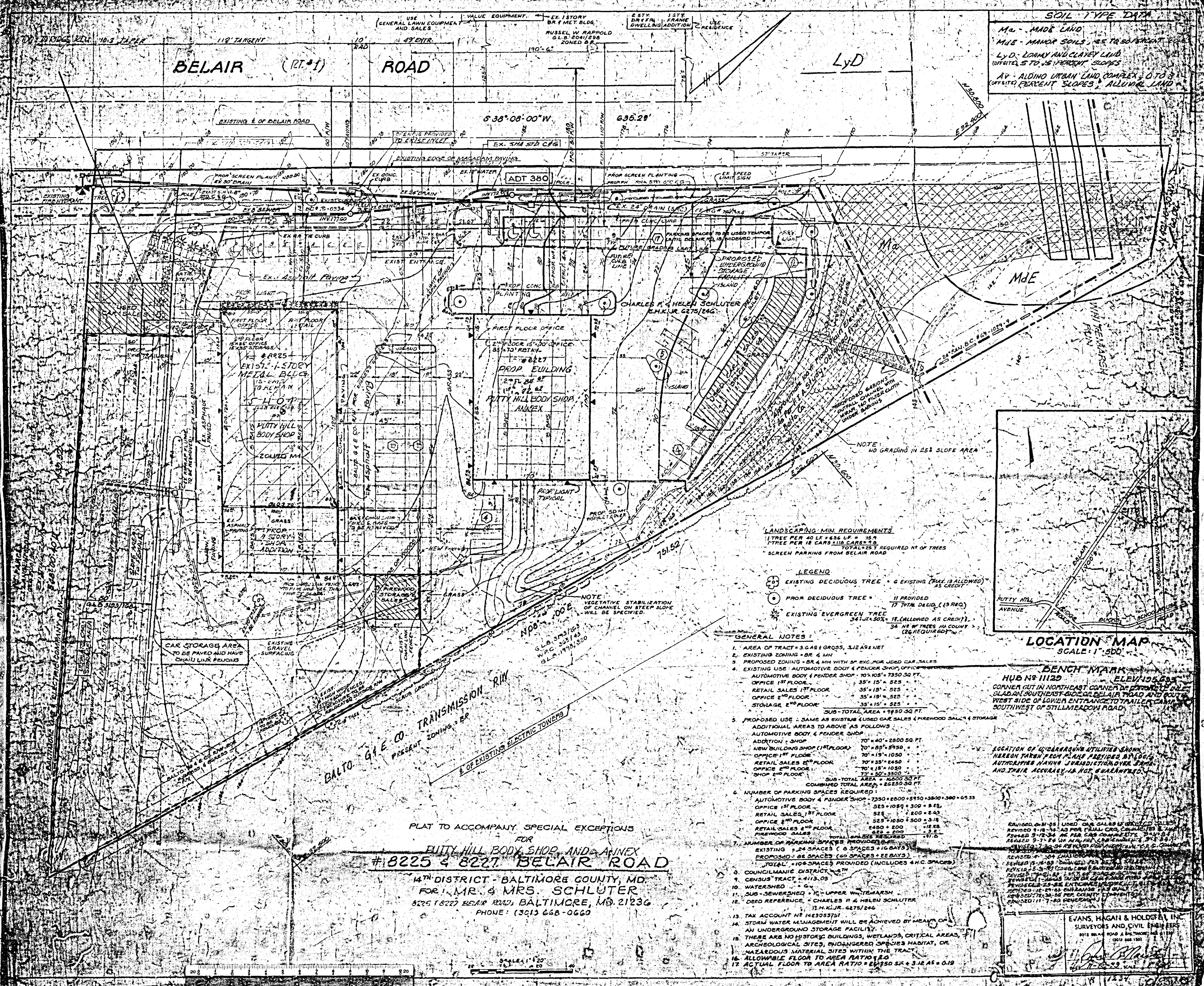
RECEIVED FROM *Dunfield Apt Co*

FOR *Advertising - 86-105-XA*

8 0396000523710 2242F

WITNESSETH AND SIGNATURE OF CASHIER

APR 11 1986



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-105-XA

Date: August 29, 1985

This office is opposed to the granting of the subject request. Were the current request granted, such a precedent would make it, at best, extremely difficult to deny a similar sign for every other apartment complex or subdivision that made a similar request; in any substantial numbers, this would intensify the visual blight that we already experience along portions of our major arterials.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

86-105
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 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 22, 1985.

THE JEFFERSONIAN

18 Ventral

Publisher

Cost of Advertising

27.50

Petition for Special
Exception & Variance

LOCATION: Southeast side of Belair Road, 115' North of the North side of Ridge Road, 1025' & 1031' Delineate
DATE & TIME: Wednesday, September 11, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for one single front outdoor advertising sign, Variance from Sections 41.3.3.2 & 40.2.2 & 20.1.2 to allow an outdoor advertising sign (direction sign) within 4' of the street right-of-way line in the 10' of the required 25' (a variance of 15') and if applicable, a setback of 34' from the centerline of the street to the sign of the required 50'.

Belair Road, as shown on the plat filed in the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, require 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

86-105-XA
The Times

Middle River, Md., August 19, 1985

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 1985.

Publisher:

25.47

Case No. 86-105-XA

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.

ARNOLD JABLON
Zoning Commissioner

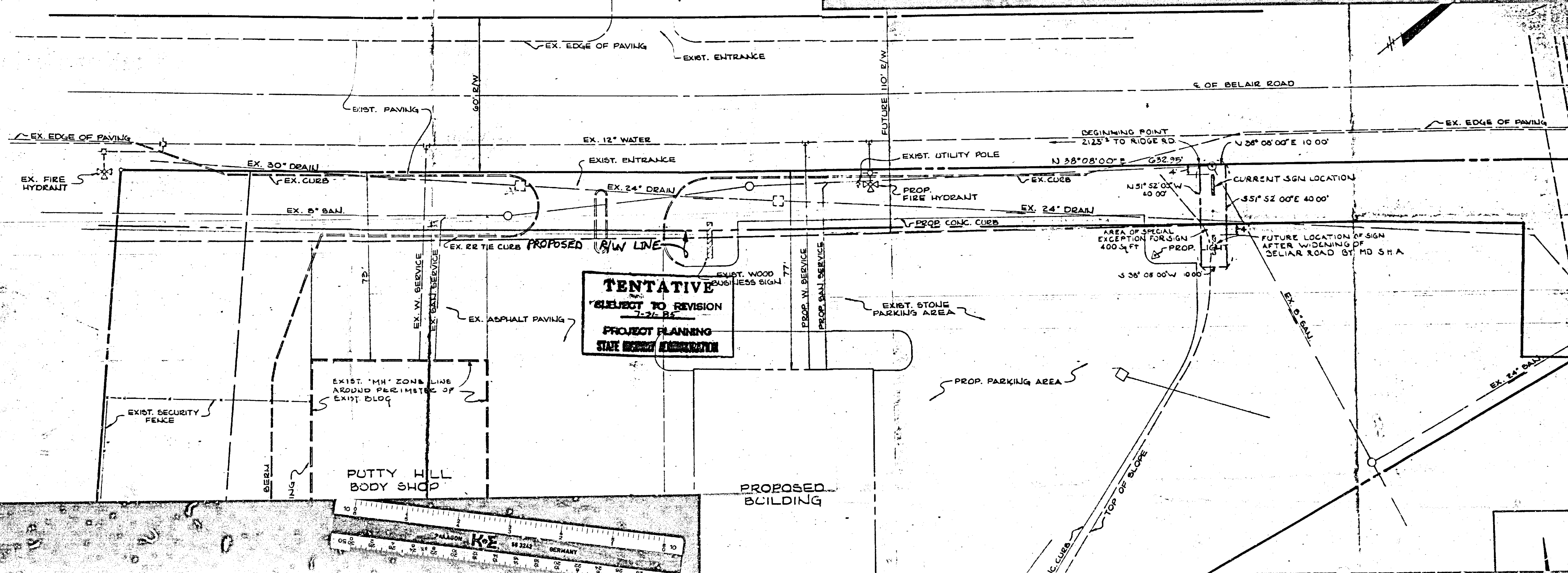
Petitioner: Charles F. Schlotter
Petitioner's Attorney: Charles B. Heyman, Esquire

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

86-105-XA
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 8/14/85
Posted for: Special Exception & Variance
Petitioner: Charles F. Schlotter
Location of property: S.E. 1/4 Belair Rd., 115' N of White Ridge Rd.
8225 & 8227 Belair Rd.
Location of Sign: Facing Belair Rd., 115' N of White Ridge Rd., 8225 & 8227 Belair Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 8/23/85
Number of Signs: 2

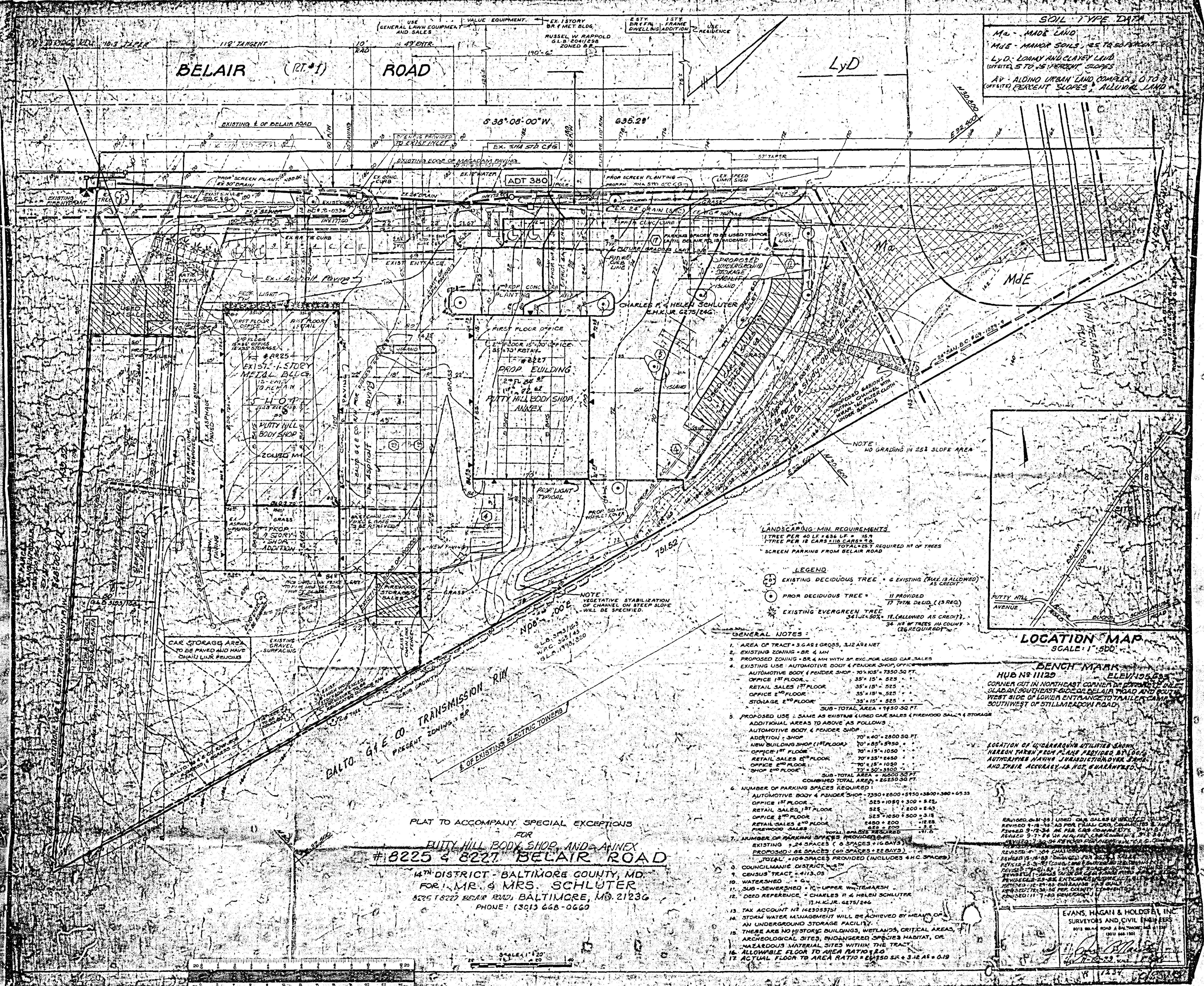
BELAIR ROAD (US RT. #1)

EXISTING ZONING "B2"
BUSINESS & RESIDENTIAL USES

APR 11 1986

BELAIR (RT. #1) ROAD

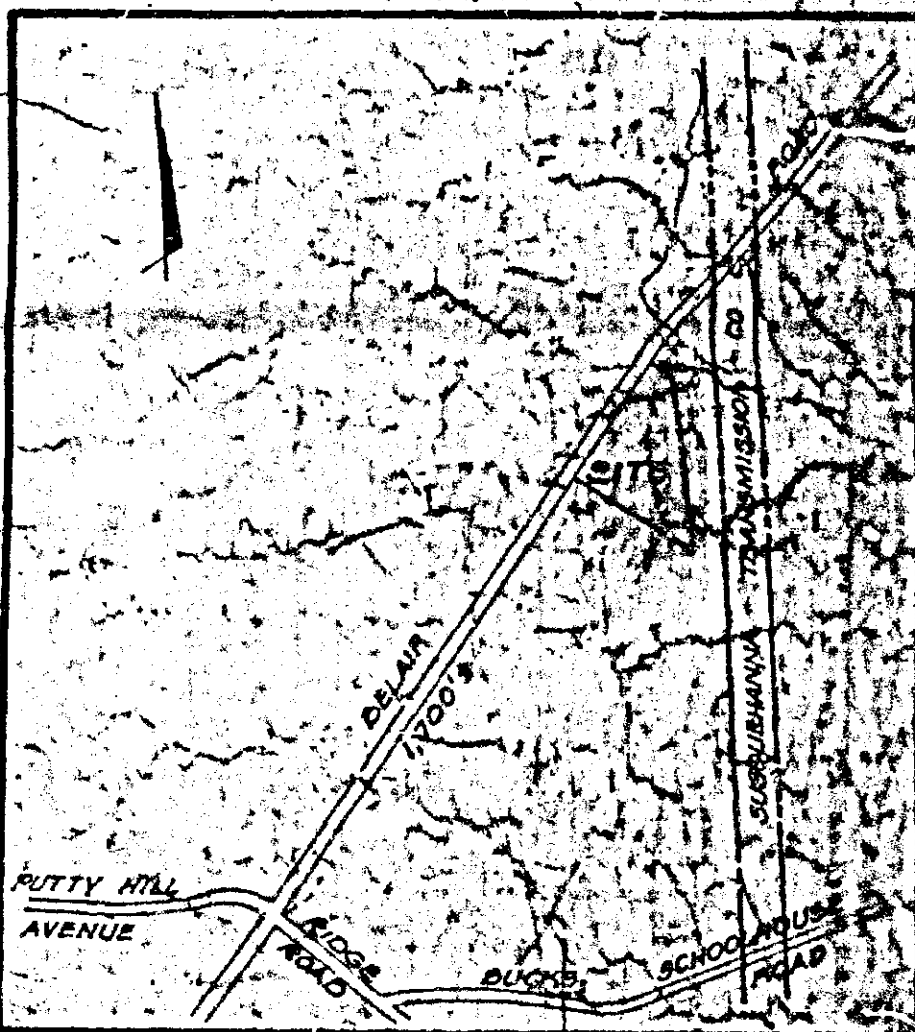
SOIL TYPE DATA
 M₁ - MADE LAND
 M₁E - MANDY SOILS, 25 TO 50 PERCENT
 L₁D - LOAMY AND CLAYEY LAND (OFFSITE) 5 TO 15 PERCENT SLOPES
 A₁ - ALDINO URBAN LAND COMPLEX, 0 TO 3 (OFFSITE) PERCENT SLOPES, ALLUVIAL LAND



LANDSCAPING MIN. REQUIREMENTS
 1 TREE PER 100 SQ. FT. OF LAND
 1 TREE PER 10 CARS (100' x 20')
 TOTAL = 257 REQUIRED NO. OF TREES
 SCREEN PARKING FROM BELAIR ROAD

LEGEND
 (●) EXISTING DECIDUOUS TREE - 6 EXISTING (MAX. 13 ALLOWED) AS CREDIT
 (○) PROP. DECIDUOUS TREE - 11 PROVIDED TO TOTAL DECID. (19 REQ.)
 (▲) EXISTING EVERGREEN TREE - 34 (MAX. 50% ALLOWED AS CREDIT)
 34 NO. OF TREES IN COUNT (26 REQUIRED)

- GENERAL NOTES**
- AREA OF TRACT = 3.642 ± GROSS, 3.124 ± NET
 - EXISTING ZONING - BR 4, MH
 - PROPOSED ZONING - BR 4 MH WITH 5% EXC. FOR USED CAR SALES
 - EXISTING USE - AUTOMOTIVE BODY & FENDER SHOP, OFFICE, STORAGE
 AUTOMOTIVE BODY & FENDER SHOP - 70' x 105' = 7350 SQ. FT.
 OFFICE 1ST FLOOR - 35' x 15' = 525
 RETAIL SALES 1ST FLOOR - 35' x 15' = 525
 OFFICE 2ND FLOOR - 35' x 15' = 525
 STORAGE 2ND FLOOR - 35' x 15' = 525
 SUB-TOTAL AREA = 7450 SQ. FT.
 - PROPOSED USE - SAME AS EXISTING (USED CAR SALES & FIREWOOD SALES & STORAGE)
 ADDITIONAL AREAS TO ABOVE AS FOLLOWS:
 AUTOMOTIVE BODY & FENDER SHOP - 70' x 40' = 2800 SQ. FT.
 NEW BUILDING SHOP (1ST FLOOR) - 70' x 25' = 1750
 OFFICE 1ST FLOOR - 70' x 15' = 1050
 RETAIL SALES 2ND FLOOR - 70' x 35' = 2450
 OFFICE 2ND FLOOR - 70' x 15' = 1050
 SHOP 2ND FLOOR - 70' x 35' = 2450
 SUB-TOTAL AREA = 12250 SQ. FT.
 COMBINED TOTAL AREA = 19700 SQ. FT.
 - NUMBER OF PARKING SPACES REQUIRED:
 AUTOMOTIVE BODY & FENDER SHOP - 7350 + 2800 + 1750 + 3800 + 380 = 15500
 OFFICE 1ST FLOOR - 525 + 1050 + 300 = 1875
 RETAIL SALES 1ST FLOOR - 525
 OFFICE 2ND FLOOR - 525 + 1050 + 500 = 3075
 RETAIL SALES 2ND FLOOR - 2450 + 200 = 2650
 FIREWOOD SALES - 250 + 200 = 450
 TOTAL SPACES REQUIRED = 24500
 - NUMBER OF PARKING SPACES PROVIDED:
 EXISTING - 24 SPACES (6 SPACES + 18 BAYS)
 PROPOSED - 104 SPACES (60 SPACES + 44 BAYS)
 TOTAL - 128 SPACES PROVIDED (INCLUDES 4 MC SPACES)
 - COUNCILMANIC DISTRICT - 4TH
 - CENSUS TRACT - 4113.03
 - WATERSHED - G
 - SUB - SEWERED - 10 - UPPER WHITEMARSH
 - DEED REFERENCE - CHARLES F. & HELEN SCHLUTER
 T.H.K.J.R. 6275/246
 - TAX ACCOUNT NO. 142053751
 - STORM WATER MANAGEMENT WILL BE ACHIEVED BY MEANS OF AN UNDERGROUND STORAGE FACILITY.
 - THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIAL SITES WITHIN THE TRACT.
 - ALLOWABLE FLOOR TO AREA RATIO 1.0
 - ACTUAL FLOOR TO AREA RATIO = 19700 SQ. FT. ÷ 3.124 ± = 6.32 AS ± 0.19



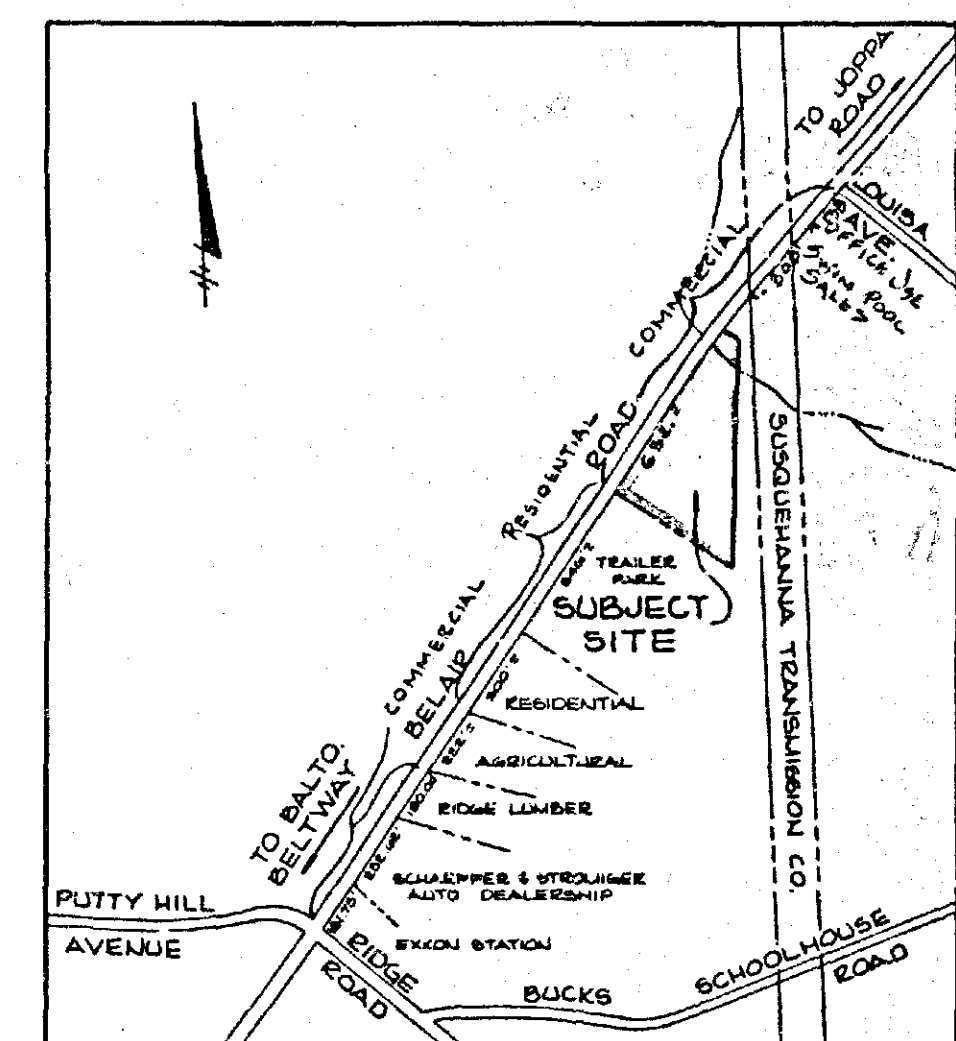
LOCATION MAP
 SCALE: 1" = 500'

BENCH MARK
 HUB N9 11129 ELEV. 105.63
 CORNER CUT IN NORTHEAST CORNER OF FORMERLY OWNED SLAB ON GROUND SIDE OF BELAIR ROAD AND ROUTE WEST SIDE OF LOWER ENTRANCE TO TRAILER CAMP SOUTHWEST OF STILLMEADOW ROAD.

LOCATION OF UNDERGROUND UTILITIES SHOWN HEREIN TAKEN FROM PLANS PROVIDED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SAME AND THEIR ACCURACY IS NOT GUARANTEED.

PLAT TO ACCOMPANY SPECIAL EXCEPTIONS
 FOR
PUTTY HILL BODY SHOP AND ANNEX
#18225 & 18227 BELAIR ROAD
 14TH DISTRICT - BALTIMORE COUNTY, MD.
 FOR MR. & MRS. SCHLUTER
 18225 18227 BELAIR ROAD, BALTIMORE, MD. 21236
 PHONE: (301) 668-0660

EVANS, HAGAN & HOLDEN, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8015 BELAIR ROAD, BALTIMORE, MD. 21236
 (301) 668-1501



LOCATION MAP
SCALE: 1" = 500'

1. AREA OF PROPERTY: 3.12 ACRES ±.
2. EXISTING ZONING OF PROPERTY: "B2" & "U4".
3. EXISTING USE OF PROPERTY: "AUTOMOBILE & TRUCK BODY REPAIR GARAGE".
4. PETITIONER IS REQUESTING A SPECIAL EXCEPTION ON 200 SQUARE FEET OF LOT 2 OF THE PROPERTY TO ALLOW A 32 SQUARE FOOT INFORMATIONAL & DIRECTIONAL SIGN IN "B2" ZONE.
5. THE SITE IS LOCATED WITHIN THE WHITE MARSH RUN DRAINAGE AREA.
6. THE PETITIONER IS REQUESTING A FRONT YARD VARIANCE TO SECTIONS 413.5C, 230.1 & 230.2 OF THE ZONING REGULATIONS TO ALLOW AN OUTDOOR ADVERTISING SIGN (DIRECTIONAL SIGN) IN THE "B2" ZONE TO THE RIGHT OF WAY INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 21').
7. OVER 50% OF THE FRONTAGE ON THE SOUTH SIDE OF BELAIR ROAD IS ZONED COMMERCIAL AND DEVELOPED AS COMMERCIAL.
TOTAL FRONTAGE: 3.903
FRONTAGE DEVELOPED AS COMMERCIAL: 1.989 ± (% 50%)

ELECTION DISTRICT 14 BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' MARCH 25, 1985

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

OWNER
CHARLES F. SCHLUTER
7303 GILBAR DRIVE
KINGSVILLE, MD. 21087

SIGN DETAIL
SCALE: 1" = 2'-0"

DUNFIELD
APARTMENTS
turn left at light

4x4 TOP & BOTTOM

x 6 WOOD POST

SIGN DETAIL
SCALE: 1" = 2'-0"

10000 Notes G 874	3-17-86	
10000 Notes G 874	3-17-86	

PAF. YC
 NR PP
 ORIGIN _____
 SUBJECT 14
 DATE 2/20/80
 TIME _____
 HANDLER XA
 BY RE
 FINAL _____
 BY: _____

N 30, 230
E 32, 130
ALSO CASE
26-124-X

10 JUL 78

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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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.

Petitioner
Dunfield Apartment Company
 (Type or Print Name)
Robert S. Mattie
 Signature

715 St. Paul Street
 Address
Baltimore, MD 21202
 City and State

Attorney for Petitioner:

Charles E. Heyman
 (Type or Print Name)
Charles E. Heyman
 Signature

10th Floor, Sun Life Bldg.
 Address
Baltimore, MD 21201
 City and State

Attorney's Telephone No.: **539-6967**

Legal Owner(s):
Charles F. Schluter
 (Type or Print Name)
Charles F. Schluter
 Signature
 (Type or Print Name)
 Signature

825 Belair Rd. 680660
 Address
Baltimore, MD 21202
 City and State

Robert S. Mattie
 Name
715 St. Paul Street 837-8377
 Address
Baltimore, MD 21202
 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1985, at 11:00 o'clock

Charles E. Heyman
 Zoning Commissioner of Baltimore County.

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 413.3.c & 203.2 of the Zoning Regulations to allow an outdoor advertising sign (direction sign) within 4' of the street right-of-way line instead of the required 25' (A Variance of 21'). And if applicable a setback of 34' from the centerline of the street in lieu of the required 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Hardship & practical difficulty in that by placing the sign behind the building setback line the motoring public will not readily see the sign and therefore will miss the place to turn in order to get to the apartment site, which is the intended purpose of the sign.

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.

Petitioner
Dunfield Apartment Company
 (Type or Print Name)
Robert S. Mattie
 Signature

715 St. Paul Street
 Address
Baltimore, MD 21202
 City and State

Attorney for Petitioner:

Charles E. Heyman
 (Type or Print Name)
Charles E. Heyman
 Signature

10th Floor - Sun Life Building
 Address
Baltimore, MD 21201
 City and State

Attorney's Telephone No.: **539-6967**

Legal Owner(s):
Charles F. Schluter
 (Type or Print Name)
Charles F. Schluter
 Signature
 (Type or Print Name)
 Signature

8225 Belair Road 668-0660
 Address
Baltimore, MD 21236
 City and State

Robert S. Mattie
 Name
715 St. Paul Street 837-8377
 Address
Baltimore, MD 21202
 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1985, at 11:00 o'clock

Charles E. Heyman
 Zoning Commissioner of Baltimore County.

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION

AREA OF SPECIAL EXCEPTION FOR DIRECTIONAL SIGN, PART OF NO. 8225

AND NO. 8227 BELAIR ROAD, FOURTEENTH ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southeast side of Belair Road, 60 feet wide, said point being distant 2125 feet, more or less, as measured northeasterly along the southeast side of said Belair Road from the north side of Ridge Road, running thence binding on the southeast side of said Belair Road, (1) N 38° 08' 00" E 10.00 feet, thence three courses: (2) S 51° 52' 00" E 40.00 feet, (3) S 38° 08' 00" W 10.00 feet, and (4) N 51° 52' 00" W 40.00 feet to the place of beginning.

Containing 400 square feet of land.

CAE:rja J.O. 1-71178M1 March 4, 1985



LAW OFFICES
 KAPLAN, HEYMAN, GREENBERG, ENOELMAN & BELOHAD, P.A.
 TENTH FLOOR SUN LIFE BUILDING
 20 SOUTH CHARLES STREET
 BALTIMORE, MARYLAND 21201
 (301) 825-8887

September 4, 1985

CHARLES B. HEYMAN
 HANNEF F. GREENBERG
 WILLIAM H. ENOELMAN
 HERBERT J. BELOHAD
 EDWARD F. BELOHAD, JR.
 MARK D. GORNIK
 BEARLE E. HYNICK
 JENNIFER P. HYNICK
 JOHN PHILIP MILLER
 LOWELL B. HERMAN
 HARRIET E. COOPERMAN
 DANIEL S. RAY
 MICHAEL D. BERMAN
 WILLIAM D. BRAUGHNEST, JR.
 BARRY WEISBERG
 CHRIS A. O'NEILL

Mr. Arnold Jablon
 Zoning Commissioner
 of Baltimore County
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Petitions for Special Exception & Variance
 SE/S Belair Rd., 2125' North of N/S of
 Ridge Rd. (8225 & 8227 Belair Road)
 14th Election District
 Charles F. Schluter, Petitioner
 Case No. 86-105-XA

Dear Commissioner Jablon:

As attorney for Petitioner in the above matter, it is requested that the Petitions filed in this matter for Special Exception and Variance be withdrawn. In the event that there are any costs of advertising and/or posting to be paid by Petitioner, please advise. In the event that action on this request for dismissal cannot be finalized prior to the hearing date of Wednesday, September 11, 1985, at 11:00 A.M., it is requested that this matter be postponed until the dismissal can be finalized.

Please confirm the above.

Sincerely,

Charles E. Heyman
 Charles E. Heyman

CBH/ddc

cc: Mr. Harry D. Myerberg
 Dunfield Apartment Company

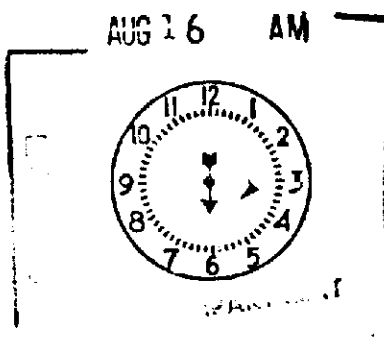
Mr. Robert S. Mattie
 Dunfield Apartment Company

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 PETITION FOR VARIANCES
 SE/S Belair Rd., 2125' N of : OF BALTIMORE COUNTY
 N/S Ridge Rd. (8225 & 8227
 Belair Rd.), 14th District :

CHARLES F. SCHLUTER, Petitioner: Case No. 86-105-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice shall be sent of any hearing date 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 Charles E. Heyman, Esquire, 10th Floor, Sun Life Building, Charles & Redwood Sts., Baltimore, MD 21201; Charles F. Schluter, 8225 Belair Rd., Baltimore, MD 21236; and Robert S. Mattie, Dunfield Apartment Co., 715 St. Paul St., Baltimore, MD 21202.

Peter Max Zimmerman
 Peter Max Zimmerman

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
 SE/S Belair Rd., 2125' N of N/S of
 Ridge Rd. (8225 & 8227 Belair Rd.)
 14th Election District
 Charles F. Schluter,
 Petitioner
 Case No. 36-105-XA

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 36-105-XA

In keeping with the request for withdrawal of this petition, dated September 4, 1985, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of September, 1985, that said petition is hereby DISMISSED without prejudice.

John M. Denny
 Deputy Zoning Commissioner
 of Baltimore County

JMH:rbg

cc: Mr. Robert S. Mattie
 Dunfield Apartment Company
 715 St. Paul Street
 Baltimore, Maryland 21202

People's Counsel

UND-R RECEIVED FOR FILING

DATE September 24 1985

BY *John M. Denny*

ADMINISTRATIVE ASSISTANT



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

ARNOLD JABLON
 ZONING COMMISSIONER

September 5, 1985

Charles E. Heyman, Esquire
 10th Floor - Sun Life Building
 Charles & Redwood Sts.
 Baltimore, Maryland 21201

Re: Petitions for Special Exception & Variance
 SE/S Belair Road, 2125' North of N/S of
 Ridge Rd. (8225 & 8227 Belair Road)
 14th Election District
 Charles F. Schluter, Petitioner
 Case No. 86-105-XA

Dear Mr. Heyman:

This is to advise you that \$62.97 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE & REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 012710
 DATE 9-24-85 ACCOUNT 01-615-000
 AMOUNT 62.97
 RECEIVED FROM Dunfield Apt Co
 FOR Advertising - 86-105-XA
 8 039600052377 2242F
 VALIDATION OR SIGNATURE OF CASHIER

John M. Denny
 JABLON
 Commissioner

APR 11 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-105-XA

Date: August 29, 1985

This office is opposed to the granting of the subject request. Were the current request granted, such a precedent would make it, at best, extremely difficult to deny a similar sign for every other apartment complex or subdivision that made a similar request; in any substantial numbers, this would intensify the visual blight that we already experience along portions of our major arterials.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

86-105
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 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 22, 1985.

THE JEFFERSONIAN,

J.B. Ventral

Publisher

Cost of Advertising

27.50

Petition for Special
Exception & Variance

LOCATION: Southeast side of Belair Road, 115' North of the North side of Ridge Road, 1025' & 1031' Delineate
DATE & TIME: Wednesday, September 11, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for one single front outdoor advertising sign, Variance from Sections 41.3.3.2 & 41.3.3.2.1 to allow an outdoor advertising sign (direction sign) within 4' of the street right-of-way line in the case of the required 25' (a minimum of 10') and if applicable, a setback of 10' from the centerline of the street in the case of the required 25'.

Being the property of Charles F. Schiller, as shown on the plat filed in the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, require 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 County86-105-XA
The Times

Middle River, Md., August 19, 1985

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 1985.

Jesse Prosser

Publisher.

25.47

Case No. 86-105-XA

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.

ARNOLD JABLON
Zoning Commissioner

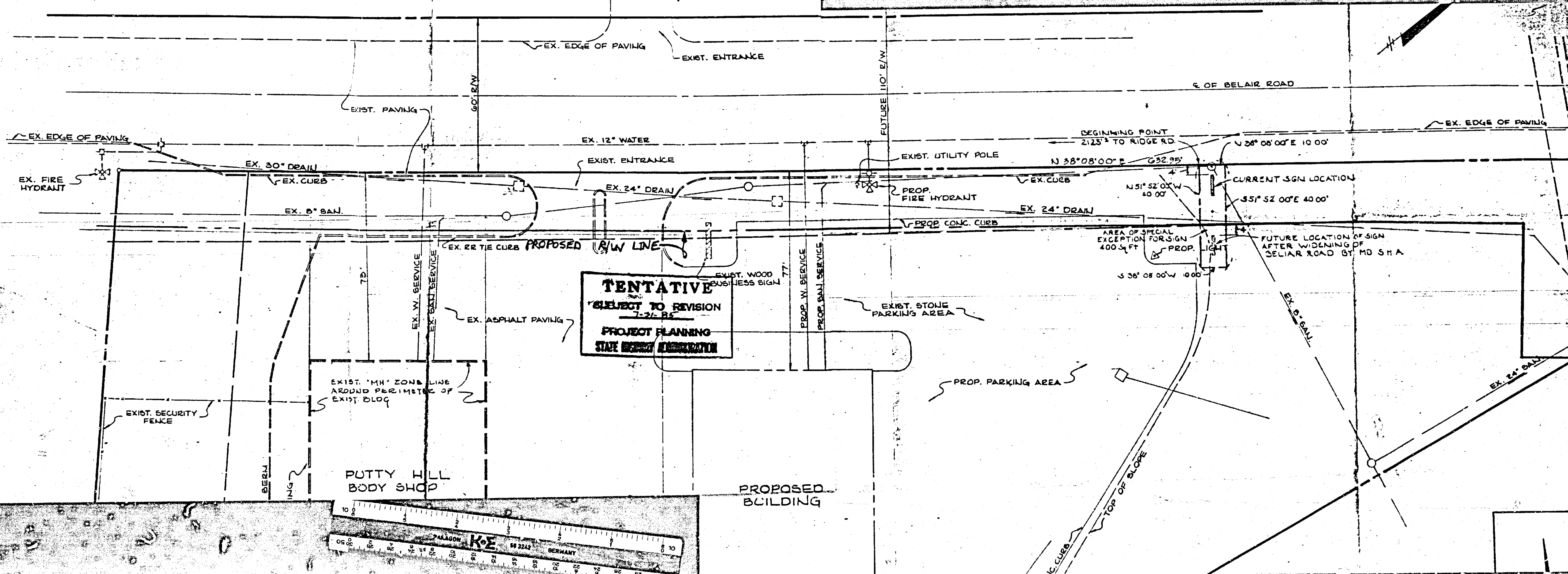
Petitioner Charles F. Schiller
Petitioner's Attorney Charles B. Heyman, Esquire

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

86-105-XA
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 8/14/85
Posted for: Special Exception & Variance
Petitioner: Charles F. Schiller
Location of property: S.E. 1/4 Belair Rd., 115' N of White Ridge Rd.
8225 & 8227 Belair Rd.
Location of Sign: Facing Belair Rd., 115' N of White Ridge Rd., 8225 & 8227 Belair Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 8/23/85
Number of Signs: 2

BELAIR ROAD (US RT. #1)

EXISTING ZONING "B2"
BUSINESS & RESIDENTIAL USES

APR 11 1986