

86-136-A
#23
DATE 2/1/85
BY [Signature]
MICROFILMED

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ORDER RECEIVED FOR FILING
DATE 2/1/85
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IN RE: PETITION ZONING VARIANCES
N/S of Liberty Road, 330' NW
of the centerline of Rolling
Road (8312 Liberty Road)
2nd Election District
Charles J. Balint,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-136-A
FINDINGS OF FACT AND CONCLUSIONS OF LAW
The Petitioner herein requests a free-standing, illuminated sign of 17 3/4 square feet instead of the maximum permitted 8 square foot non-illuminated sign to be attached to a building, as more particularly shown on Petitioner's Exhibit 1.
The Petitioner appeared and testified and was represented by Counsel. Mary Ginn, appearing on behalf of the Association of Baltimore County Councils (Association), testified in opposition.
At the onset of the hearing, the Petitioner was advised that the Petition was filed incorrectly in that the requested relief included only one side of a multi-faced sign. Both sides must be counted, and therefore, the requested relief should be for a free-standing, illuminated sign of 35 1/2 square feet instead of the requested 17 3/4 square feet.
Testimony indicated that the subject property, zoned R.O. in the front and D.R.16 in the rear, is located on Liberty Road near St. James Road. The R.O.-zoned portion of the property is improved with a two-story frame building used as the Petitioner's law office. The Petitioner proposes to place a free-standing sign containing 17 3/4 square feet on each side, illuminated with two spotlights, on the front lawn. He argued that the building has limited visibility because it sits back off Liberty Road, a heavily traveled road, making it difficult for clients and potential clients to locate his office. The

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Petitioner has an 8 square foot sign attached to a post securing the porch roof, which is somewhat obscured by a rather large tree directly in front and which does not provide the visibility needed for a viable law office. He also cited potential safety problems created by clients slowing down to look for his office.
The Petitioner previously filed for a similar variance (Case No. 83-10-ASPH), wherein the Zoning Commissioner denied the request. Subsequent thereto, the Petitioner appealed the case to the Board of Appeals for Baltimore County (Board). On April 26, 1984, the Board upheld the Zoning Commissioner. The Petitioner then appealed to the Circuit Court for Baltimore County (Court). On December 5, 1984, the Court upheld both the Board's and Zoning Commissioner's decisions.
It is important to note that the reason behind the request for variance at that time was to legalize the existence of an illegal sign in a R-O Zone. During the long judicial sojourn traversed by the Petitioner, the sign remained standing. Sometime after the Court's decision, the Petitioner removed the sign, but in June, 1985, scarcely six months after the Court's decision became final, absent an appeal, the Petitioner re-erected a slightly smaller sign. After being cited for a zoning violation once more, the Petitioner again filed for a variance. This time, the sign was removed upon receipt of a zoning violation citation.
The Petitioner seeks relief from Section 203.3.C, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).
It is equally important to note the comment offered by the Office of Planning which opines that no variance can be granted to Section 203.3.C because the R-O regulations do not provide for the granting of such a variance, and even if it did, a variance would not be within its spirit and intent.

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The former argument was also raised in the original case and both the Zoning Commissioner and the Board addressed it by rejecting the contention. In Re: Grossfeld, et al, Case No. 83-10-ASPH.
The Board does not agree with the position asserted by People's Counsel because to so hold would mean that such requests would be by their very nature be use variances as opposed to area variances. This Board is of the opinion that requests for variances concerning the size of signs could be classified as area variances.
The Circuit Court affirmed.
Indeed, the Court of Special Appeals has noted the distinction between a use variance which changes the character of the zoning district and an area variance which does not. Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 27 Md. App. 28 (1974). A use variance allows a landowner to use existing property in a manner not permitted by ordinance and inconsistent with uses in the surrounding area. Alumin Control Board v. City of Lincoln, 137 NW.2d 800 (Neb., 1965). An area variance authorizes deviations from restrictions upon the construction and placement of buildings and other structures; it allows modification of area, yard, height, floor space, frontage, density, setback, and similar restrictions. Blenz v. City of Dayton, 566 P.2d 904 (Ore., 1977); Ivanovich v. Tucson Bd. of Adj., 529 P.2d 242 (Ariz., 1974). An area variance does not affect the use of land and is not associated with the advent of an incompatible use; i.e., the use itself has already been determined to be permitted by right or by special exception. Assoc. For Pres. v. D.C. Bd. of Adj., 384 A.2d 57 (D.C., 1978). In contrast, a use variance generally allows land to be used for a purpose which is inconsistent with the basic character of the area. Conley v. Town of Brookhaven Zoning Board of App., 353 NE.2d 594 (N.Y., 1976). It is one which permits a use other than one prescribed by the zoning ordinance in the particular district; it permits a use which the ordinance prohibits. An area variance authorizes deviations from restrictions which relate to a

permitted use rather than limitations on the use itself, i.e., restrictions on the bulk of buildings or relating to their height, size, and extent of lot coverage; minimum habitable area; or the placement of buildings and structures on the lot with respect to required yards. Variances made necessary by the physical characteristics of the lot itself are area variances. An area variance permits deviation from strict compliance with the law, i.e., the physical characteristics of the premises as long as the purposes for which the premises are intended to be used are permitted by law. Croissant v. Zoning Bd. of Appeals, 442 NYS.2d 235 (1981). A use variance proposes a change in the character of the premises and involves a use not otherwise permitted. Croissant, supra.
It is clear that the instant request is for an area variance rather than a use variance. To deviate from Section 203.2.C, "Signs and Display", which is found under Section 203.3, "Use Regulations", does not create a use variance. To reach the opposite conclusion would be inconsistent with the spirit and intent of the BCZR when read in its entirety. A reading of the BCZR would find that Section 1801.1, "General Use Regulations in D.R. Zones", Subparagraph 1801.1.A.13 also lists signs. Does this mean that any request for a sign variance, to the extent signs are permitted in the D.R. zone as limited by Section 413, BCZR, would be a request for a use variance?
Needless to say, Section 307, BCZR, prohibits the Zoning Commissioner and Board from granting use variances but provides them with the power to grant variances from sign regulations. No limitation exists as to Section 413, BCZR. In other words, whenever specific regulations pertaining to signs can be found, Section 307 is applicable and binding, Section 203.3.C is inclusive.
There is a strong presumption of the correctness of original zones and of comprehensive zoning. Howard County v. Dorsey, 438 A.2d 1339 (1982). There is a presumption of validity that must be accepted. Johnson & Wales College v.

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DiPietro, 448 A.2d 1271 (R.I., 1982). When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Mayor of Balto. v. Byrd, 62 A.2d 588 (1948); Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingham Township, 440 A.2d 1284 (Pa. Cmwh., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, 432 A.2d 661 (R.I., 1981). Section 413.2, BCZR, is clear and unambiguous.
The meaning of the plainest words in a statute may be controlled by the context. A statute should be so construed that all its parts harmonize with each other and render them consistent with its general object and scope. Pittman v. Housing Authority, 25 A.2d 466.
The basic principles of statutory construction were comprehensively set out by the Court of Appeals in State v. Fabritz, 276 Md. 416 (1975), cert. denied, 425 U.S. 942 (1976):
The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Legislature. Purfoy v. Merc. Safe Dep. & Trust, 273 Md. 58, 327 A.2d 483 (1974); Scoville Serv., Inc. v. Comptroller, 269 Md. 390, 306 A.2d 534 (1973); Height v. State, 225 Md. 251, 170 A.2d 212 (1961). Equally well settled is the principle that statutes are to be construed reasonably with reference to the purpose to be accomplished, Walker v. Montgomery County, 244 Md. 98, 223 A.2d 181 (1966), and in light of the evils or mischief sought to be remedied, Mitchell v. State, 115 Md. 360, 80 A.2d 1020 (1911); in other words, every statutory enactment must be considered in its entirety, and in the context of the purpose underlying [its] enactment, Chief of Md. v. State's Attorney, 267 Md. 501 at 509, 298 A.2d 427, at 432 (1973). Of course, a statute should be construed according to the ordinary and natural import of its language, since it is the language of the statute which constitutes the primary source for determining the legislative intent. Groves v. Supervisor of Assess., 271 Md. 232, 315 A.2d 758 (1974); Height v. State, supra. Where there is no ambiguity or obscurity in the language of a statute, there is usually no need to look elsewhere to ascertain the intention of the Legislature. Purfoy v. Merc. Safe Deposit & Trust, supra. Thus, where statutory language

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is plain and free from ambiguity and expresses a definite and sensible meaning, courts are not at liberty to disregard the natural import of words with a view towards making the statute express an intention which is different from its plain meaning. Gatewood v. State, 244 Md. 609, 224 A.2d 677 (1966). On the other hand, as stated in Maguire v. State, 192 Md. 615, 623, 65 A.2d 299, 302 (1949), "[a]dherence to the meaning of words does not require or permit isolation of words from their context" (since) the meaning of the plainest words in a statute may be controlled by the context. In construing statutes, therefore, results that are unreasonable, illogical or inconsistent with common sense should be avoided whenever possible consistent with the statutory language, with the real legislative intention prevailing over the intention indicated by the literal meaning. B. F. Saul Co. v. West End Park, 250 Md. 707, 246 A.2d 591 (1968); Sanza v. Md. Board of Censors, 245 Md. 319, 226 A.2d 317 (1967); Height v. State, supra.
In applying these principles to the BCZR, particularly Section 413.2, the conclusion is inescapable that under the plain wording of Section 413.2, the policy as described above is in conflict and therefore wrong.
The intent of the BCZR must be determined as being construed as a whole. See Smith v. Miller, 249 Md. 390. Thus, the specific language delineating the use regulations in Section 413, BCZR, must be construed in light of all of the provisions concerning signs so that the several parts of those regulations are given their intended effect. Moreover, the relationship between those various provisions regulating signs must be reconciled as a whole. See Smith, supra; Bowie Vol. Fire Dept. & Rescue Squad, Inc. v. Bd. of County Commissioners, 255 Md. 381; Anderson, American Law of Zoning, Section 16.08.
"Zoning regulations are in derogation of common law rights and they cannot be construed to include or to exclude by implication that which is not clearly within their express terms." Yokely, Zoning Law & Practice, Sections 1-4 and 25-26. Aspen Hill Venture v. Montgomery County, 265 Md. 303 (1972). Landay v. Macdonald Williams, 173 Md. 460 (1938) a/k/a Landay v. Bd. of Zoning Appeals. Zoning regulations must be strictly construed and cannot be extended by implication to

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prohibit uses not clearly within their scope. Gino's of Maryland, Inc. v. Baltimore, 250 Md. 621 (1968); McQuillin, Municipal Corp., Section 25.72.
It would be totally incongruous to believe that the intent of the Baltimore County Council (Council) was to deny the authority to grant a sign variance in R.O. Zones. In fact, if the Council had intended to prevent variances, it would have said so, as it did in Section 1801.1.B.1.b.7, BCZR, where it specifically stated Section 307 is not applicable to the requirements established by the Residential Transition Area (RTA), the only place in the BCZR where such a prohibition can be found.
The Zoning Commissioner concludes, as Zoning Commissioner Hammond and the Board already have, that any request for a variance to Section 203.3.C is a request for an area variance, not a use variance.
As to the requirement that all sides of a multi-faced sign must be computed when determining its square footage, this is a change in policy from when a variance was requested in Case No. 83-10-ASPH.
For many years, a Zoning Office policy permitted both sides of a multi-faced business sign to be computed as one for the purpose of determining the size permitted. If a business sign such as the multi-faced, free-standing sign proposed here was computed to be 98 square feet on each side, past policy would have counted only one side. Section 203.3.C, BCZR, permits a sign with a total surface area of 8 square feet.
This interpretation does not comport to either the language or the intent of the BCZR. By their inherent nature, policies facilitate and improve the implementation of procedures, but they are equally subject to alteration, modification, or revision in accordance with the authority under which they are initially adopted. They may be used to interpret and/or to construe the law but cannot supplant or contradict the law. Official administrative interpretations

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of statutes in the form of policy that have long-continued and unvaried application should not be disregarded except for the strongest reason. Hofmeister v. Frank Realty Co., 373 A.2d 273, 281 (1977). As long as the rules and regulations adopted by the administrative official are reasonable and consistent with the statute, they should be applied. Farber's Inc. v. Comptroller of the Treasury of the State of Maryland, 266 Md. 44 (1972).

Applying the principles of statutory construction enunciated above, it is clear that both sides of a sign must be counted. Only Section 413.2.e, BCZR, permits a multi-faced sign to be considered as one and that is limited to an identification sign for a shopping center or other interpreted group of stores or commercial buildings. The introductory language of Section 413.2 does not provide the right to treat all business signs alike. The language is not all inclusive nor all permissive. It provides a preamble to the section's intent and conditions any permission to place a business sign of a particular size in only those business or industrial zones permitted in subsequent subsections. If all of the subparagraphs of Section 413.2 are read and their intent interpreted as a whole, any such interpretation must conclude that the Council intended each face of a sign to be counted, except for shopping center identification signs. Section 413.5.a, BCZR, buttresses this clear and unequivocal reading; i.e., the size of any sign is computed by determining its surface area, including the entire face or faces.

An ordinance should be construed "so that no word, clause, sentence, or phrase shall be rendered surplusage, superfluous, meaningless or nugatory." Superior v. Southgate Harbor, 279 Md. 586 (1977). Section 203.3.C must be read in conjunction with Section 413, and if the requested multi-faced sign were to be considered as one side, the use of the term "surface area", as found in Section 203.3.C, would be meaningless and would contradict the Council's obvious

intent as indicated by the language used in Section 413.2.e and found nowhere else.

However, notwithstanding these hyperextended legal machinations, the requested variance shall be denied. To grant the variance at this time would fly in the face of two quasi-judicial opinions and one appellate affirmation. It would flaunt the system for all the wrong reasons; it would send the message that illegality begets legality, with no pause for reflection or contrition.

Although there is no equivalent restriction in the BCZR to that of Section 500.12, BCZR, which prohibits the filing of a special exception involving any property which had a special exception denied for 18 months from the date of a final order, certainly any Petition for Zoning Variance filed within seven months after a final order denying a similar request involving the same property requires exceptional reasons for its approval over and above the conditions precedent in Section 307. Refusal of a variance does not preclude a subsequent grant of a variance for the same land if there has been a subsequent substantial change in conditions incident to the land itself. Filanowski v. Zoning Board, 266 A.2d 670 (Pa., 1970); Serban v. Zoning Hearing Bd., 480 A.2d 362 (Pa., 1984); Costa v. Gagnon, 455 A.2d 310 (R.I., 1983).

Even if no exceptional reasons were needed to overcome the comparative speed by which the instant Petition was filed, the Petitioner has not been able to satisfy the conditions precedent in Section 307.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McDon v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would be contrary to the spirit of the BCZR and would result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would not result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would not unduly restrict the use of the land for its intended purpose nor would it render conformance unnecessarily burdensome. In addition, the requested variances would be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, 1985, that the Petition for Zoning Variances to permit a free-standing, illuminated sign of 35 square feet instead of the maximum permitted 8 square foot non-illuminated sign attached to the building be and is hereby DENIED from and after the date of this Order.

Zoning Commissioner of
Baltimore County

cc: Richard T. Bolan, Esquire
Charles J. Balint, Esquire
Mrs. Mary Ginn
People's Counsel

ORDER RECEIVED FOR FILING

DATE October 15, 1985
BY John P. Langley

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ORDER RECEIVED FOR FILING

DATE October 15, 1985
BY John P. Langley

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ORDER RECEIVED FOR FILING

DATE October 15, 1985
BY John P. Langley

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DATE October 15, 1985
BY John P. Langley

- 11 -

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3.C to permit a free-standing sign with spotlights of 17 3/4 square feet in lieu of the maximum permitted sign of 8 square feet attached to the building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
Practical Differences: Building sits far off of highway making visibility limited. Highway is a heavily traveled arterial consisting of 5 lanes with a speed limit of 40 M.P.H.. Trees obscure vision of property. Numerous clients have complained about the inability to locate the building despite the 8 sq. foot permitted sign. A dangerous situation is created by my clients slowing traffic to look for the building which is located 0.06 miles from one of the 25th most dangerous intersections in the State of Maryland.

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

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

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

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Charles J. Balint
(Type or Print Name)
Signature
(Type or Print Name)
Signature

MAP 2B
NW-6-H
E.D. 2
DATE 8/1/86
200
1000
DP

Attorney for Petitioner:
Charles J. Balint, Esquire
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Charles J. Balint
8312 Liberty Road, 21207, 922-0900
Address
Phone No.

Attorney's Telephone No.: 301-922-0900

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of August, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of October, 1985, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

ASSOCIATES, INC. SURVEYORS-ENGINEERS

ALEXANDER P. PATTON, PRINC. L.S.
RICHARD J. TRIPLETT, P.E.

ZONING DESCRIPTION
8312 LIBERTY ROAD
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Northeasterly side of Liberty Road at the distance of 330 feet more or less, measured in the Northwesterly direction from the centerline of Rolling Road and being Lot 7 on Plat No. 2 of George's Park, recorded among the Land Records of Baltimore County in Plat Book W.P.C.5, folio 50; being also known as 8312 Liberty Road.

1/25/1982

7427 harford road, baltimore, md. 21224 tel: 301 444 4312
255 east main street, elkton, md. 21921 301 393 7763

PETITION FOR VARIANCE

2nd Election District

LOCATION: North side of Liberty Road, 330 ft. Northwest of the centerline of Rolling Road (8312 Liberty Road)
DATE AND TIME: Wednesday, October 2, 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 Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 203.3.C to permit a free-standing sign with spotlights of 17-3/4 square feet in lieu of the maximum permitted sign of 8 square feet attached to the building.

Being the property of Charles J. Balint 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Liberty Rd., 330' : OF BALTIMORE COUNTY
NW/Centerline of Rolling Rd. : OFFICE OF PLANNING & ZONING
(8312 Liberty Rd.), :
2nd District :
CHARLES J. BALINT, Petitioner : Case No. 86-136-A

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 10th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Charles J. Balint, Esquire, 8312 Liberty Road, Baltimore, MD 21207, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING

DATE October 15, 1985
BY John P. Langley

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

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1985

Charles J. Balint, Esquire
8312 Liberty Road
Baltimore, Maryland 21207

RE: Petition for Variance
N/S Liberty Rd., 330' NW/centerline
of Rolling Rd., (8312 Liberty Road)
2nd Election District
Charles J. Balint, Petitioner
Case No. 86-136-A

This is to advise you that \$49.00 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, before the hearing.

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

No. 012523

DATE 10-1-85 ACCOUNT R-01-612-000

AMOUNT \$ 49.00

RECEIVED FROM Charles J. Balint

FOR Advertising and Posting R6-136-A

8 853*****49001 8048F

VALIDATION ON SIGNATURE OF CASHIER

86-136-A

CERTIFICATE OF PUBLICATION

69096

Pikesville, Md., Sept. 11 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 2nd day of Oct. 19 85

the first publication appearing on the 11th day of Sept. 19 85

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Cost of Advertisement \$22.00

LEGAL NOTICE

PETITION FOR VARIANCE

2nd Election District

LOCATION: North side of Liberty Road, 330' NW/centerline of Rolling Rd., (8312 Liberty Road) 2nd Election District

DATE AND TIME: Wednesday, October 2, 1985 at 10:00 a.m.

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

The Zoning Commission of Baltimore County, for authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section 203.1.2, to permit a free-standing sign with a height of 17.5 feet in front of the residence permitted sign of 17.5 feet in front of the residence of Charles J. Balint, Petitioner, on the plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be required for the erection of the sign. The Zoning Commission will determine the type of sign required for a day of the issuance of said permit. The sign must be erected within 30 days of the date of the hearing. The sign must be removed or altered at the time of the hearing or before or after the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

86-136-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 12 19 85

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 September 12 19 85

THE JEFFERSONIAN,
18 Kenton
Publisher

22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-136-A

District 2nd Date of Posting Sept. 13, 1985

Posted for: Variance

Petitioner: Charles J. Balint

Location of property: N/S Liberty Road, 330' NW/centerline of Rolling Rd. (8312 Liberty Road)

Location of sign: NW/centerline of Liberty Road

Remarks:

Posted by: S. J. Anala

Date of return: Sept. 20, 1985

Number of Signs: 1

Charles J. Balint, Esquire
8312 Liberty Road
Baltimore, Maryland 21207

August 30, 1985

NOTICE OF HEARING

RE: Petition for Variance
N/S Liberty Rd., 330' NW/centerline
of Rolling Rd., (8312 Liberty Road)
2nd Election District
Charles J. Balint, Petitioner
Case No. 86-136-A

TIME: 10:00 a.m.

DATE: Wednesday, October 2, 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. 008590

DATE 7-16-85 ACCOUNT R-01-615-270

AMOUNT \$ 18.00

RECEIVED FROM: S. J. Anala

FOR: 8141*****10001 8174F

VALIDATION ON SIGNATURE OF CASHIER

FROM Carefree Landscaping and Construction

6203 Gwynn Oak Avenue
Baltimore, Maryland 21207
(301) 448-4310

Proposal No.
Sheet No.
Date

Proposal Submitted To: Work To Be Performed At:

Name: Charles J. Balint, Esquire
Street: 8312 Liberty Road
City: Baltimore
State: Maryland
Telephone Number: 922-0900

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of the work specified below. I do not recommend the removal of your tree in the front of 8312 Liberty Road. This tree helps relieve the drainage problem you have in the corner of the building near the driveway. In my eight years, I have found removal of trees can also create erosion problems in this type of situation.

All material guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$) with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Respectfully submitted: [Signature]

Per: [Signature]

Note: This proposal may be withdrawn by us if not accepted within days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and we hereby accept. You are authorized to perform the work as specified. Payment will be made as outlined above.

Accepted: [Signature]

Date: [Signature]

EXHIBIT 3

PETITION OF APPROVAL

I hereby certify that I am aware of the hearing for a petition to allow a 17.5 sq. foot free-standing sign at 8312 Liberty Road. I will not be present at the hearing on October 2, 1985 at 10:00 a.m. I have seen the proposed sign and find it compatible with this neighborhood and I have no objection to the approval.

1. [Signature] Harold H. Foster 8314 Liberty Rd.
2. [Signature] Gordon/Kaplan 8316 Liberty Rd.
3. Victoria L. Fox Victoria L. Fox 8318 Liberty Road
4. Nondas M. McCubbin Nondas Marie 8320 Liberty Rd.
5. F. P. Haight Haight T. 8311
6. Daniel Eckman Daniel Eckman 8309 Liberty Rd.
7. William H. Adams William H. Adams 8305 Liberty Rd.
8. James R. Capper James R. Capper 8308 Liberty Rd.
9. Ernest H. Seiler Ernest H. Seiler 8310 Liberty Rd.
10. [Signature] Timothy & Moslein 8315 Liberty Rd.

PETITIONER'S EXHIBIT 4

PETITIONERS' EXHIBITS

Exhibit 1: Plat of Property

Exhibit 2: Video Exhibit - In possession of Petitioner.

Exhibit 3: Proposal from Carefree Landscaping & Construction

Exhibit 4: Petition of Approval

Exhibit 5: Letter in Support of Petition

Exhibit 6: Letter in Support of Petition

Exhibit 7: Letter in Support of Petition

Exhibit 8: Letter in Support of Petition

Exhibit 9: Letter in Support of Petition

Exhibit 10: Letter in Support of Petition

Exhibit 11: Letter in Support of Petition

March 22, 1985

I Kimberly Mueller came by Charles Balint's office at 8312 Liberty Rd. and could not locate his office, because I could not see his sign on his building. I have been to his office before and did not have any difficulty finding his office.

I have personal knowledge of the fact said and am over the age of 18.

I certify under penalty of perjury that the above is true.

Kimberly Mueller

1306 Morris Dr.
Stokesville, MD 21784
301-785-1619

PETITIONERS EXHIBIT 5

FEB 26 1987

I hereby certify that I am over 18 years of age and have personal knowledge of the facts of the case on March 19/85 I visited my attorney Charles J. Balint at 8312 Liberty Rd. I could not find his office and had to park my car and had to find it on foot. I had seen the work prior and found it only because a car was coming out of his parking lot. I never had problem finding his office when a sign was in the yard. It is given that the above statement is true under penalty of perjury.

Joseph R. Amato
2013 Windsor Mills
March 19/85-5-

PETITIONER'S
EXHIBIT 6

I went to see Mr. Charles J. Balint on August 26, 1985, to discuss with him the Better Business Bureau Consumer Resource Book, which I represent to professional and other business people in Baltimore. I had difficulty finding Mr. Balint's place of business because large trees were obscuring his business sign and the front of his office. As a professional person who calls on business people and professionals daily, this is a very frustrating occurrence. I have lived in this area for two years and could not find it.

Matthew Ryan Jones
8-26-85
American Bureau Publications/Better
Business Bureau

I hereby state, under penalty of perjury, that the above is true.

PETITIONER'S
EXHIBIT 10

PETITIONER'S
EXHIBIT 7
Affidavit

I, Karen Sarty, 34 years of age and a resident of Baltimore County at 6608 Brown Hill Drive, Baltimore, Md. 21207, and have personal knowledge of the matters contained herein.

On September 12th, 1985, at about 4 PM I was looking for the law office of Charles J. Balint at 8312 Liberty Road. I could not locate the building and passed by it. I knew it was within one block of Rolling Rd and Liberty Road. I parked my vehicle and began walking north on Liberty Road. I eventually found the building.

In my opinion it is virtually impossible for a motorist to locate and enter the property in a safe manner with the building and sign set back from the road at its present distance.

Under penalty of perjury
Karen E. Sarty
1985 Underside No. 44-1112

On Feb. 24, 1985, I went to the law office of Charles Balint and had a great deal of trouble locating it. I passed by the first time without seeing it at all. After turning around I had to slow to 5 mph on Liberty Rd. before I could see the sign on the porch. I normally have no trouble seeing things at a reasonable distance and have very good eyesight.

Michael S. Allright
4339 Cherry Tree Lane
Lykensville, Pa. 21784
2/27/85

PETITIONER'S
EXHIBIT 9

PETITIONER'S
EXHIBIT 8

Having an appointment with Mr. Balint today I experienced great difficulty in finding his place of business on Liberty Road. First, the traffic on the road, normal for this street and coming out of Hillman Avenue. The building is obscured by trees that are at the street edge - not good on the property. I missed the turn to his building and had to turn around in heavy traffic. I am the way back to Rolling Rd and go through the shopping center and finally decided that it would be best to avoid further delay and inconvenience to park right in front of the building and walk to the entrance. That is what we normally do just get some business before of business. If you are also who also can not find easily without some help. I know where to go as I said, I eventually found the sign and response to the traffic. I am sure it is understood. I checked and justified in my opinion and going down the street in the afternoon. It is needed to accomplish it. It is clear cut as I see it. The sign is good and not the one from the street and it was very difficult to even see the sign and number. I am sure it is understood.

I am over 21 years of age and have personal knowledge of the matters stated herein and affirm to the truth of this statement and make the statement under penalty of perjury.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-136-A
Date: September 25, 1985

It is this office's opinion that the proposed sign would not be in harmony with the spirit and intent of the R.O. zone. Further, this office is of the opinion that the R.O. regulations do not provide for the granting of the subject variance.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Case No. 86-136-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 26th day of August, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Charles J. Balint
Petitioner's Attorney: Charles J. Balint, Esquire

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

PETITIONER'S
EXHIBIT 11

I hereby certify under penalty of perjury that I am competent to testify on the matters herein, and have personal knowledge of the facts of the case. I am over the age of 18, and state as follows: I had no problem finding the office with the sign intact in the yard near the street. However, when the sign was removed, finding the office was impossible and difficult. On two occasions passed by the office mistakenly on two separate occasions. The reconstruction of the sign in my only apparent means to facilitate the visibility of the entrance because the sign posted on the porch is obscured by a tree.

Michael J. McPherson
Pike Road
3700 Groschup Ct.
Randallstown, Md. 21133
9th 922-5903

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 24, 1985

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

Charles J. Balint, Esquire
8312 Liberty Road
Baltimore, Maryland 21207

RE: Item No. 23 - Case No. 86-136-A
Petitioner - Charles J. Balint
Variance Petition

Dear Mr. Balint:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

August 5, 1985

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

Re: Item #23
Property Owner: Charles J. Balint
Location: NE side Liberty Road (Route 26)
330' NW from centerline of Rolling Road
Existing Zoning: R.O. and D.R. 16
Proposed Zoning: Var. to permit a free-standing sign with spotlights of 17 3/4 sq. ft. in lieu of the maximum permitted sign of 8 sq. ft. attached to the building
Acres: 17,226
District 2nd

Dear Mr. Jablon:

We are referring the subject plan to Mr. Morris Stein, Chief of State Highway Administration Highway Beautification. He will review and respond directly to you.

Very truly yours,

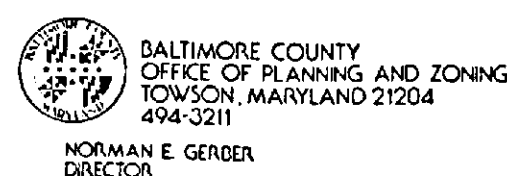
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: John Meyers

CL-JM:es

cc: M. Stein w/plan
G. Wittman

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

SEPTEMBER 9, 1985

Dear Mr. Jablon:

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

- ☒ 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 22-28 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 8/2/85.
- ☒ Anticipating: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:
A FREE STANDING SIGN IS SUBJECT TO CHANGING REQUIREMENTS. ADDITIONAL INFORMATION SHOULD BE OBTAINED FROM THE PLANNING BOARD BEFORE SIGN MATERIALS ARE SUBMITTED FOR COMPLETION REVIEW.

cc: James Hoswell

Eugene A. Boker
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

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

Item No. 23, 24, 25, 26, and 27 ZAC- Meeting of July 30, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments to item numbers 23, 24, 25, 26, and 27.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSP/cmm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 6, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles J. Balint

Location: NE side Liberty Rd., 330' NW from centerline of Rolling Road

Item No.: 23 Zoning Agenda: Meeting of 7/30/85

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWED: *Ray W. Kemmer* Noted and Approved: *Ray W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

TED ZALESKI, JR.
DIRECTOR

August 26, 1985

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

Dear Mr. Jablon:

Comments on Item # 23 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles J. Balint
Location: NE side Liberty Road, 330' NW from c/l of Rolling Road
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED

() 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.A. #117-81 - 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 in Maryland Architect or Engineer is/are 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 the Groups except B-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. B-4 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 1407, Section 1406.2 and Table 1402. 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 405 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

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

() 8. It is assumed a change of occupancy has not been acquired for the structure. When filing for a required change of occupancy, 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 Architect or Engineer seals are usually required. The change of the Groups are from Use B-4 to Use B-4 or to Class Use _____ See Section 311 of the Building Code.

() 9. The proposed project appears to be located in a Flood Plain, Flood/Hazard. Please see the attached copy of Section 314.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

() 10. Comments: Signs shall comply with Article 19, and its amendments in Council Bill #17-85. The floor plans as shown will not comply with the existing requirements of the Code. Also, show Handicapped Code compliance

() 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 desired the applicant may obtain additional information by visiting the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: August 26, 1985

FROM: C. E. Burman, Chief, Building Plans Review C.E.B.

SUBJECT: Item #23 - Meeting Scheduled 7/30/85

R. O. OCCUPANCIES: "R-3" to "B"

- () 1. A change of occupancy, alteration, and other miscellaneous permits are required.
- () 2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0.
- () 3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements.
- () 4. Interior stairs shall be enclosed with one hour rated assemblies and "B" label one hour doors.
- () 5. Tenant demising walls, floor/ceiling assemblies shall have a minimum 1 hour rating. See Table 401 amended by Bill 4-82.
- () 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0" of an interior lot line.
- () 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required.
- () 8. Exit stairs, handrails, etc. shall comply with Section 816.0.
- () 9. Plan does not show the following handicapped requirements under the State Handicapped laws:
A. Parking (correct number of spaces, locations)
B. Signs
C. Parking lot accessibility (paving, etc.)
D. Building accessibility (entrance)
E. Required ramps
F. Interior access and usability, (elevators, toilet rooms, etc.)
G. Curb cuts, etc.
- () 10. Interior finishes shall comply with Tables 1421.5 and 1421.7.
- () 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 10, Section M312.1 and Section 315.0 where rated assemblies are penetrated with ducts, diffusers, etc.

This is not intended to be a complete list of Code requirements. The above comments are for use by the designing architect/engineer. The above comments may not be applicable in all cases and are for informational purposes at this time. A full review of construction plans will be made when the plans are submitted for permits as noted in Item #1 above.

Case No. 86-136-A N/S of Liberty Road, 330' NW
Item No. 23 of the centerline of Rolling
Date: November 6, 1985 Road (8312 Liberty Road) -
2nd Election District

Var. Free standing sign w/spotlights. Charles J. Balint, Petitioner

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting (1 Sign)
- ☒ 4. Copy of Certificates of Publication
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☒ 6. Copy of Comments from the Director of Planning
- ☒ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance
- ☒ 9. Copy of Order - Zoning Commissioner-10/15/85, DENIED.
- ☒ 10. Copy of Plat of Property (Petitioner's Exhibit 2)
- ☒ 11. 200' Scale Location Plan
- ☒ 12. 1000' Scale Location Plan
- ☒ 13. Memorandum in Support of Petition
- ☒ 14. Letter(s) from Protestant(s)
- ☒ 15. Letter(s) from Petitioner(s)
- ☒ 16. Protestants' Exhibits to _____
- ☒ 17. Petitioners' Exhibits 1 to 11 (See attached for explanation of exhibits)
- ☒ 18. Letter of Appeal, 11/7/85 by Richard Bolan, Esq., on behalf of Petitioner.

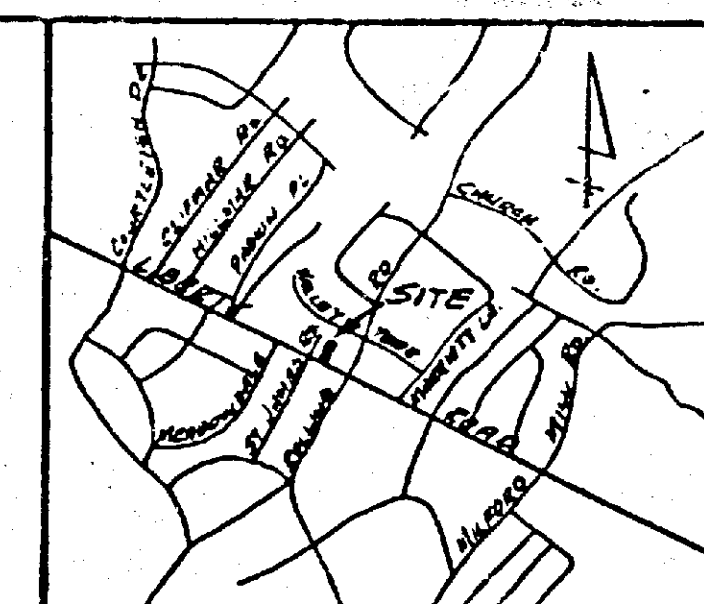
*Richard T. Bolan, Esquire Attorney for Petitioner
Law Offices of:
Charles J. Balint
8312 Liberty Road
Baltimore, Md. 21207

Charles J. Balint, Esquire Petitioner
8312 Liberty Road
Baltimore, Md. 21207

Mrs. Mary Ginn Protestants
Association of Baltimore
County Council
606 Horncrest Road
Towson, Md. 21204

Phyllis C. Friedman, Esquire People's Counsel
Norman E. Gerber Request Notification
James Hoswell Request Notification
Arnold Jablon Request Notification
Jean M. H. Jung Request Notification
James E. Dyer Request Notification

FEB 26 1987



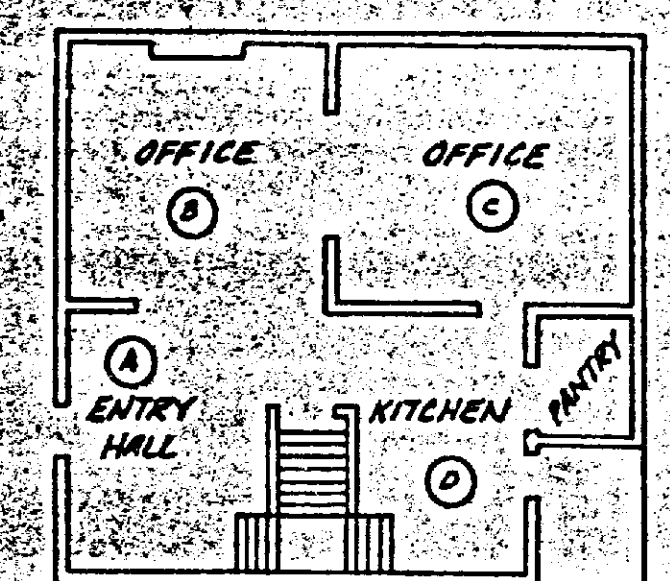
LOCATION MAP
SCALE: 1" = 2000'

#8311
2.5 STY. FRAME
RESIDENCE

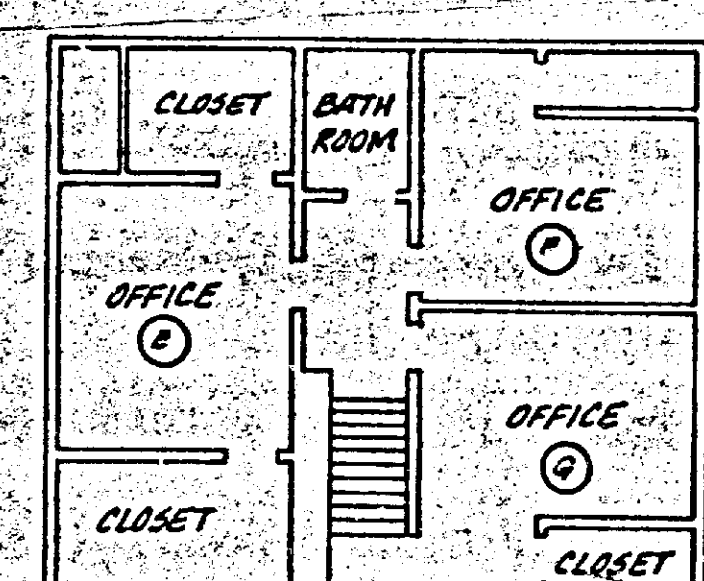
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2.5 STY. FRAME
RESIDENCE

O.R. 5.5 ZONE

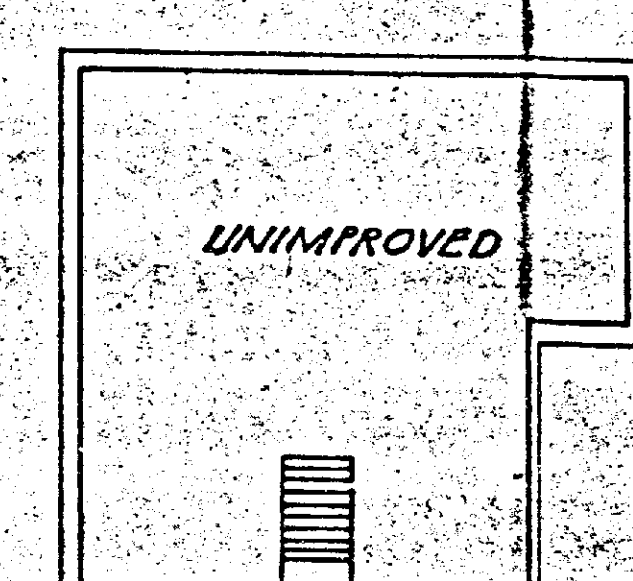
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2.5 STY. FRAME
RESIDENCE



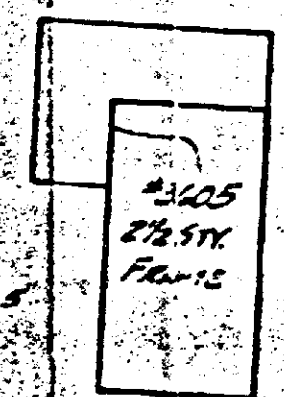
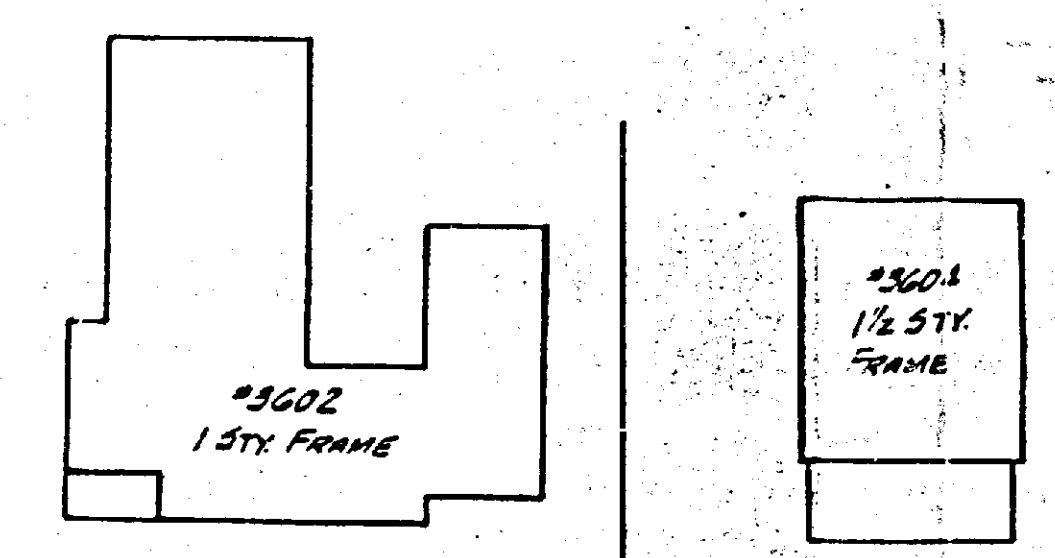
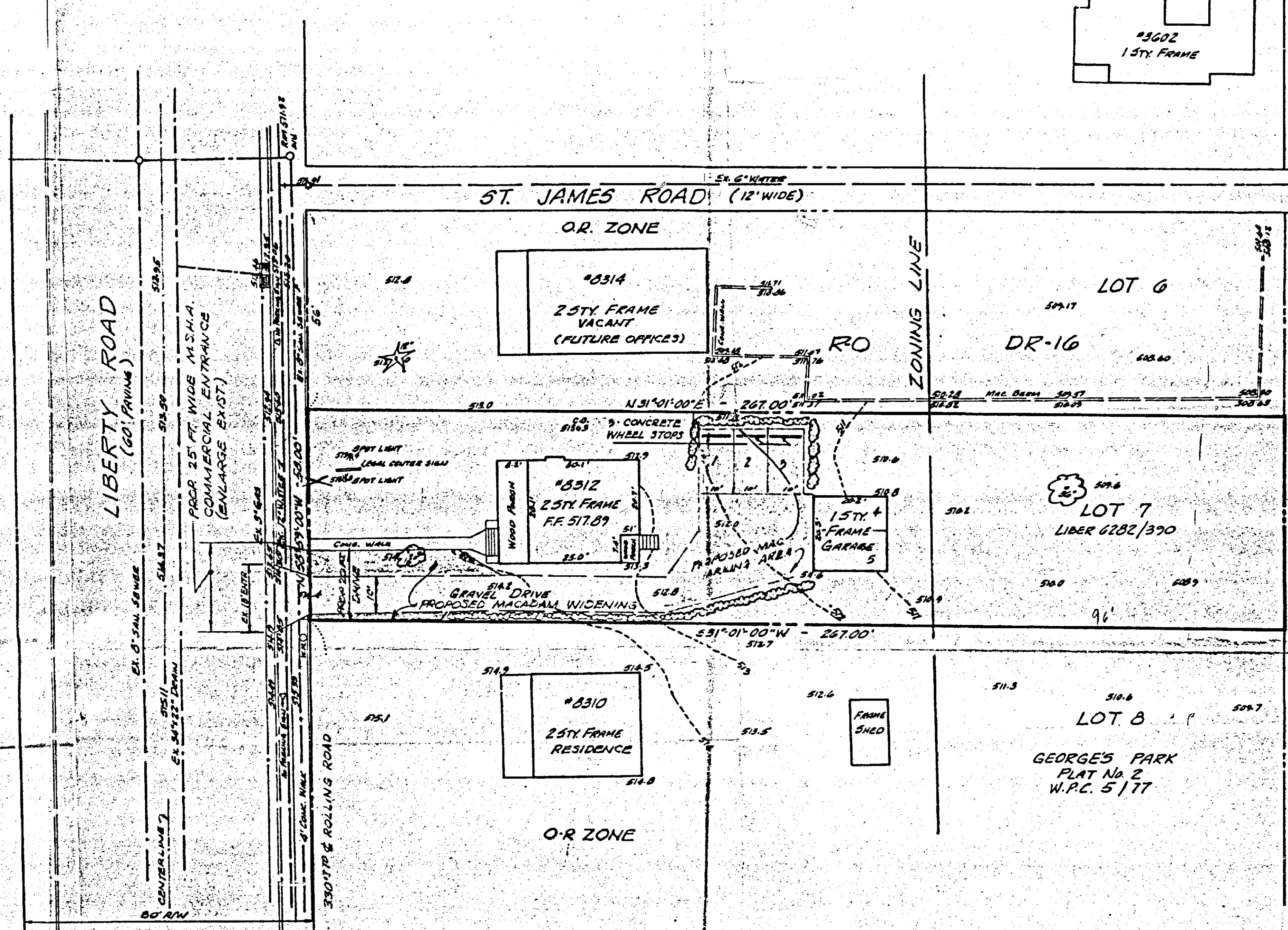
FIRST FLOOR
SCALE: 1" = 10'



SECOND FLOOR
SCALE: 1" = 10'



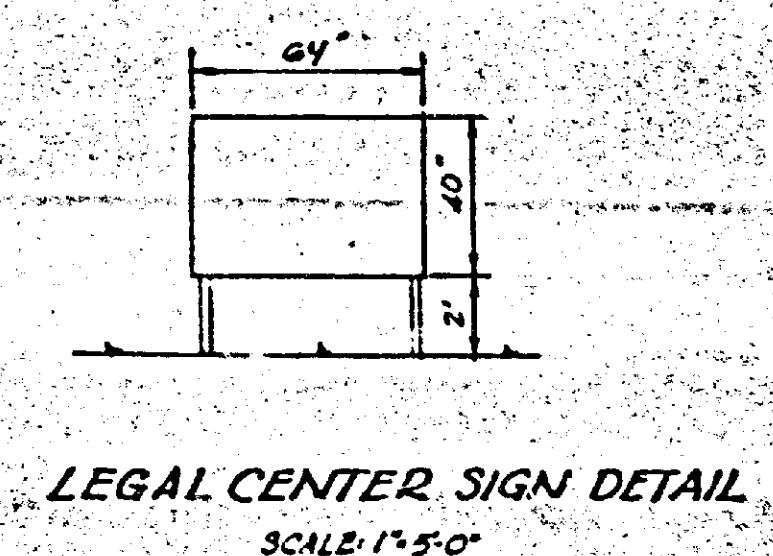
BASEMENT
SCALE: 1" = 10'



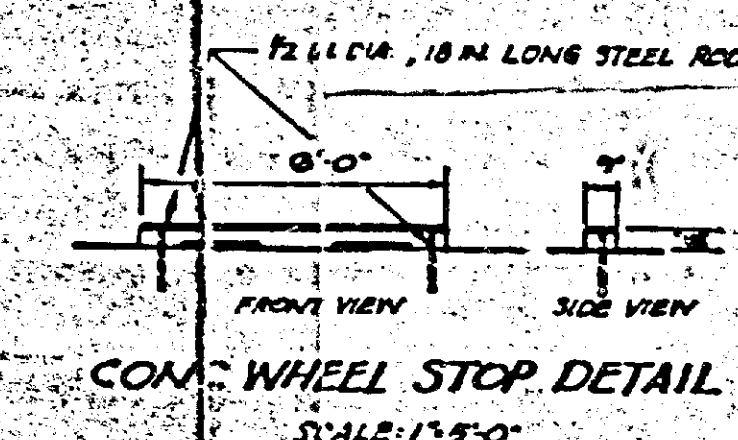
NOTES:

- 1) ZONING R-0 AND DR-16
- 2) AREA IN R-0 ZONE 9860 SF
AREA IN DR-16 ZONE 5626 SF
TOTAL NET AREA 15486 SF
TOTAL GROSS AREA 17226 SF
- 3) PARKING:
1ST FLOOR 840 + 300 = 3 SPACES
2ND FLOOR 846 + 500 = 2 SPACES
5 SPACES PROVIDED
5 SPACES REQUIRED
- 4) TOPOGRAPHY - NO CHANGE IN EXISTING GRADE
- 5) HOURS OF OPERATION: 8:00AM TO 5:00PM
- 6) EXISTING BUILDING: FRAME
- 7) CS - DENOTES MIN. 4 FT. HIGH SCREENING WHITE PINE PLANTED 6' x 6' OR ARDOR VITEX PLANTED 4' x 4'.
- 8) THERE ARE NO PORCH ENCLOSURES, EXTENSIONS, SIDING, OR EXTERNAL CHANGES.

FLOOR	RM	USE	ALTERNATE USE	MAX. NO. EMPLOYEES
1	A	ENTRY HALL	ENTRY HALL	0
	B	SEC. 1 RECEPTION	SEC. 1 RECEPTION	1
	C	SEC. 2 COPY	LIBRARY & CONF.	1
	D	KITCHEN	SEC. 2 COPY	0
2	E	ATTORNEY	ATTORNEY	1
	F	ATTORNEY	ATTORNEY	1
	G	ATTORNEY	ATTORNEY	1
TOTAL: 5				5



LEGAL CENTER SIGN DETAIL
SCALE: 1" = 5'-0"



CONC. WHEEL STOP DETAIL
SCALE: 1" = 5'-0"

OWNERS AND DEVELOPERS
CHARLES J. BALINT AND
HOWARD M. GROSSFELD
ATTORNEYS AND COUNSELORS AT LAW
8312 LIBERTY ROAD
BALTIMORE, MARYLAND 21207
TEL. 922-0900

PETITIONER'S
EXHIBIT

PLAT TO ACCOMPANY PETITION
FOR VARIANCE FOR SIGN
AND DEVELOPMENT PLAN
FOR R-0 ZONE
8312 LIBERTY ROAD
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
JANUARY 25, 1982
REV. FEBRUARY 13, 1982
REV. JUNE 1, 1982