

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 204.3-C-3-a to permit 7 building identification signs: (2) 1'6" X 12' (18 sq. ft. each) and (5) 1' X 8' (8 sq. ft. each) instead of one sign 204.3-C-3-a-1 to permit 7 signs to identify names of tenants instead of building identification 204.3-C-3-a-4 to permit 7 sq. ft. of signage instead of permitted 50 sq. ft. 204.3-C-3-b-1 to permit 47 sq. ft. of surface area on each face of stationary free standing sign instead of 25 sq. ft. per face, 204.3-C-3-3 to permit suite numbers of 6" of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The provisions of Section 204.3 pertaining to outdoor signs or display for office buildings cannot be practically applied to the subject office building. The petitioner's proposed Sign Plan does not increase the square footage of signs permitted by Subsection C-3, but changes the configuration of signage in an attractive and tasteful manner. *in height instead of 3", as permitted.

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

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

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

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name) JONATHAN AZRAEL

Signature

Signature

Address

(Type or Print Name) RICHARD AZRAEL

City and State

Signature

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Address

City and State

Attorney's Telephone No.:

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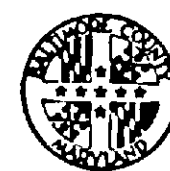
Phone No.

Address

Phone No.

Address

Phone No.



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
March 6, 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 POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-144-1

JONATHAN AZRAEL, ET AL

S/S Hollins Ferry Rd., 390' W of

Ryerson Circle

Var.-To permit 7 building identification signs.

11/29/85 - DZC's Order-Granted w/restrictions

ASSIGNED FOR:

THURSDAY, JUNE 5, 1986, at 10 a.m.

cc: Jonathan Azrael, Esq.

Petitioner

Mary Ginn

Protestant

Kidde Consultants, Inc.

Phyllis Friedman

People's Counsel

Norman Gerber

James Hoswell

Arnold Jablon

Jean Jung

James Dyer

June Holmen, Secy.

Case No. 86-144-1

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 3rd day of September, 1985.

Petitioner Jonathan Azrael
Petitioner's Attorney Jonathan Azrael, Esquire

ARNOLD JABLON
Zoning Commissioner

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

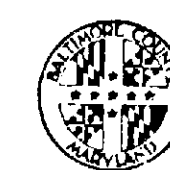
#86-144-A

13th District

S/S Hollins Ferry Rd., 390' W of Ryerson Circle
(4367 Hollins Ferry Road)

JONATHAN AZRAEL, ET AL

2 SIGNS



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

October 24, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 77 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jonathan Azrael
Location: S/S Hollins Ferry Road, 390' ± to c/l of Ryerson Circle
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.M.C.I. #11-1 - 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 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. Approved seals are not acceptable.

5. All Use Groups except B-1, 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-1 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 103, Section 1007, Section 1008, and Table 1007. 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 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 505 and 506 and have your Architect/Engineer contact this department.

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

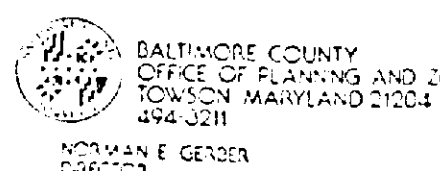
8. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural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

9. The proposed project appears to be located in a Flood Plain, Flood Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the 1st and the finish floor levels including basement.

10. Comments: Signs shall comply to Article 19 and its amendments in Bill #17-85.

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. The applicant may obtain additional information by visiting Room 212 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Flanagan
Bldg. C. E. Bureau, Chief
Building Plans Review



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3531
NORMAN E. GERBER
DIRECTOR

THIS REPLACES ZAC COMMENT OF
SEPTEMBER 23, 1985

OCTOBER 8, 1985

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

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.
 - Paving 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 22-98 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.
 - Landscaping: 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 is.
 - The property is located in a traffic area controlled by a top level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
 - Additional comments:

cc: James Hoswell

Eunice A. Sobor
Chief, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 27, 1985

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

Jonathan Azrael, Esquire
401 Washington Avenue, Suite 502
Towson, Maryland 21204

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

RE: Item No. 77 - Case No. 86-144-A
Petitioner - Jonathan Azrael
Variance Petition

Dear Mr. Azrael:

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, Chairman

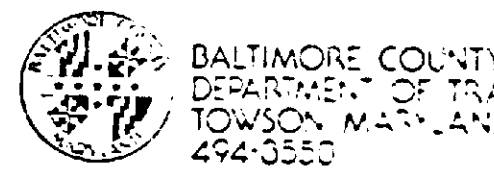
JAMES E. DYER

Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures.

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



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

September 23, 1985

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

Item No. -ZAC- Meeting of September 3, 1985
Property Owner: Jonathan Azrael
Location: S/S Hollins Ferry Rd.
Existing Zoning: 390' ± TO E OF RYERSON CIRCLE
Proposed Zoning:

Acres:

District:

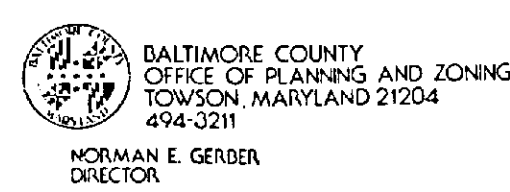
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbers 73, 74, 75, 76, 77, 78, 79, 80, & 81.

Michael S. Flanagan
Traffic Engineer Assoc II

NSF/bld

ORDER RECEIVED FOR FILING
DATE September 29, 1985
BY [Signature]
ADMINISTRATIVE



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3531
NORMAN E. GERBER
DIRECTOR

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

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 3, 1985
Item # 77
Property Owner: JONATHAN AZRAEL
Location: S/S HOLLINS FERRY RD. 390' ± TO E OF RYERSON CIRCLE

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.
 - Paving 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 22-98 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.
 - Landscaping: 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 is.
 - The property is located in a traffic area controlled by a top level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
 - Additional comments:

OLD FILE #70 (KACHATEAU BUILDERS INC.)
PROPOSED 211 THOMAS ST. (OLD FILE #70)
DATE: 12-12-79, DATE: 1-12-80, DATE: 1-12-80, DATE: 1-12-80
TO COUNTY FOR PROCESSING

cc: James Hoswell

Eunice A. Sobor
Chief, Current Planning and Development

Jonathan Azrael, et al
Case No. 86-144-A

In view of all evidence presented, this Board is of the opinion that the Petitioners have met the practical difficulty/undue hardship test as set forth in Section 307 of the Baltimore County Zoning Regulations. We also note that this site is of attractive design and the proposed signs do not detract from the property's appearance. We will therefore grant the variances requested as set forth in Petitioners' Exhibit No. 2.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 12th day of June, 1986, by the County Board of Appeals, ORDERED that the variances requested be GRANTED so long as all signs fit the dimensional and locations requirements as shown on Petitioners' Exhibit No. 2.

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

Lawrence B. Schmidt, Acting Chairman

LeRoy S. Spangler

Harry E. Buchmeister, Jr.



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

ARNOLD JARLON
ZONING COMMISSIONER

November 29, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Jonathan Azrael, Esquire
401 Washington Avenue, Suite 502
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Hollins Ferry Road,
390' W of Ryerson Circle
(4367 Hollins Ferry Road) -
13th Election District
Jonathan Azrael, et al,
Petitioners
Case No. 86-144-A

Dear Mr. Azrael:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

Attachments

cc: People's Counsel

Ms. Mary Ginn
Association of Baltimore County
Community Councils, Inc.
605 Homestead Road
Towson, Maryland 21204

IN RE: PETITION FOR VARIANCE
S/S Hollins Ferry Road,
390' W of Ryerson Circle
(4367 Hollins Ferry Road) -
13th Election District
Jonathan Azrael, et al,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-144-A

The Petitioners herein request variances to permit seven building identification signs (2 signs 18 square feet each and 5 signs 8 square feet each) in lieu of one sign, 7 signs to identify names of tenants in lieu of building identification, and 76 square feet of signage in lieu of the permitted 50 square feet for those 7 signs; 47 square feet of surface area on each face of a stationary free-standing sign in lieu of the required 25 square feet per face; and suite numbers of 6 inches in height in lieu of the permitted 3 inches.

A landscape architect experienced in sign design testified on behalf of the Petitioners. Testimony indicated that an overall plan has been developed to provide unified signage matching the color and materials of the building and providing tenant identification for visitors. The building, which is chiefly medical, is in five pods, hence the request for seven identification signs to be used to identify tenants; five on the faces of the pods and two on the ends facing the road. The proposed sizes of the signs (8 square feet for each face sign and 18 square feet for each end sign) are based on the use of 6-inch upper case and 4-inch lower case for the five face signs and 8-inch capital letters for the two end signs and would require 76 square feet (40 square feet for five face signs and 36 square feet for two end signs) for anticipated maximum signage need. The stationary free-standing identification sign has two 3' x 8' faces but will be installed in a brick base to match the building. Suite numbers will be 4-inch brass against a red background so that they can be read from a car or the sidewalk. All signs are illustrated in the sign system plan, revised August

19, 1985 and marked Petitioner's Exhibit 2.

A representative of the Alliance of Baltimore County Community Councils, Inc. spoke in protest and requested that, if variances were granted, the increase in signage be limited to 10%.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of November, 1985, that the herein Petition for Variance to permit 5 building identification signs (8 square feet each) in lieu of one sign, 5 signs to identify names of tenants in lieu of building identification, 47 square feet of surface area on each face of a stationary free-standing sign in lieu of 25 square feet per face, and to permit suite numbers of 6 inches in height in lieu of 3 inches as permitted, all in accordance with the plan prepared by Kilde Consultants, Inc., revised January 28, 1985, marked Petitioner's Exhibit 1, and, also in accordance with Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No signs shall be placed on the ends of the buildings identified as buildings 1 and 5 on page 1 of Petitioner's Exhibit 2.
2. The 5 face signs shall utilize letters no larger than 6 inches upper case and 4 inches lower case and shall be designed in proportion to those letters. In no case shall any one of the 5 face signs exceed 8 square feet each.
3. All signs shall be designed to utilize a single color and materials scheme.

- 2 -

4. No additional signage shall be permitted on the site.

By the reduction of the requested 7 identification signs to the granting of 5 signs totaling 40 square feet, the request for 76 square feet of signage in lieu of the permitted 50 square feet for those 7 signs is moot and, as such, is hereby dismissed.

JEAN M. H. JUNG
Deputy Zoning Commissioner
for Baltimore County

JMHJ:tg

PETITION FOR VARIANCE
13th Election District

LOCATION: South side Hollins Ferry Road, 390' West of
Ryerson Circle (4367 Hollins Ferry Road)

DATE AND TIME: Tuesday, October 8, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 200, 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 Variances from Section 204.3.c.3 to permit 7 building identification signs: (2) 1'6" x 12' (18 sq.ft. each) and (5) 1' x 8' (8 sq.ft. each) instead of one sign; 204.3.c.3a.1. to permit 7 signs to identify names of tenants instead of building identification; 204.3.c.3a.4. to permit 76 sq.ft. of signage instead of permitted 50 sq.ft.; 204.3.c.b.1 to permit 47 sq.ft. of surface area on each face of stationary free-standing sign instead of 25 sq.ft. per face; 204.3.c.d.3 to permit suite numbers of 6" in height instead of 3" as permitted.

Being the property of Jonathan Azrael, et al 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

BEING KNOWN AND DESIGNATED as Lots 8, 9 and 10, as shown on the Plat of Edna Terrace, which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 3, Page 24. The improvements thereon being known as No. 4367 Hollins Ferry Road.

SAVING AND EXCEPTING therefrom so much of the property as was conveyed in a Deed from Philip E. Johnson, et al, to Baltimore County, Maryland dated March 31, 1966 and recorded among the Land Records of Baltimore County in Book OTG No. 4610, Page 276.

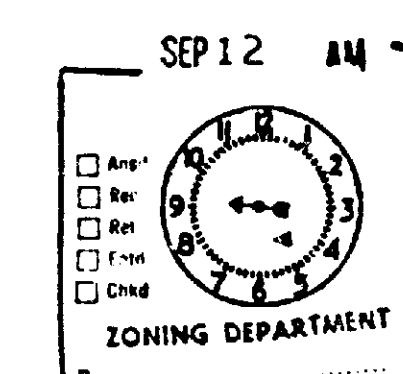
BEING the same property described in Book EHKJr. No. 5659, Page 455.

RE: PETITION FOR VARIANCES
S/S Hollins Ferry Rd.,
390' W/Ryerson Circle
(4367 Hollins Ferry Rd.)
13th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
JONATHAN AZRAEL, Petitioner : Case No. 86-144-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. 221, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 11th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Jonathan Azrael, Esquire, 401 Washington Ave., Suite 502, Towson, MD 21204, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

OFFICE COPY



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

ARNOLD JADON
ZONING COMMISSIONER

December 24, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Mary Ginn
Association of Baltimore County
Community Councils, Inc.
606 Horncrest Road
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Hollins Ferry Rd., 390' W/
Ryerson Circle (4367 Hollins
Ferry Rd.) - 13th Elec. Dist.
Case No. 86-144-A
Jonathan Azrael, et al, Petitioners

Dear Ms. Ginn:

Please be advised that an appeal has been filed by the Petitioners, Jonathan Azrael, et al, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,
Arnold Jadon
ARNOLD JADON
Zoning Commissioner

AJ:bg

cc: People's Counsel

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

September 19 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 20 day of September, 19 85, that is to say,
the same was inserted in the issues of

September 19, 1985

PATUXENT/PUBLISHING CORP.
By *[Signature]*

PETITION FOR VARIANCE
13th Election District
LOCATION: South side of
Hollins Ferry Road, 390' West of
Ryerson Circle

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

Jonathan Azrael, Esquire
401 Washington Avenue
Suite 502
Towson, Maryland 21204

September 6, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S Hollins Ferry Rd., 390' W/
Ryerson Circle (4367 Hollins Ferry
Road) - 13th Election District
Jonathan Azrael, et al, Petitioners
Case No. 86-144-A

TIME: 10:00 a.m.

DATE: Tuesday, October 8, 1985

PLACE: Room 110, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012603
DATE: 9/20/85 ACCOUNT: R-01-615-000
RECEIVED FROM: J. AZRAEL AMOUNT: \$ 100.00
FOR: SEAN JED FALL 77
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE * APPEAL FROM DECISION
S/S Hollins Ferry Road * OF
390' W of Ryerson Circle *
(4367 Hollins Ferry Road) * DEPUTY ZONING COMMISSIONER
13th Election District *
Jonathan Azrael, et al, * OF BALTIMORE COUNTY
Petitioners * Case No. 86-144-A

TO: ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

JONATHAN AZRAEL, ET AL, HEREBY APPEALS to the County
Board of Appeals the decision of the Deputy Zoning Commissioner
rendered on November 29, 1985 in the above captioned case.

Jonathan A. Azrael
JONATHAN A. AZRAEL, ET AL
401 Washington Avenue Ste. 502
Towson, Maryland 21204
(301) 821-6800

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016180
DATE: 12/27/85 ACCOUNT: R-01-615-000
RECEIVED FROM: Jonathan Azrael AMOUNT: \$ 60.00
FOR: Appeal Fee for Case No. 86-144-A
B 815*****03022a 2102F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19, 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 19, 19 85.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising
30.25



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

ARNOLD JADON
ZONING COMMISSIONER

October 3, 1985

Jonathan Azrael, Esquire
401 Washington Avenue
Suite 502
Towson, Maryland 21204

Re: Petition for Variance
S/S Hollins Ferry Rd., 390' W/
Ryerson Circle (4367 Hollins Ferry
Road) - 13th Election District
Jonathan Azrael, et al, Petitioners
Case No. 86-144-A

Dear Mr. Azrael:

This is to advise you that \$53.02 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. 012493
DATE: 10-15-85 ACCOUNT: R-01-615-000
RECEIVED FROM: Jonathan Azrael, et al AMOUNT: \$ 63.02
FOR: Advertising and Posting 86-144-A
B 815*****03022a 2102F
VALIDATION OR SIGNATURE OF CASHIER

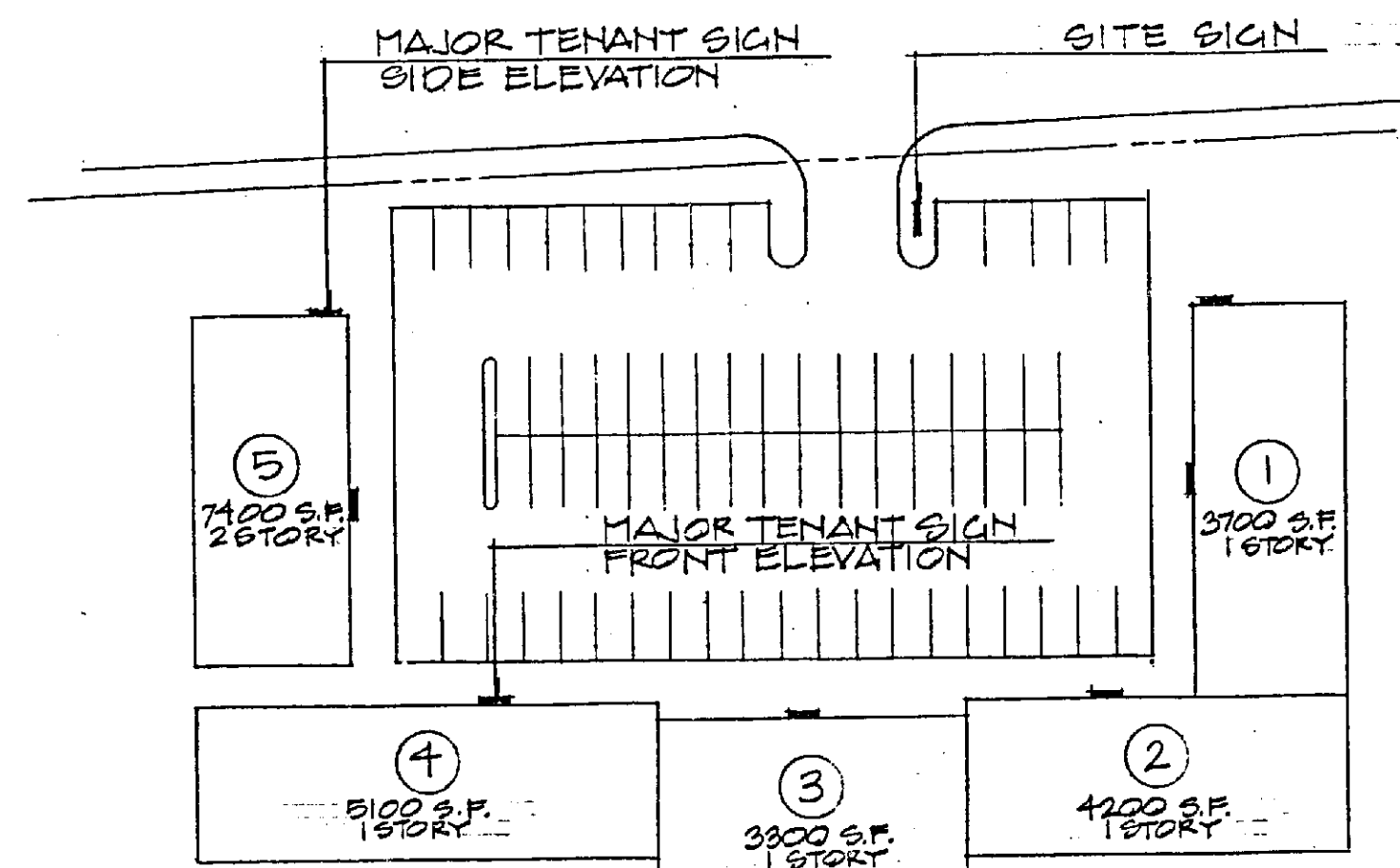
ely,
[Signature]
JADON
Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: January 22, 86
Posted for: Appeal
Petitioner: Jonathan Azrael, et al
Location of property: S/S of Hollins Ferry Rd., 390' W of
Ryerson Circle
Location of Sign: South side of Hollins Ferry Rd., approx. 50' West
of Ryerson Circle, in front of 4367 Hollins Ferry Road
Remarks: [Blank]
Posted by: [Signature] Date of return: January 24, 86
Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: September 17, 1985
Posted for: Variance
Petitioner: Jonathan Azrael, et al
Location of property: S/S of Hollins Ferry Rd., 390' West of
Ryerson Circle (4367 Hollins Ferry Rd.)
Location of Sign: S/S of Hollins Ferry Rd., approx. 40' West
of Ryerson Circle, in front of subject property
Remarks: [Blank]
Posted by: [Signature] Date of return: September 26, 1985
Number of Signs: 2



SIGN LOCATION PLAN

CDC THE COLUMBIA DESIGN COLLECTIVE, INC. ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
8457 TWIN KNOLLS ROAD COLUMBIA, MARYLAND 21046
800-650-0010 (TOLL FREE) 800-670-0010 (TOLL FREE) 800-670-0010 (TOLL FREE)

SIGN SYSTEM
HOLLINS FERRY PROFESSIONAL CENTER

All colors and materials are to match building colors and materials. Letter style is "Times Bold".

SITE SIGN (freestanding)
aluminum frame with fiberglass panel mounted on brick base, 2 faces, 46.31 sq.ft. total per face.

BUILDING SIGNS (projecting)

Side elevation: for major tenants occupying buildings 1 and 5, 1'-6" high x 12' long maximum, 18 sq. ft. maximum, aluminum frame and fiberglass panel, 1 sign per building side elevation facing Hollins Ferry Road.

Front elevation: for major tenants occupying buildings 1 through 5, located in center of building, 1' high x 8' long maximum, 8 sq. ft. maximum, aluminum frame and fiberglass panel, 1 sign per building facing parking lot.

EXTERIOR ENTRANCES

Tenant Identification Sign: For each suite, tenant name in white letters on window adjacent to exterior door 3" high x 2 1/3" long maximum per line, total 1 sq.ft. maximum. 6" brass suite numbers on doors to match building hardware.

Directory: For each suite, directory of names with 1" high white letters on window next to exterior door beneath tenant identification sign.

AUGUST 14, 1985
PROJECT # 118-79
SHEET 1 OF 5

REVISED 8/19/85
Pet exp 2 #77

SIGN AREA

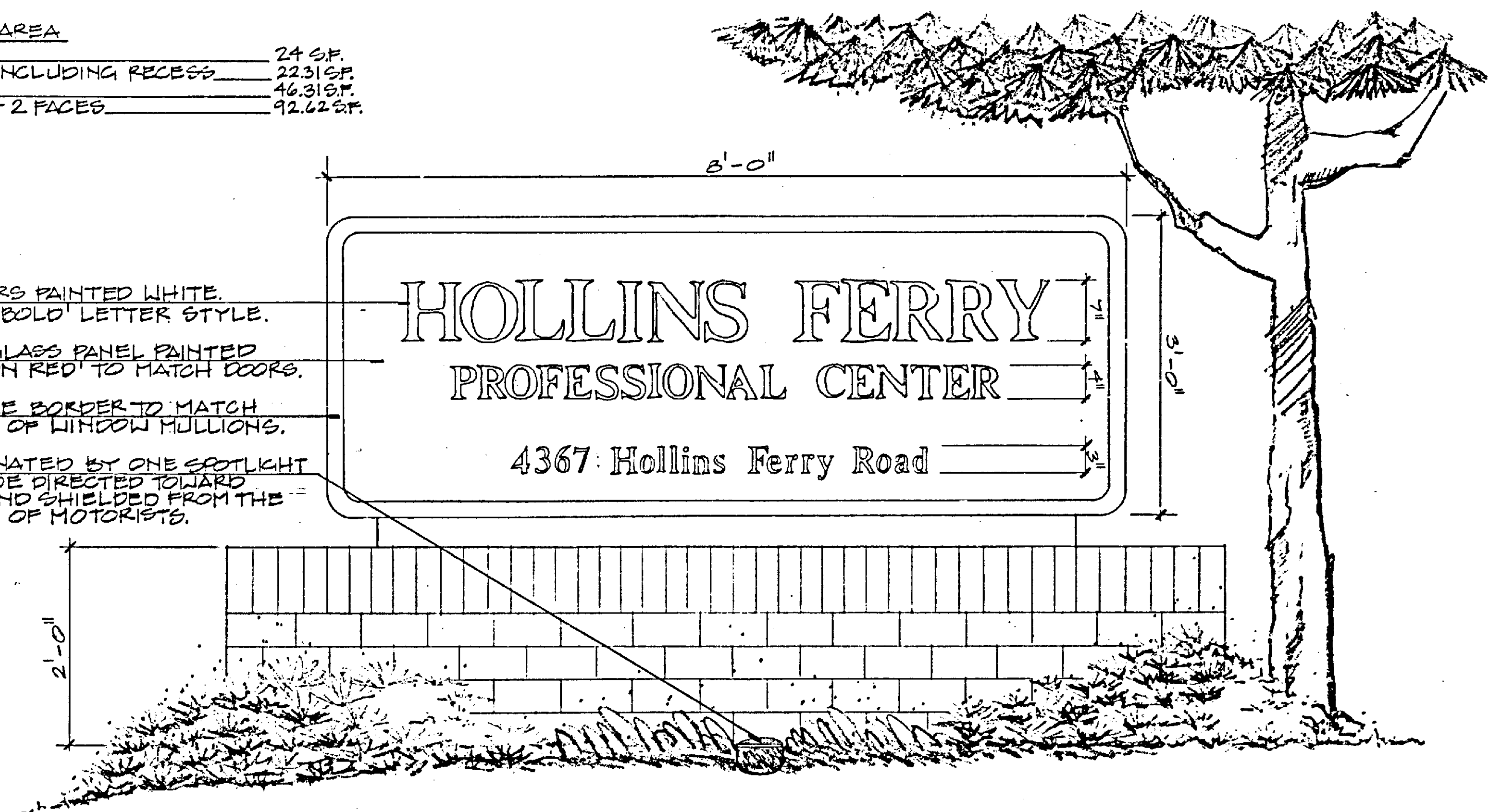
SIGN	24 S.F.
BASE, INCLUDING RECESS	223 S.F.
TOTAL	46.31 S.F.
TOTAL - 2 FACES	92.62 S.F.

LETTERS PAINTED WHITE.
TIMES BOLD LETTER STYLE.

FIBERGLASS PANEL PAINTED
"BOSTON RED" TO MATCH DOORS.

BRONZE BORDER TO MATCH
COLOR OF WINDOW MULLIONS.

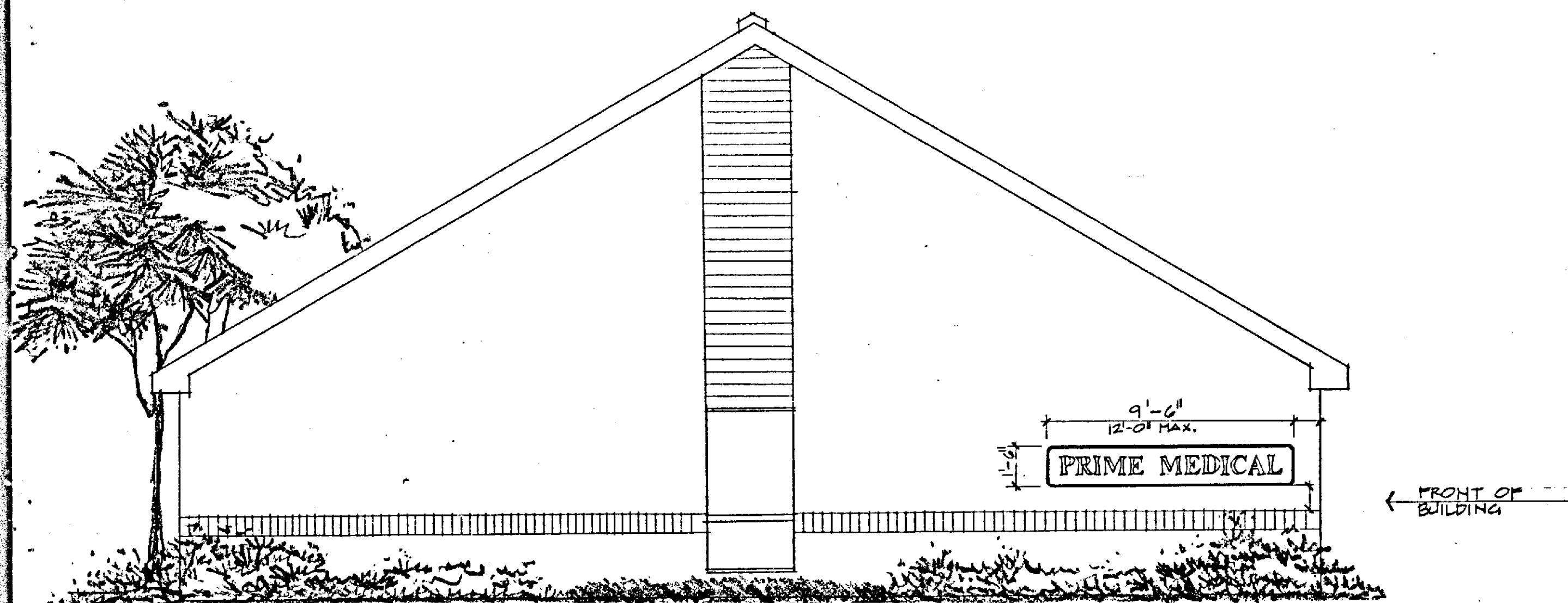
ILLUMINATED BY ONE SPOTLIGHT
PER SIDE DIRECTED TOWARD
SIGN AND SHIELDED FROM THE
VISION OF MOTORISTS.



SITE SIGN SCALE 1" = 1'

SHEET 2 OF 5

REVISED 8/19/85



SIDE ELEVATION SCALE 1/4" = 1'

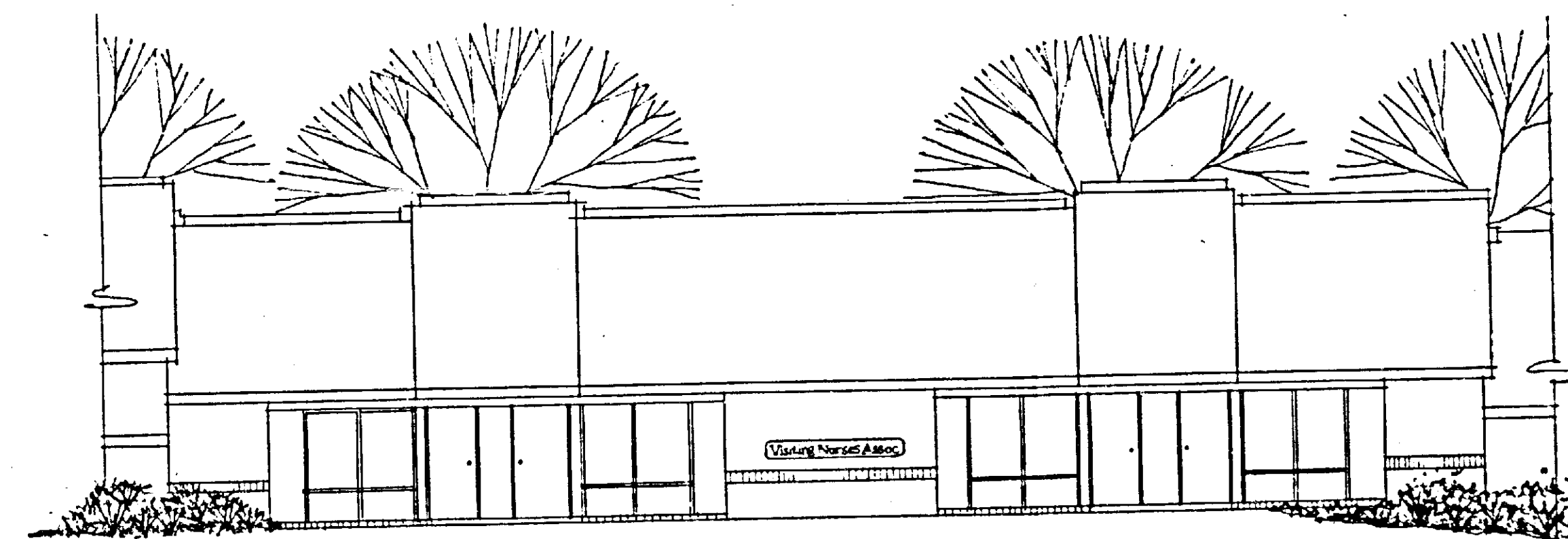


BUILDING IDENTIFICATION SIGN SCALE 1" = 1'

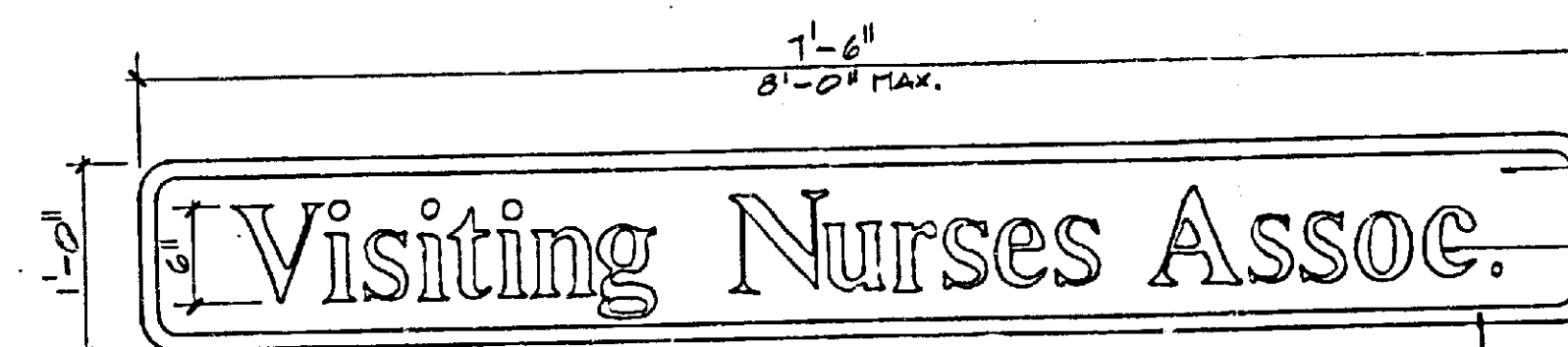
FIBERGLASS PANEL PAINTED
"BOSTON RED" TO MATCH DOORS.
LETTERS PAINTED WHITE, TIMES
BOLD LETTER STYLE.

1" BRONZE BORDER TO MATCH
WINDOW MULLIONS.

SHEET 3 OF 5
REVISED 8/19/85



FRONT ELEVATION SCALE 1/8" = 1'



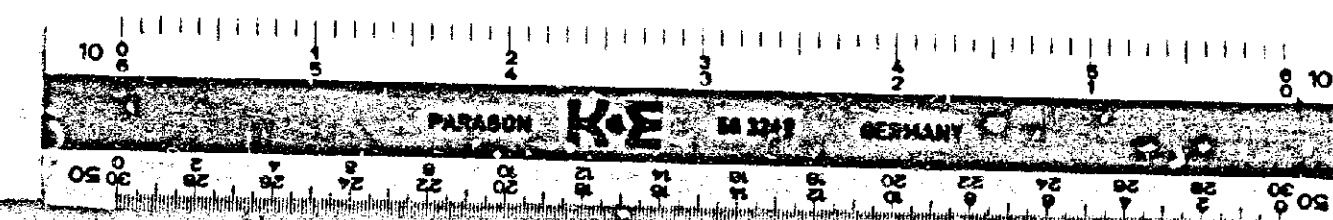
FIBERGLASS PANEL PAINTED
"BOSTON RED" TO MATCH DOORS.
LETTERS PAINTED WHITE, TIMES
BOLD LETTER STYLE.

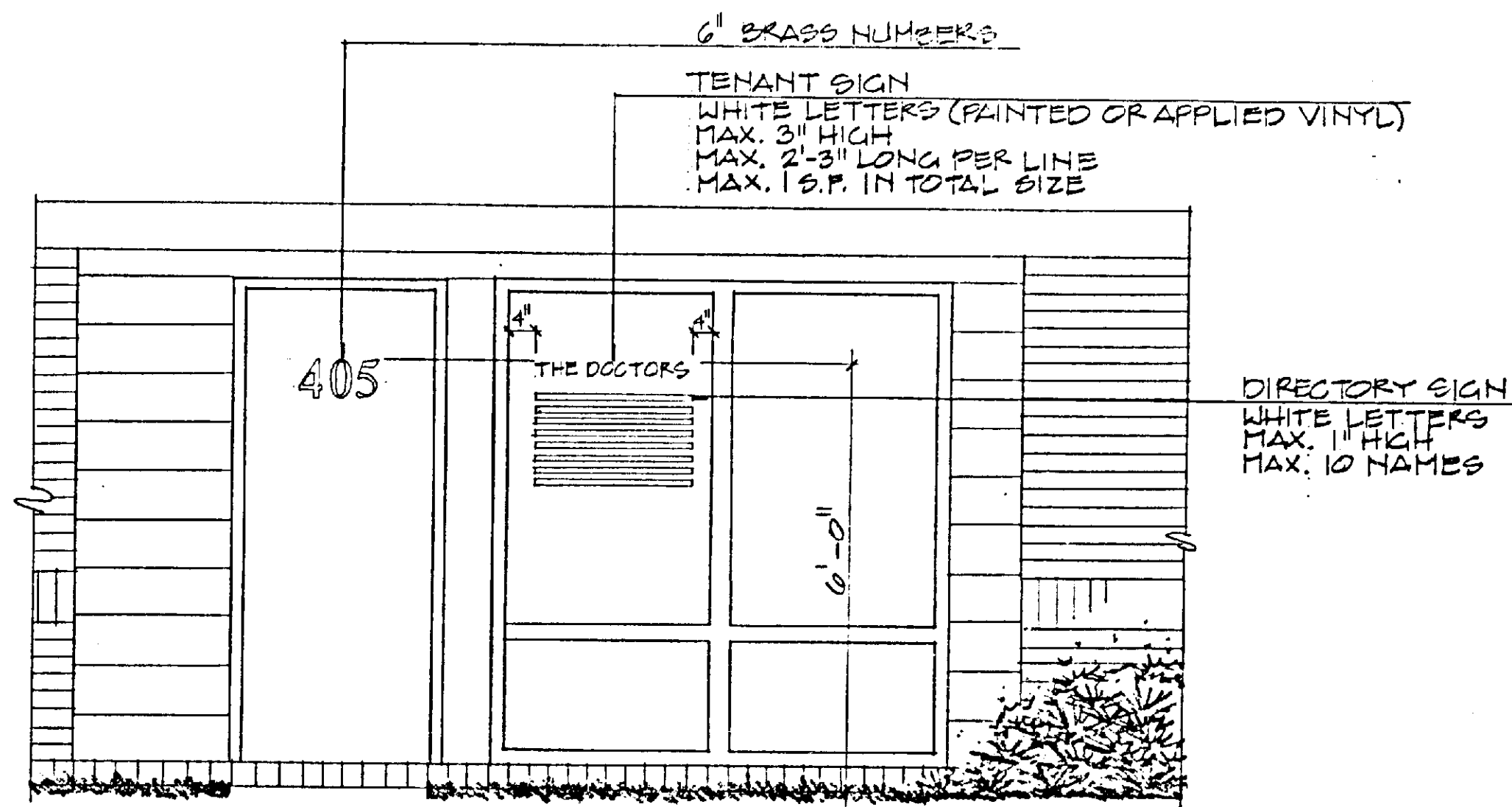
BRONZE BORDER TO MATCH
WINDOW MULLIONS.

BUILDING IDENTIFICATION SIGN SCALE 1" = 1'

SHEET 4 OF 5

REVISED 8/19/85





EXTERIOR ENTRANCE/TENANT IDENTIFICATION
AND DIRECTORY SIGNS SCALE $\frac{1}{2}" = 1'$

SHEET 5 OF 5

REVISED 8/19/85

