

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SW/S Balto. Nat. Pike, 186' SW : OF BALTIMORE COUNTY
of Old Frederick Rd. (5639
Balto. Nat. Pike), 1st District :
JULIO BROTHERS, Petitioner : Case No. 86-235-XA

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 19th day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 15, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
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

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 118 - Case No. 86-235-XA
Petitioner - Julio Brothers,
a Maryland Partnership
Special Exception and Variance Petition

Dear Mr. Bronstein:

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:nr

Enclosures

cc: Geo. Wm. Stephens, Jr.
& Associates, Inc.
P. O. Box 6828
Towson, Maryland 21204

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

ARNOLD JABLON
ZONING COMMISSIONER

December 4, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Benjamin Bronstein, Esquire
Suite 200,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
SW/S Balto. Nat'l Pike, 186' SW of Old
Frederick Rd. (5639 Balto. Nat'l Pike)
Julio Brothers - Petitioners
Case No. 86-235-XA

Dear Mr. Bronstein:

This is to advise you that \$ 53.56 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing at which time it is to be removed.

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

No. 012414

DATE 12-9-85 ACCOUNT R-01-617-000

AMOUNT \$ 53.56

RECEIVED FROM Ben Bronstein

FOR: Baltimore Nat'l Pike, 186' SW of Old Frederick Rd. 86-235-XA

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
AND SPECIAL EXCEPTION
TO BALTIMORE COUNTY
ZONING ORDINANCE, 1985
OF BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
DATE AND TIME: Monday, December 9, 1985 at 10:15 a.m.

The Zoning Commissioner of Baltimore County, by authority of the County and the Petitioners of the County, do hereby certify that the following is a true and correct copy of the petition for variance and special exception as filed with the Zoning Office.

BY ORDER OF
JONAS J. JABLON
ZONING COMMISSIONER
101-CROW, ST.

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

November 21 19 85

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE
71449

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 23 day of November 1985, that is to say, the same was inserted in the issues of

November 21, 1985

PATUXENT PUBLISHING CORP.
BY Patuxent

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

October 3, 1985

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

Re: Baltimore County
Item No. 118
Property Owner: Julio Brothers
Location: SW/S Baltimore National Pike
(Maryland Route 40-W)
186.8' SW of Old Frederick Road
Existing Zoning: B.R.
Proposed Zoning: Spec.
Exception for one double-faced illuminated outdoor advertising sign and variance to permit a front yard setback of 0' in lieu of the required average of 50' Acres: .002 District: 1st.

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for Special Exception for Outdoor Advertising, the site plan has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein (659-1642) for all comments relative to Zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access permits
by: George Wittman

CL-GW:es

cc: J. Ogile
M. Stein w/att.

My telephone number is 301-659-1350
Teletypewriter for Inland Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-452-2082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

Benjamin Bronstein, Esquire
Suite 200,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

November 8, 1985

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
SW/S Balto. Nat'l Pike, 186' SW of Old
Frederick Rd. (5639 Balto. Nat'l Pike)
Julio Brothers - Petitioners
Case No. 86-235-XA

TIME: 10:15 a.m.

DATE: Monday, December 9, 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. 012583

DATE 12/9/85 ACCOUNT R-01-617-000

AMOUNT \$ 200.00

RECEIVED FROM Ben Bronstein

FOR: Baltimore Nat'l Pike, 186' SW of Old Frederick Rd. 86-235-XA

VALIDATION OR SIGNATURE OF CASHIER

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

PAUL H. REINCKE
CHIEF

October 2, 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: Julio Brothers

Location: SW/S Baltimore National Pike, 186.8' SW of Old Frederick Road

Item No.: 118

Zoning Agenda: Meeting of October 1, 1985

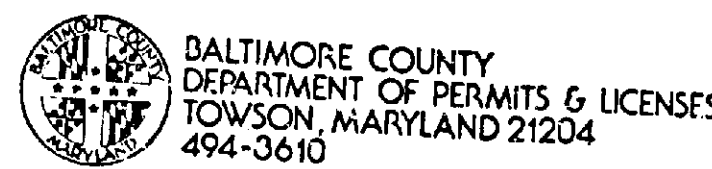
Gentlemen:

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 or 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.

REVIEWER: Paul Reincke Noted and
Planning Group Approved: John F. O'Neill
Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon

Comments on Item # 118 Zoning Advisory Committee Meeting are as follows

Property Owner: **Julio Brothers**

Location: SW/S Baltimore National Pike, 186.8' SW of Old Frederick Road
District: 1st.

APPLICANT

7 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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

Other miscellaneous permits shall be required before the start of any construction.

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

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.

2. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls except than 5'-0" to an interior top line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior top line. Any wall built on an interior top line shall require a fire or party wall. See Table 101, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior top line.

SPECIAL NOTE: 7. variance by this office cannot be considered until the pre-estuary date pertaining to height/area and See Section 500.1 and Section 400.1. Further variance by this office cannot be considered until the pre-estuary date pertaining to height/area and See Section 500.1 and Section 400.1. The requested variance appears to conflict with Section a. County Building Code. of the balance

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

2. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 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.

Comments: If there are vehicle rentals is there also maintenance? If so, these would have to be reviewed individually as to location and hazard. Overall sizes of the structures are not shown. Signs shall comply with Article 19.

These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building, 1000 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burnham*
Charles E. Burnham, Chief
Residence: 1111 1/2 E. 1st St.,
St. Paul, Minn.

BY: C. E. Burnham, Chief
Building Plans Dept.

4/22/8

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner

Norman E. Gerber, AICP
FROM Director of Planning and Zoning

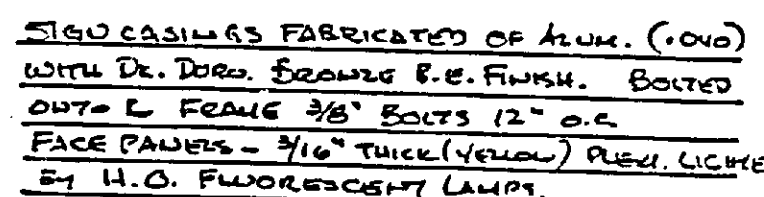
SUBJECT Zcning Petition No. 86-236-XA

Date November 26, 1985

This office is not opposed to the granting of the subject request provided it is the only freestanding identification sign in conjunction with this business.

NEG:JGH:slm

Norman E. Gerber, AIC
Director



PROPOSED DOUBLE FACE SIGN FOR
WESTVIEW MINI-STORAGE
5639 BALTIMORE NAT'L PARK
BALTIMORE CO., MARYLAND

CLAUDE NEON SIGNS, INC.
1808 CHERRY HILL ROAD
BALTIMORE MD 21230

MARCH 28, 1985

[illegible]

PETITION FOR VARIANCE
AND SPECIAL EXCEPTION
1st Election District

LOCATION: Southwest Side of Bal-
timore National Plaza, 18c
Baltimore National Plaza, 19c
Belmont National Plaza, 16c
1700 N. WINDY HILL RD.
Rt. 7, #404 at 10117
BALTIMORE, MARYLAND 21206
City Office Building, 111 E.
Catharine Avenue, Towson,
Maryland

The zoning Commissioner of Balti-
more County, by authority of the Com-
missioners of Baltimore
County, will hold a public hearing
on the application from Section
413.2c to permit a change from the
of 9 feet to four feet minimum
of 50 feet and a Petition for Special
Exception for one double lot, 100
feet wide and 100 feet deep, sit-
uated outside adjoining lots (100
sq. ft. per side).

Beyond the property of John Broun,
as shown on the plan filed with this
petition.

In the event that these Petitions are
granted, the proposed permit may be
issued within the thirty (30) day period
provided for in the Ordinance, how-
ever, whenever any request for
extension of time is made, the permit
during this period for the same
allows. Such request must be
submitted in writing by the owner
or as agent or the holder of the
Petition.

By Order of
JANNELO FARLON,
Commissioner
of Baltimore County

Nov. 21,

TOWSON, MD., November 21, 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 November 21, 19 85.

THE JEFFERSONIAN,
JB Kenton
Publisher

Cost of Advertising

24.75

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st 86-235-XA

Posted for: Thomas A. and Gerald E. Kaplan Date of Posting 11-21-85

Petitioner: Julia R. Rothman

Location of property: S.W.C. of Baltimore National Pike
off Old Frederick Road

Location of Signs: S.W. side of Baltimore National Pike
off of I-83 S.W. of Old Frederick Road

Remarks: _____

Posted by: A.J. Davis

Number of Signs: 2 Signature _____ Date of return: 11-22-85

Case No. 86-235-X2

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
5th day of November, 1985.

ARNOLD PARSON
Zoning Commissioner

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

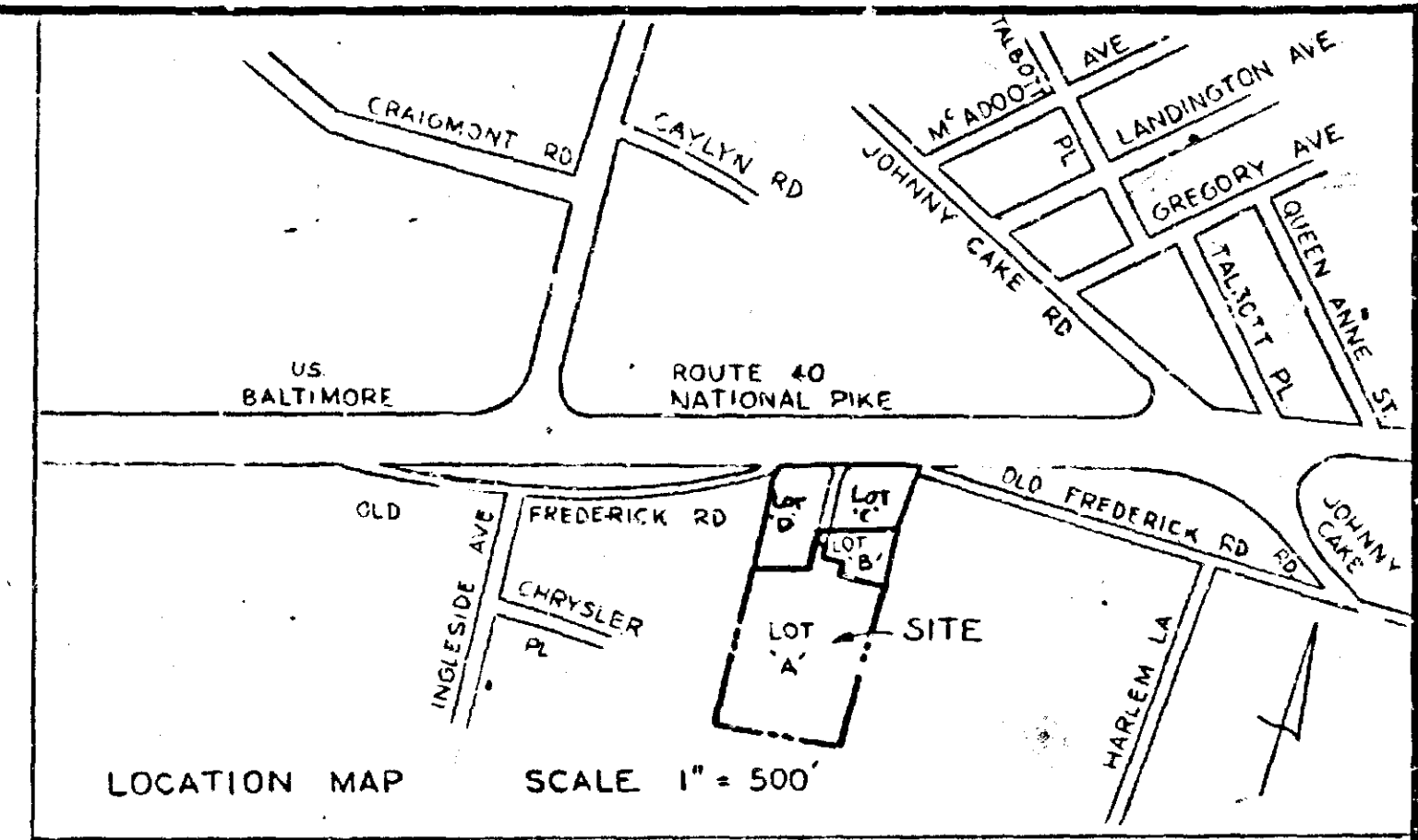
Julio Brothers, &
Maryland Partnership
Petitioner's
Attorney Benjamin Bronstein, Esquire

ALB 28 1987



This is to advise you that
of the above property. This fee m

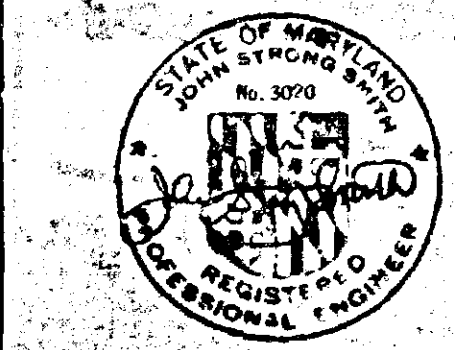
Pet's 4
2



HUB NO: 10685
 ELEV: 502.291
 DESCRIPTION: 7/8" IRON BAR IS SIDE GRASS MEDIAN STRIP & ROUTE 40 OPP OLD FREDERICK ROAD - 500' ± W OF JOHNNYCAKE RD. - 8.10' N of N 80° E. BOUND LANE

NOTES: THE OWNER IS RESPONSIBLE FOR OBTAINING PERMITS TO WORK ON SCHOOL BOARD PROPERTY AND ADJACENT PROPERTIES.

WESTVIEW ELEMENTARY SCHOOL BOARD OF EDUCATION 1741/26



ENGINEER
GEORGE WILLIAM STEPHENS, JR.
 & ASSOCIATES INC.
 ENGINEERS & SURVEYORS
 203 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY A SPECIAL EXCEPTION & VARIANCE FOR OUTDOOR ADVERTISING SIGN

PLAN
 SCALE: 1" = 30'

SITE DATA

AREA OF TRACT 3.96 AC ±
 EXISTING ZONING BR & BR - CSA

NOTE: LOT 'A' WAS CONVEYED TOGETHER WITH THE SIGN EASEMENT SHOWN

NOTE: ALL LOTS AS SHOWN ARE ON THE PREMISES KNOWN AS "SUBDIVISION PLAT OF THE PAAL PROPERTY" PLAT "EKK JR 53/14"



5639 BALTIMORE NATIONAL PIKE

DEVELOPER
WESTVIEW MINI-STORAGE & CO.

10 PARKS AVE.
 COCKEYSVILLE, MD. 21030

DESIGNED: AF/11/2
 DRAWN: L.R.Z./C.A.H.
 CHECKED: T.C.
 REVISIONS:
 1. 08-09-84: AS SHOWN AND BUILDING LOCATED BUILDING GRAM AND OFFICE SLOPED PUBLIC WATER LOTS AND GRASS IN STRIP

BALTIMORE CO, MD
 SCALE 1" = 30'

ELECTION DIST. NO. 1
 DATE: JULY 10, 1984
 REVISED: 12/31/1974
 SLOTTED DOWNS, GRADES ON SOUTH SIDE

81 04752