

MAP 26
E.D. 3
DATE 12-2
200
1000
DP

86-281-A
#165

4065
1
68 08 28 1
1

86-281-A
#165

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1.e. or 413.1.e.(3) to allow a double-faced illuminated sign, 72 square feet per side in lieu of the permitted non-illuminated sign of 15 square feet or 25 square feet total, and thereby amending the approved site plan in Case No. 80-30-X.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) This property is zoned DR16 with a special exception for an office building pursuant to the Order of the Zoning Commissioner dated August 23, 1979 in Case No. 80-30-X. The office building currently under construction will be approximately 30,000 square feet. The sign allowed under 413.1.e. or 413.1.e.(3) is much too small in view of the size of the building and not visible from the street in view of the variance in grade from the various approaches to the building. The sign will be placed on Petitioner's property and not in any public right-of-way. Prospective tenants are demanding a sign of the size requested so that their respective businesses may be identified. In the past, when a special exception for an office building like that involved in this case was granted, for signs like that requested were also granted.

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: _____
(Type or Print Name)

Address: _____
City and State: _____

Legal Owner(s): **BANCROFT PROPERTIES LIMITED PARTNERSHIP**
By: Bancroft Homes, Inc., General Partner

Signature: _____
(Type or Print Name)

Address: 1044 Stevens Road, (301) 652-0292
City and State: Stevens, Maryland 21153

Signature: _____
Address: _____
City and State: _____

Attorney for Petitioner: Jeffrey H. Scherr, Esquire
Address: 1044 Stevens Road, (301) 652-0292
City and State: Stevens, Maryland 21153

Signature: _____
Address: _____
City and State: _____

Attorney's Telephone No. (301) 752-6030

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of JANUARY, 1986, at 10:00 o'clock.

Carl J. Jacon
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Scherr*
ADMINISTRATIVE ASSISTANT

IN RE: PETITION FOR VARIANCE
N/S of Reisterstown Road,
330' SE of Greenspring Valley
Road - 3rd Election District
Bancroft Properties Limited
Partnership,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-281-A

FINDING OF FACTS AND CONCLUSIONS OF LAW

The Petitioner herein requests a multiple-faced illuminated sign, 72 square feet per side, instead of the permitted non-illuminated sign of 15 or 25 square feet total and, additionally, to amend the site plan approved in Case No. 80-30-X.

The Petitioner, by John Johnson, Director of Engineering, appeared and testified and was represented by Counsel, Alice LeGrand, representing the Reisterstown-Owings Mills-Glyndon Association, Inc., and Mary Ginn and Kay Turner, representing The Alliance of Baltimore County Community Councils, Inc., appeared in opposition.

Testimony indicated that the Petitioner was granted a special exception for an office building in a D.R. 16 Zone in Case No. 80-30-X. Due to a construction moratorium imposed by Baltimore County, pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), the Petitioner has only recently been able to initiate and pursue to completion the utilization of the special exception.

The Petitioner requests an 8' x 9' illuminated sign, 144 square feet total, so that the building and tenants can be identified. The requested variances are based on the particular location of this site, which is at the bottom of a long hill on Reisterstown Road, south of Greenspring Valley Road. Traffic approaching from the north would be unable to identify and locate the site if only a 15

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ADMINISTRATIVE ASSISTANT

or 25 square foot sign were erected. A larger sign would alleviate a potential traffic hazard created by vehicles trying to enter the site before passing it because they were unable to identify the site. The Petitioner also pointed out that there are other signs in the area of comparable size.

The Protestants objected and testified that a smaller sign would be appropriate.

The Petitioner seeks relief from Section 413.1.e. pursuant to Section 307, BCZR.

Although the sign regulations are generally very liberal in scope, 15 or 25 square feet is not a liberal limitation when applied to a special exception for an office building in a D.R.16 Zone granted prior to 1980. Signs are to be considered with care and with a jaundiced eye; however, the particular circumstances here create an exception. A special exception for an office building was granted and the Petitioner has satisfied its terms and conditions. Due to the location of the building and its ingress and egress, as shown on Petitioner's Exhibit 1, it is important that people be able to identify it quickly. Such a directional or informational sign serves a public or quasi-public nature. However, identifying tenants names does not. To so permit would be to allow advertising, which is not permitted. See *Balint vs. Baltimore County Board of Appeals*, Case No. 82-2001, Circuit Court of Baltimore County.

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

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

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Scherr*
ADMINISTRATIVE ASSISTANT

- 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
- 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 variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not 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 result if the instant variance was not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing on the Petition held, and for the reasons given above, the requested variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the Petition for Variance to permit a multiple-faced illuminated sign 72 square feet per side, instead of the permitted non-illuminated sign of 15 or 25 square feet total, and, additionally, the amendment to the site plan approved in Case No. 80-30-X be and are hereby GRANTED, from and after the date of this Order, subject to the following:

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DATE January 30, 1986
BY *Richard A. Scherr*
ADMINISTRATIVE ASSISTANT

- The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The tenants' names shall not appear on said sign.

AJ:bjg
cc: Jeffrey H. Scherr, Esquire
Ms. Alice LeGrand
Ms. Mary Ginn
Ms. Kay Turner
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Scherr*
ADMINISTRATIVE ASSISTANT



October 17, 1985

DESCRIPTION OF PROPERTY OWNED BY BANCROFT HOMES LIMITED PARTNERSHIP

Beginning for the same at an iron pipe found being situated on the northerly most right-of-way line of Reisterstown Road being 66.00 feet wide approximately 330 feet southeast of Greenspring Valley Road, said point also being the beginning of the 3rd line as described in deed dated May 1, 1978 and recorded among the Land Records of Baltimore County in Liber 5881, Folio 548; thence leaving said northerly most right-of-way line and running with and binding on the 3rd, 4th, and 5th lines of the above mentioned deed, as now surveyed, North 40° 23' 27" East 105.84 feet to an iron pipe; thence North 88° 12' 16" East 64.60 feet to a point; thence South 48° 40' 09" East 372.82 feet to a point intersecting the westerly most line being the North 40° 40' 00" East 289.98 foot line as shown on Plat of Queen Anne Village, Section Three, Part 'A' and recorded among the Land Records of Baltimore County in Liber EHK Jr. 45, Folio 46; thence running with and binding on said westerly most line South 40° 34' 50" West 150.00 feet to a point intersecting the northerly most right-of-way line of Reisterstown Road; thence running with and binding on said northerly most right-of-way line North 48° 40' 09" West 420.19 feet to the point of beginning. Containing 62004 square feet or 1.4234 acres of land more or less.

Being all of that parcel of land as described in deed dated April 12 1985 from Bernard and Frieda Potts to Bancroft Homes Limited Partnership and recorded among the Land Records of Baltimore County in Liber 6698, Folio 722.

1044 STEVENS ROAD, STEVENS, MARYLAND 21153 (301) 652-0292

PETITION FOR VARIANCE
3rd Election District

LOCATION: Northside of Reisterstown Road, 330 feet Southeast of Greenspring Valley Road

DATE AND TIME: Wednesday, January 22, 1986 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 413.1.e. or 413.1.e. (3) to allow a double-faced illuminated sign, 72 square feet per side in lieu of the permitted non-illuminated sign of 15 square feet or 25 square feet total and thereby amending the approved site plan in Case No. 80-30-X.

Being the property of Bancroft Properties Limited Partnership as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 17, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-281-A

This office is not opposed to an identification sign as proposed here; however, if this sign is to be used as a directory listing tenants, this office is opposed to the variance.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

Jeffrey H. Scherr, Esquire
Sun Life Building, Charles Center
Baltimore, Maryland 21201

RE: Item No. 165 - Case No. 86-281-A
Petitioners - Bancroft Properties
Limited Partnership
Variance Petition

Dear Mr. Scherr:

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.

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 (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Bancroft Homes
10404 Stevenson Road
Stevenson, Maryland 21153



Maryland Department of Transportation
State Highway Administration

William K. Hellmuth
Secretary
Hal Kestoff
Administrator

November 15, 1985

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

Re: Baltimore County
Item #165
Property Owner: Bancroft
Properties Limited
Partnership
Location: N/S Reisterstown
Road (Route 140) 330'
SE Greenspring Valley Rd
Existing zoning: R-O
Proposed Zoning: Var.
to allow a double-
faced illuminated sign
72 sq. ft. per side in
lieu of the permitted
non-illuminated sign
of 15 sq. ft. or 25
sq. ft. total and thereby
amending the approved
site plan in Case No.
30-30-X
Acres: 150' x 420'
District: 3rd.

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for variance of signs, the site plan has been forwarded to the S.H.A. Beautification Section, C/O Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

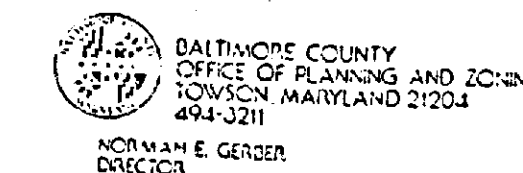
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

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

My telephone number is 301-659-1350
Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 665-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Ave.
Towson, Maryland 21284
494-3211
NORMAN E. GERBER
DIRECTOR

JANUARY 10, 1986

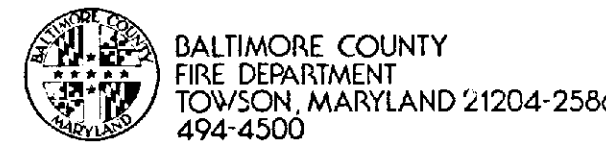
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of NOVEMBER 12, 1985
Item # 165
Property Owner: Bancroft Properties Limited
Location: N/S REISTERSTOWN ROAD, 330' SE
GREENSPRING VALLEY ROAD

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 on these lots is shown on the plan.
This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 11/14/85.
Landscaping must comply with Baltimore County Landscape Manual, Bill 173-79. 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 "D" level intersection as defined by Bill 173-79, and as conditions change the intersection may become a "C" level. The deficient service is:
The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change the intersection may become a "C" level. The deficient service is:
Additional comments:

Euonne A. Boser
Chief, Current Planning and Development
cc: James Russell



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

November 22, 1985

PAUL H. REINCKE
CHIEF

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bancroft Properties Limited Partnership
Location: N/S Reisterstown Road, 330' SE Greenspring Valley Road
Item No.: 165
Zoning Agenda: Meeting of November 12, 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Bureau Fire Prevention Bureau
Special Inspection Division

/mb



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

November 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 165 Zoning Advisory Committee Meeting are as follows.
Property Owner: Bancroft Properties Limited Partnership
Location: N/S Reisterstown Road, 330' SE Greenspring Valley Road
District: 3rd.

- APPLICABLE TYPES ARE CHECKED:
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 Age (A.S.S.I. #11-71 - 1980) and other applicable Codes and Standards.
2. A building and all 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. Reproduced seals are not acceptable.
5. All Use Groups except B4, Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B4 Use Groups require a one hour wall if closer than 6'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party wall. See Table 101, Section 107, Section 106.2 and Table 105. 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 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(a) of the Baltimore County Building Code.
8. When filling for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Filled Use. See Section 312 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 216.0 of the Building Code as adopted by Bill #17-85. This plan shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: All signs shall comply with Article 19. See also Section 1906.1 as amended by Bill #17-85. The Building will be reviewed for Code compliance when a permit application is submitted.
11. These abbreviated comments reflect only 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21284.

4/27/85



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550

January 7, 1986

STEPHEN E. COLLINS
DIRECTOR

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

Item No. -ZAC- Meeting of November 12, 1985
Location:
Existing Zoning:
Proposed Zoning:

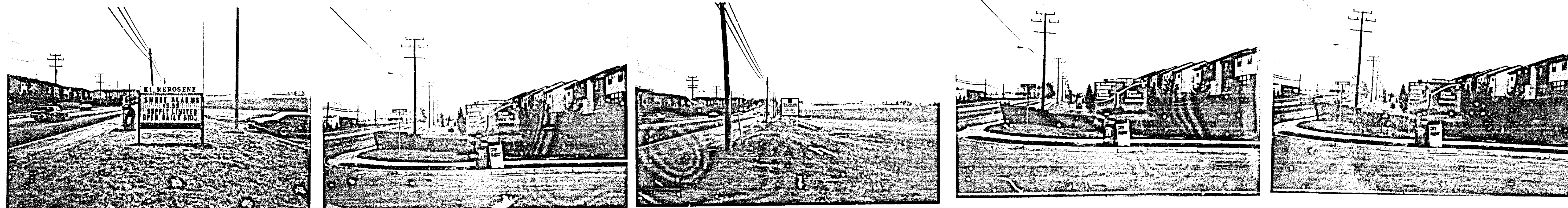
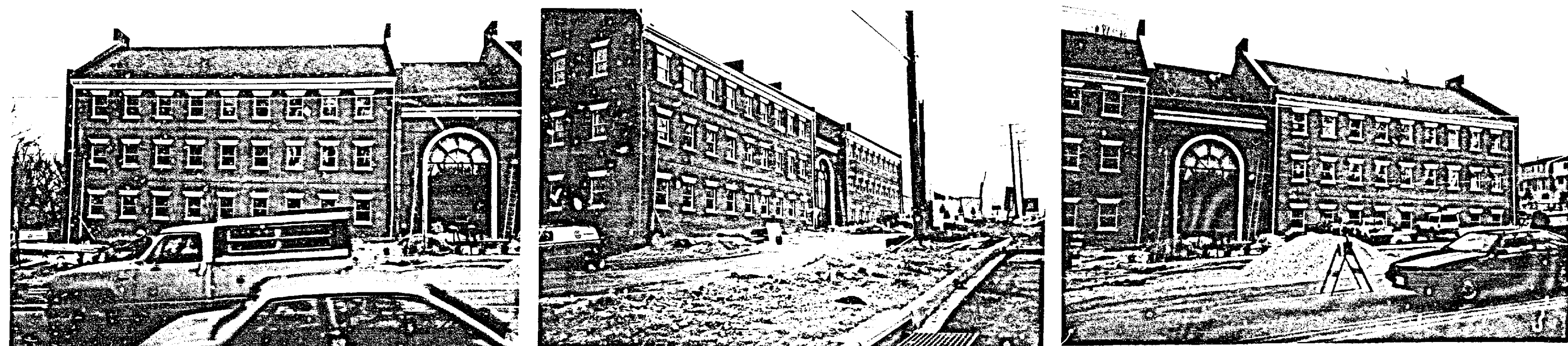
Address:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 160, 162, 163, 165 and 167.

MSF/bld





MAP 26
E.D. 3
DATE 12-2
200
1000
DP

86-281-A
#165

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86-281-A
#165

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) This property is zoned DR16 with a special exception for an office building pursuant to the Order of the Zoning Commissioner dated August 23, 1979 in Case No. 80-30-X. The office building currently under construction will be approximately 30,000 square feet. The sign allowed under 413.1.e. or 413.1.e.(3) is much too small in view of the size of the building and not visible from the street in view of the variance in grade from the various approaches to the building. The sign will be placed on Petitioner's property and not in any public right-of-way. Prospective tenants are demanding a sign of the size requested so that their respective businesses may be identified. In the past, when a special exception for an office building like that involved in this case was granted, signs like that requested were also granted.

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: _____
(Type or Print Name)

Address: _____
City and State

Attorney for Petitioner: _____
(Type or Print Name)

Address: _____
City and State

Attorney's Telephone No. (301) 752-6030

LEGAL OWNER(S): **BANCROFT PROPERTIES LIMITED PARTNERSHIP**
By: Bancroft Homes, Inc., General Partner

Signature: _____
(Type or Print Name)

Address: 1044 Stevens Road, (301) 653-0292
City and State: Stevens, Maryland 21153

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name _____
Address _____
City and State _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of JANUARY, 1986, at 10:00 o'clock.

Carl J. Jacon
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT

IN RE: PETITION FOR VARIANCE
N/S of Reisterstown Road,
330' SE of Greenspring Valley
Road - 3rd Election District
Bancroft Properties Limited
Partnership,
Petitioner

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ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-281-A

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The Petitioner requests an 8' x 9' illuminated sign, 144 square feet total, so that the building and tenants can be identified. The requested variances are based on the particular location of this site, which is at the bottom of a long hill on Reisterstown Road, south of Greenspring Valley Road. Traffic approaching from the north would be unable to identify and locate the site if only a 15

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The Petitioner seeks relief from Section 413.1.e. pursuant to Section 307, BCZR.

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

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

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ADMINISTRATIVE ASSISTANT

- 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
- 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 variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not 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 result if the instant variance was not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing on the Petition held, and for the reasons given above, the requested variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the Petition for Variance to permit a multiple-faced illuminated sign 72 square feet per side, instead of the permitted non-illuminated sign of 15 or 25 square feet total, and, additionally, the amendment to the site plan approved in Case No. 80-30-X be and are hereby GRANTED, from and after the date of this Order, subject to the following:

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT

- The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The tenants' names shall not appear on said sign.

Carl J. Jacon
Zoning Commissioner of Baltimore County

AJ:bjg
cc: Jeffrey H. Scherr, Esquire
Ms. Alice LeGrand
Ms. Mary Ginn
Ms. Kay Turner
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT



October 17, 1985

DESCRIPTION OF PROPERTY OWNED BY BANCROFT HOMES LIMITED PARTNERSHIP

Beginning for the same at an iron pipe found being situated on the northerly most right-of-way line of Reisterstown Road being 66.00 feet wide approximately 330 feet southeast of Greenspring Valley Road, said point also being the beginning of the 3rd line as described in deed dated May 1, 1978 and recorded among the Land Records of Baltimore County in Liber 5881, Folio 548; and thence leaving said northerly most right-of-way line and running with and binding on the 3rd, 4th, and 5th lines of the above mentioned deed, as now surveyed, North 40° 23' 27" East 105.84 feet to an iron pipe; thence North 88° 12' 16" East 64.60 feet to a point; thence South 48° 40' 09" East 372.82 feet to a point intersecting the westerly most line being the North 40° 40' 00" East 289.98 foot line as shown on Plat of Queen Anne Village, Section Three, Part 'A' and recorded among the Land Records of Baltimore County in Liber EHK Jr. 45, Folio 46; thence running with and binding on said westerly most line South 40° 34' 50" West 150.00 feet to a point intersecting the northerly most right-of-way line of Reisterstown Road; thence running with and binding on said northerly most right-of-way line North 48° 40' 09" West 420.19 feet to the point of beginning. Containing 62004 square feet or 1.4234 acres of land more or less.

Being all of that parcel of land as described in deed dated April 12 1985 from Bernard and Frieda Potts to Bancroft Homes Limited Partnership and recorded among the Land Records of Baltimore County in Liber 6698, Folio 722.

1044 STEVENS ROAD, STEVENS, MARYLAND 21153 (301) 653-0292

PETITION FOR VARIANCE
3rd Election District

LOCATION: Northside of Reisterstown Road, 330 feet Southeast of Greenspring Valley Road

DATE AND TIME: Wednesday, January 22, 1986 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 413.1.e. or 413.1.e. (3) to allow a double-faced illuminated sign, 72 square feet per side in lieu of the permitted non-illuminated sign of 15 square feet or 25 square feet total and thereby amending the approved site plan in Case No. 80-30-X.

Being the property of Bancroft Properties Limited Partnership as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

JAN 30 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 17, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-281-A

This office is not opposed to an identification sign as proposed here; however, if this sign is to be used as a directory listing tenants, this office is opposed to the variance.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

Jeffrey H. Scherr, Esquire
Sun Life Building, Charles Center
Baltimore, Maryland 21201

RE: Item No. 165 - Case No. 86-281-A
Petitioners - Bancroft Properties
Limited Partnership
Variance Petition

Dear Mr. Scherr:

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.

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 (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Bancroft Homes
10404 Stevenson Road
Stevenson, Maryland 21153



Maryland Department of Transportation
State Highway Administration

William K. Hellmuth
Secretary
Hal Kestoff
Administrator

November 15, 1985

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

Re: Baltimore County
Item #165
Property Owner: Bancroft Properties Limited Partnership
Location: N/S Reisterstown Road (Route 140) 330' SE Greenspring Valley Rd
Existing zoning: R-O
Proposed Zoning: Var. to allow a double-faced illuminated sign 72 sq. ft. per side in lieu of the permitted non-illuminated sign of 15 sq. ft. or 25 sq. ft. total and thereby amending the approved site plan in Case No. 30-30-X
Acres: 150' x 420'
District: 3rd.

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for variance of signs, the site plan has been forwarded to the S.H.A. Beautification Section, C/O Morris Stein (659-1642) for all comments relative to zoning.

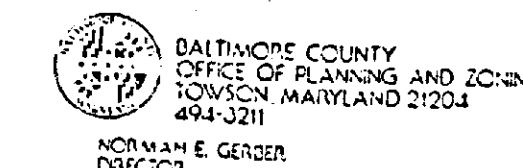
Very truly yours,

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

CL-GW:es

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

My telephone number is 301-659-1350
Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 665-0451 D.C. Metro - 1-800-492-5082 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

JANUARY 10, 1986

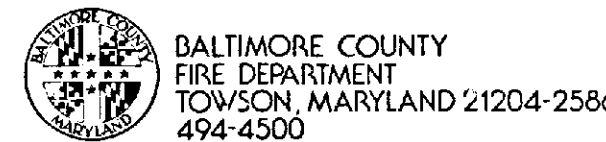
Re: Zoning Advisory Meeting of NOVEMBER 12, 1985
Item # 165
Property Owner: Bancroft Properties Limited Partnership
Location: N/S REISTERSTOWN ROAD, 330' SE GREENSPRING VALLEY ROAD

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 on these lots are shown on the plan.
This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 11/14/85.
Landscaping must comply with Baltimore County Landscape Manual, Bill 173-79. 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 "D" level intersection as defined by Bill 173-79, and as conditions change the intersection may become a "C" level. The deficient service is:
The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change the intersection may become a "C" level. The deficient service is:
Additional comments:

Euonne A. Boser
Chief, Current Planning and Development
cc: James Huswell



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

November 22, 1985

PAUL H. REINCKE
CHIEF

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bancroft Properties Limited Partnership

Location: N/S Reisterstown Road, 330' SE Greenspring Valley Road

Item No.: 165 Zoning Agenda: Meeting of November 12, 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature]
Noted and Approved: [Signature]
Planning Bureau Fire Prevention Bureau
Special Inspection Division

/mb



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

November 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 165 Zoning Advisory Committee Meeting are as follows.

Property Owner: Bancroft Properties Limited Partnership
Location: N/S Reisterstown Road, 330' SE Greenspring Valley Road
District: 3rd.

APPLICABLE TYPES ARE CHECKED:

- 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.S.S.I. #11-71 - 1980) and other applicable Codes and Standards.
A building and all 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 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.
All Use Groups except B4, Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B4 Use Groups require a one hour wall if closer than 6'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
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 101 and 505 and have your Architect/Engineer contact this department.
The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
When filling 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. Modified Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or Filled Use. See Section 312 of the Building Code.
The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. This plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
Comments: All signs shall comply with Article 19. See also Section 1906.1 as amended by Bill #17-85. The Building will be reviewed for Code compliance when a permit application is submitted.

These abbreviated comments reflect only 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21284.

4/27/85



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550

January 7, 1986

STEPHEN E. COLLINS
DIRECTOR

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

Item No. -ZAC- Meeting of November 12, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Area:
District:

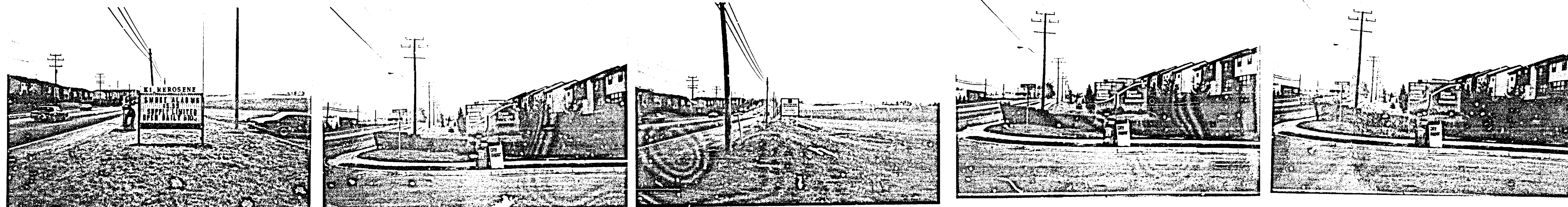
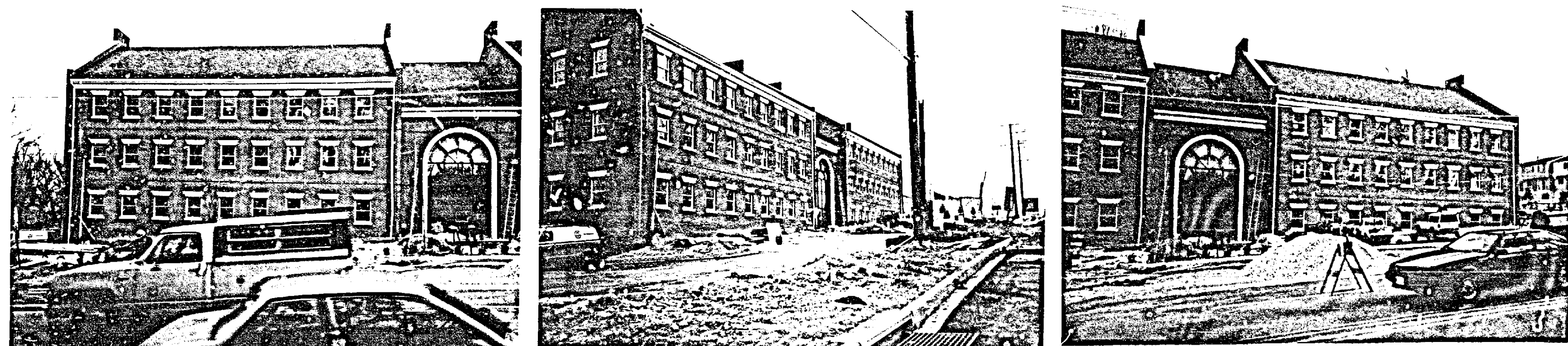
Dear Mr. Jablon:

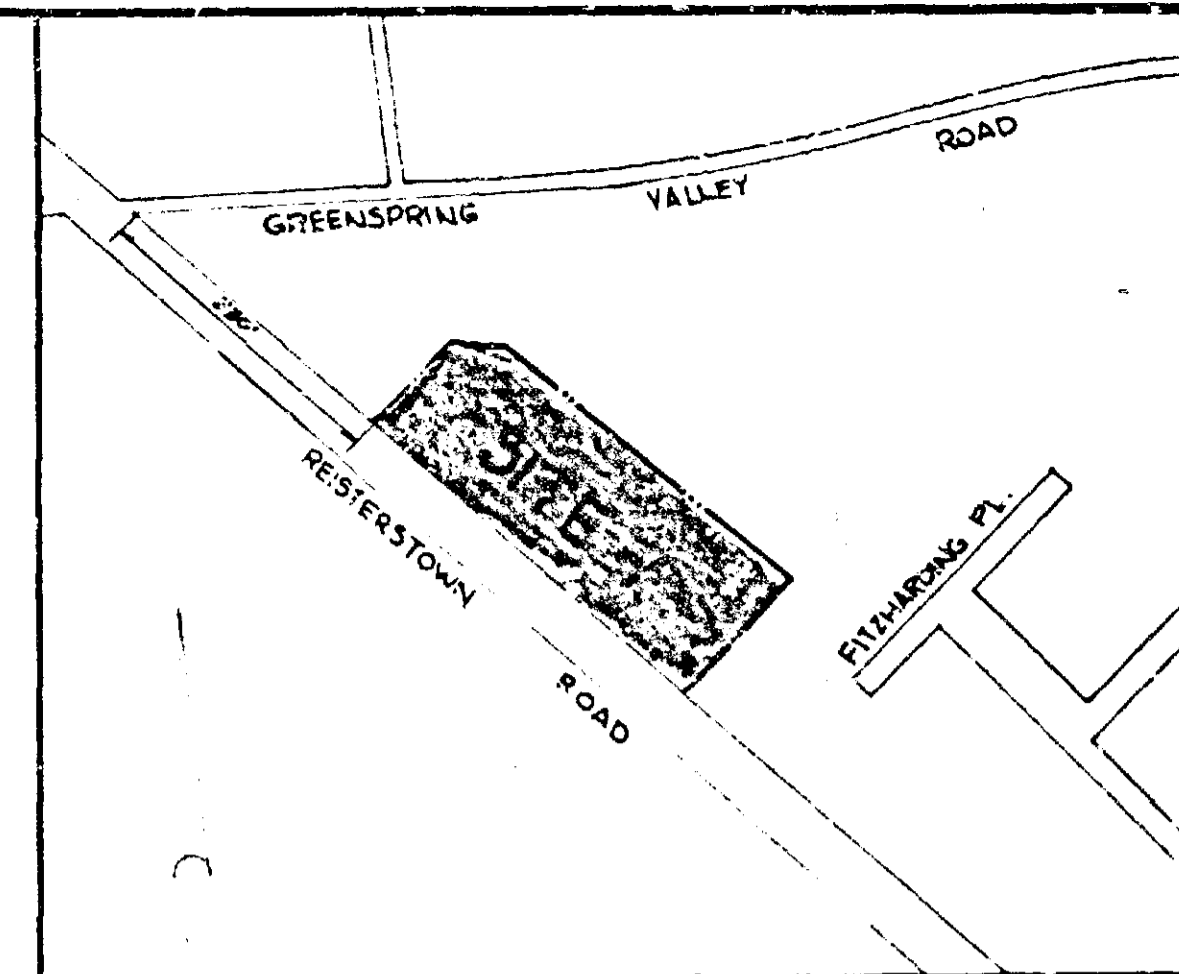
The Department of Traffic Engineering has no comments for items numbered 160, 162, 163, 165 and 167.

SEF/bld

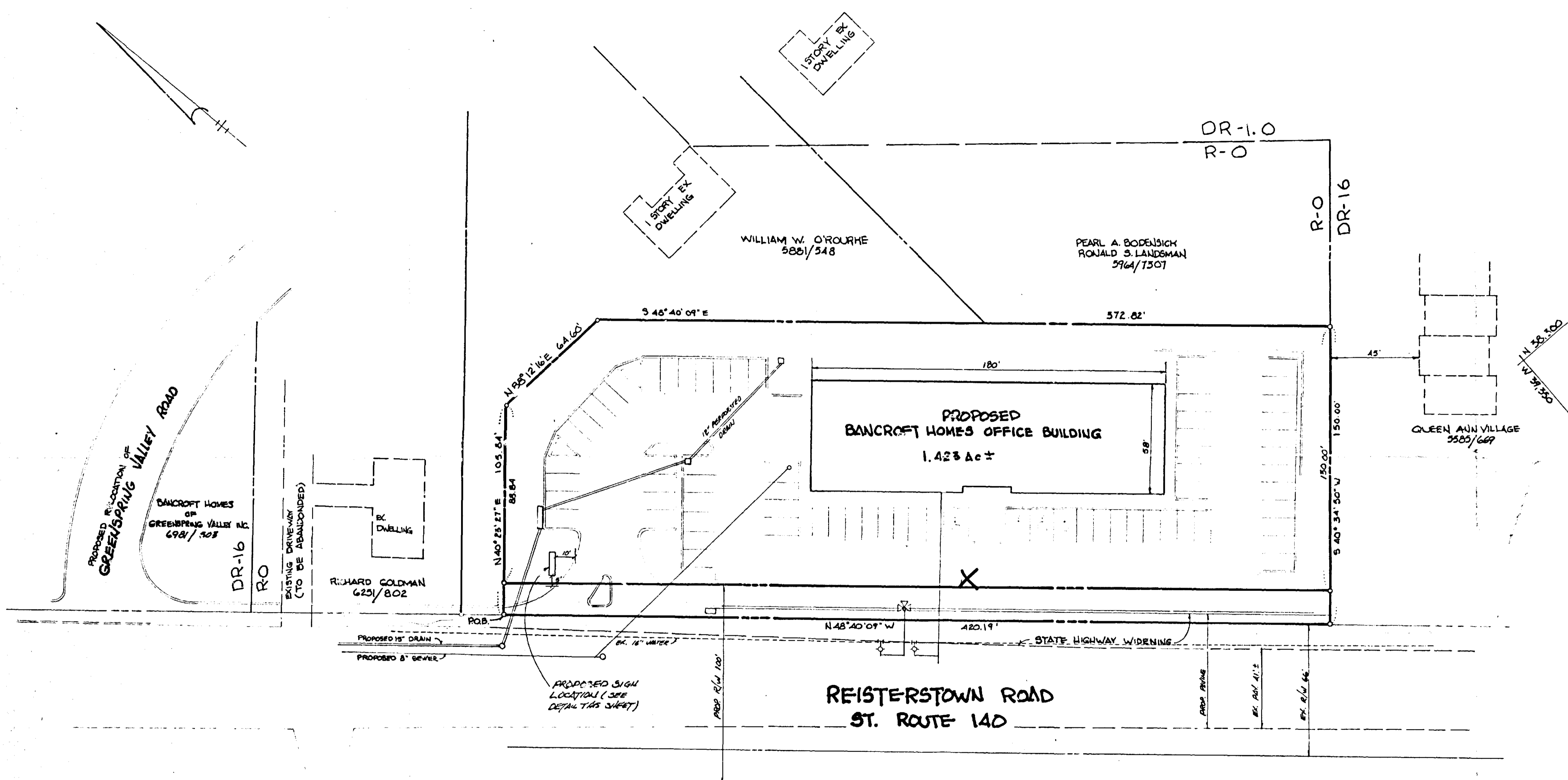
[Signature]
Traffic Engineer Associate II



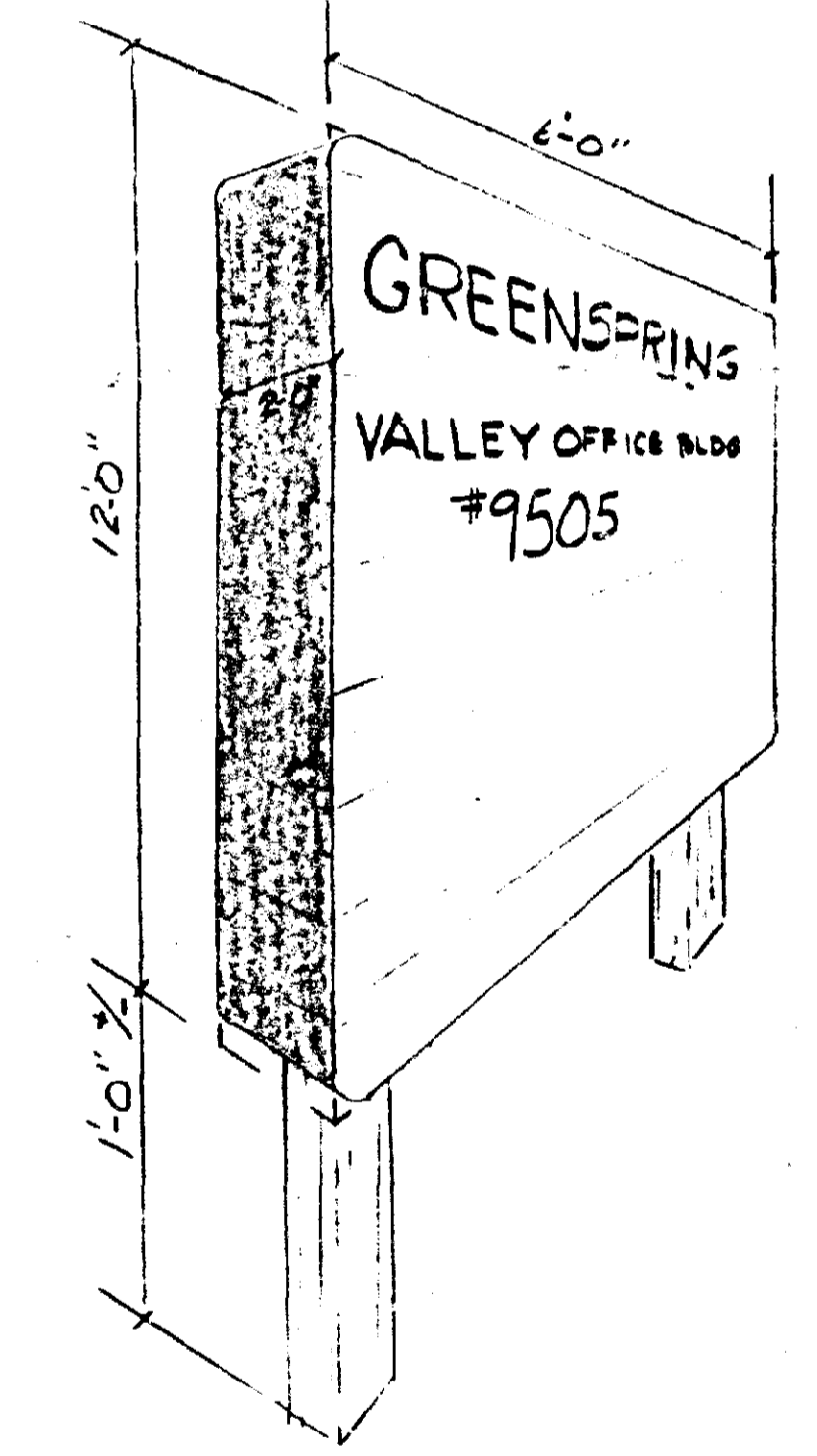




VICINITY MAP
SCALE 1"=200'



BANCROFT HOMES OF GREENSPRING VALLEY INC. 6981/496
DR-16
EXIST. USE - VACANT
PROPOSED USE - MCDONOUGH TOWNSHIP



DETAIL
HTS.

REV. 11/10/85
2.C.
BY: [Signature]
DATE: 11/14/85
SCALE: 1"=30'

VARIANCE

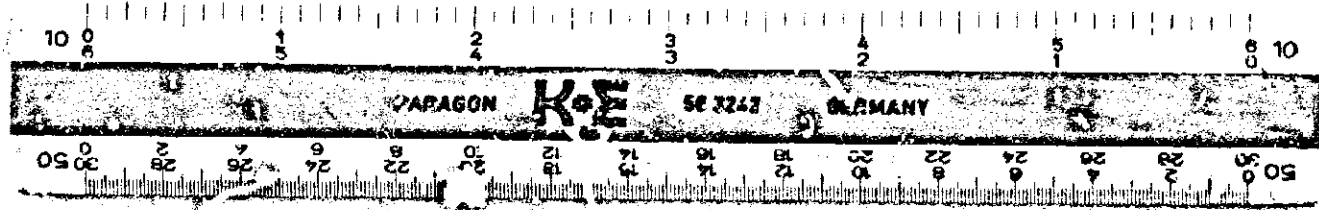
TO ALLOW A DOUBLE FACED ILLUMINATED SIGN 72 SQ. FT. PER SIDE IN LIEU OF THE PERMITTED NON-ILLUMINATED SIGN 15 SQ. FT. OR 25 SQ. FT. TOTAL AND THEREBY AMENDING THE APPROVED SITE PLAN IN CASE NUMBER 80-30X.

**BANCROFT HOMES OFFICE BUILDING
PLAT TO ACCOMPANY
ZONING VARIANCE**

BANCROFT PROPERTIES LIMITED PARTNERSHIP
3 ED ELECTION DIST. BALTIMORE CO., M.D.
DEED REFERENCE 6898/722

SCALE: 1"=30'

OCTOBER 1985



PREPARED BY:

10404 STEVENSON ROAD
STEVENSON MARYLAND 21153
(301) 653-0292

MAP 26
E.D. 3
DATE 12-2
200
1000
DP

86-281-A
#165

4065
1
68 08 28 1
1

86-281-A
#165

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1.e. or 413.1.e.(3) to allow a double-faced illuminated sign, 72 square feet per side in lieu of the permitted non-illuminated sign of 15 square feet or 25 square feet total, and thereby amending the approved site plan in Case No. 80-30-X.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) This property is zoned DR16 with a special exception for an office building pursuant to the Order of the Zoning Commissioner dated August 23, 1979 in Case No. 80-30-X. The office building currently under construction will be approximately 30,000 square feet. The sign allowed under 413.1.e. or 413.1.e.(3) is much too small in view of the size of the building and not visible from the street in view of the variance in grade from the various approaches to the building. The sign will be placed on Petitioner's property and not in any public right-of-way. Prospective tenants are demanding a sign of the size requested so that their respective businesses may be identified. In the past, when a special exception for an office building like that involved in this case was granted, for signs like that requested were also granted.

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: _____
(Type or Print Name)

Address: _____
City and State: _____

Legal Owner(s): **BANCROFT PROPERTIES LIMITED PARTNERSHIP**
By: Bancroft Homes, Inc., General Partner

Signature: _____
(Type or Print Name)

Address: 1044 Stevens Road, (301) 652-0292
City and State: Stevens, Maryland 21153

Signature: _____
(Type or Print Name)

Address: _____
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____

Attorney's Telephone No. (301) 752-6030 _____
Address: _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of JANUARY, 1986, at 10:00 o'clock.

Carl J. Jacon
Zoning Commissioner of Baltimore County.

(over)

86-281-A
165

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT

IN RE: PETITION FOR VARIANCE
N/S of Reisterstown Road,
330' SE of Greenspring Valley
Road - 3rd Election District
Bancroft Properties Limited
Partnership,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-281-A

FINDING OF FACTS AND CONCLUSIONS OF LAW

The Petitioner herein requests a multiple-faced illuminated sign, 72 square feet per side, instead of the permitted non-illuminated sign of 15 or 25 square feet total and, additionally, to amend the site plan approved in Case No. 80-30-X.

The Petitioner, by John Johnson, Director of Engineering, appeared and testified and was represented by Counsel, Alice LeGrand, representing the Reisterstown-Owings Mills-Glyndon Association, Inc., and Mary Ginn and Kay Turner, representing The Alliance of Baltimore County Community Councils, Inc., appeared in opposition.

Testimony indicated that the Petitioner was granted a special exception for an office building in a D.R. 16 Zone in Case No. 80-30-X. Due to a construction moratorium imposed by Baltimore County, pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), the Petitioner has only recently been able to initiate and pursue to completion the utilization of the special exception.

The Petitioner requests an 8' x 9' illuminated sign, 144 square feet total, so that the building and tenants can be identified. The requested variances are based on the particular location of this site, which is at the bottom of a long hill on Reisterstown Road, south of Greenspring Valley Road. Traffic approaching from the north would be unable to identify and locate the site if only a 15

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT

or 25 square foot sign were erected. A larger sign would alleviate a potential traffic hazard created by vehicles trying to enter the site before passing it because they were unable to identify the site. The Petitioner also pointed out that there are other signs in the area of comparable size.

The Protestants objected and testified that a smaller sign would be appropriate.

The Petitioner seeks relief from Section 413.1.e. pursuant to Section 307, BCZR.

Although the sign regulations are generally very liberal in scope, 15 or 25 square feet is not a liberal limitation when applied to a special exception for an office building in a D.R.16 Zone granted prior to 1980. Signs are to be considered with care and with a jaundiced eye; however, the particular circumstances here create an exception. A special exception for an office building was granted and the Petitioner has satisfied its terms and conditions. Due to the location of the building and its ingress and egress, as shown on Petitioner's Exhibit 1, it is important that people be able to identify it quickly. Such a directional or informational sign serves a public or quasi-public nature. However, identifying tenants names does not. To so permit would be to allow advertising, which is not permitted. See *Balint vs. Baltimore County Board of Appeals*, Case No. 82-2001, Circuit Court of Baltimore County.

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

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

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT

- 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
- 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 variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not 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 result if the instant variance was not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing on the Petition held, and for the reasons given above, the requested variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the Petition for Variance to permit a multiple-faced illuminated sign 72 square feet per side, instead of the permitted non-illuminated sign of 15 or 25 square feet total, and, additionally, the amendment to the site plan approved in Case No. 80-30-X be and are hereby GRANTED, from and after the date of this Order, subject to the following:

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT

- The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The tenants' names shall not appear on said sign.

Carl J. Jacon
Zoning Commissioner of Baltimore County

AJ:bjg
cc: Jeffrey H. Scherr, Esquire
Ms. Alice LeGrand
Ms. Mary Ginn
Ms. Kay Turner
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 30, 1986
BY *Richard A. Kellard*
ADMINISTRATIVE ASSISTANT



October 17, 1985

DESCRIPTION OF PROPERTY OWNED BY BANCROFT HOMES LIMITED PARTNERSHIP

Beginning for the same at an iron pipe found being situated on the northerly most right-of-way line of Reisterstown Road being 66.00 feet wide approximately 330 feet southeast of Greenspring Valley Road, said point also being the beginning of the 3rd line as described in deed dated May 1, 1978 and recorded among the Land Records of Baltimore County in Liber 5881, Folio 548; thence leaving said northerly most right-of-way line and running with and binding on the 3rd, 4th, and 5th lines of the above mentioned deed, as now surveyed, North 40° 23' 27" East 105.84 feet to an iron pipe; thence North 88° 12' 16" East 64.60 feet to a point; thence South 48° 40' 09" East 372.82 feet to a point intersecting the westerly most line being the North 40° 40' 00" East 289.98 foot line as shown on Plat of Queen Anne Village, Section Three, Part 'A' and recorded among the Land Records of Baltimore County in Liber EHK Jr. 45, Folio 46; thence running with and binding on said westerly most line South 40° 34' 50" West 150.00 feet to a point intersecting the northerly most right-of-way line of Reisterstown Road; thence running with and binding on said northerly most right-of-way line North 48° 40' 09" West 420.19 feet to the point of beginning. Containing 62004 square feet or 1.4234 acres of land more or less.

Being all of that parcel of land as described in deed dated April 12 1985 from Bernard and Frieda Potts to Bancroft Homes Limited Partnership and recorded among the Land Records of Baltimore County in Liber 6698, Folio 722.

1044 STEVENS ROAD, STEVENS, MARYLAND 21153 (301) 652-0292

PETITION FOR VARIANCE
3rd Election District

LOCATION: Northside of Reisterstown Road, 330 feet Southeast of Greenspring Valley Road

DATE AND TIME: Wednesday, January 22, 1986 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 413.1.e. or 413.1.e. (3) to allow a double-faced illuminated sign, 72 square feet per side in lieu of the permitted non-illuminated sign of 15 square feet or 25 square feet total and thereby amending the approved site plan in Case No. 80-30-X.

Being the property of Bancroft Properties Limited Partnership as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 17, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-281-A

This office is not opposed to an identification sign as proposed here; however, if this sign is to be used as a directory listing tenants, this office is opposed to the variance.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

Jeffrey H. Scherr, Esquire
Sun Life Building, Charles Center
Baltimore, Maryland 21201

RE: Item No. 165 - Case No. 86-281-A
Petitioners - Bancroft Properties
Limited Partnership
Variance Petition

Dear Mr. Scherr:

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.

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 (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Bancroft Homes
10404 Stevenson Road
Stevenson, Maryland 21153



Maryland Department of Transportation
State Highway Administration

William K. Hellmuth
Secretary
Hal Kestoff
Administrator

November 15, 1985

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

Re: Baltimore County
Item #165
Property Owner: Bancroft Properties Limited Partnership
Location: N/S Reisterstown Road (Route 140) 330' SE Greenspring Valley Rd
Existing zoning: R-O
Proposed Zoning: Var. to allow a double-faced illuminated sign 72 sq. ft. per side in lieu of the permitted non-illuminated sign of 15 sq. ft. or 25 sq. ft. total and thereby amending the approved site plan in Case No. 30-30-X
Acres: 150' x 420'
District: 3rd.

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for variance of signs, the site plan has been forwarded to the S.H.A. Beautification Section, C/O Morris Stein (659-1642) for all comments relative to zoning.

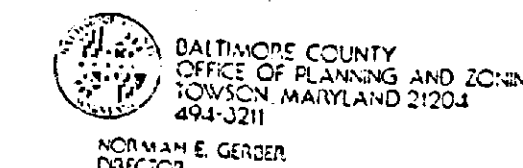
Very truly yours,

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

CL-GW:es

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

My telephone number is 301-659-1350
Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 665-0451 D.C. Metro - 1-800-492-5082 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

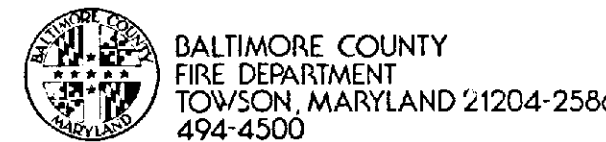
JANUARY 10, 1986

Re: Zoning Advisory Meeting of NOVEMBER 12, 1985
Item # 165
Property Owner: Bancroft Properties Limited Partnership
Location: N/S REISTERSTOWN ROAD, 330' SE GREENSPRING VALLEY ROAD

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 on these lots is shown on the plan.
This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 11/13/85.
Landscaping must comply with Baltimore County Landscape Manual, Bill 173-79. 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 "D" level intersection as defined by Bill 173-79, and as conditions change the intersection shall be re-evaluated annually by the County Council.
Additional comments:

Euonne A. Boser
Chief, Current Planning and Development
cc: James Huswell



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

November 22, 1985

PAUL H. REINCKE
CHIEF

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bancroft Properties Limited Partnership

Location: N/S Reisterstown Road, 330' SE Greenspring Valley Road

Item No.: 165 Zoning Agenda: Meeting of November 12, 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature]
Noted and Approved: [Signature]
Planning Bureau Fire Prevention Bureau
Special Inspection Division

/mb



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

November 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 165 Zoning Advisory Committee Meeting are as follows.

Property Owner: Bancroft Properties Limited Partnership
Location: N/S Reisterstown Road, 330' SE Greenspring Valley Road
District: 3rd.

APPLICABLE TYPES ARE CHECKED:

- 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.S.S.I. #11-71 - 1980) and other applicable Codes and Standards.
A building and all 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 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.
All Use Groups except B4, Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B4 Use Groups require a one hour wall if closer than 6'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
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 101 and 505 and have your Architect/Engineer contact this department.
The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
When filling 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. Modified Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or Filled Use. See Section 312 of the Building Code.
The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. This plan shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
Comments: All signs shall comply with Article 19. See also Section 1906.1 as amended by Bill #17-85. The Building will be reviewed for Code compliance when a permit application is submitted.

These abbreviated comments reflect only 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21284.

4/27/85



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 12, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Area:
District:

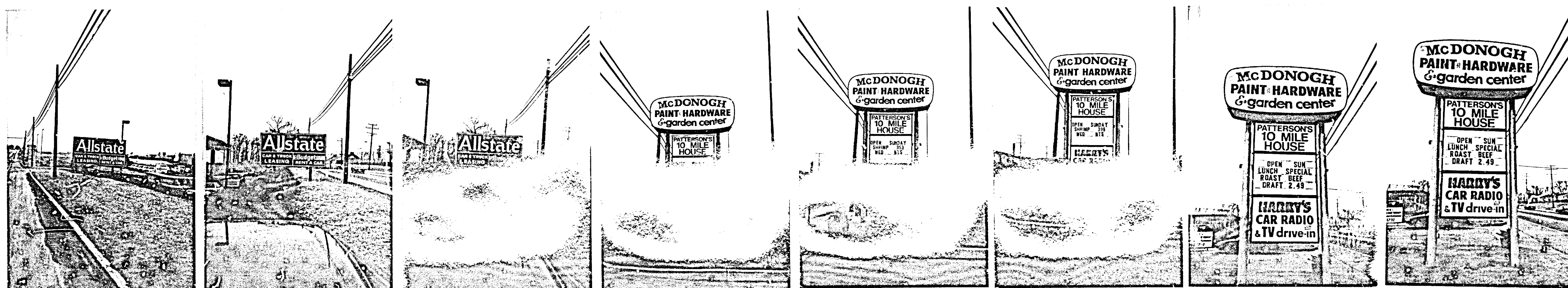
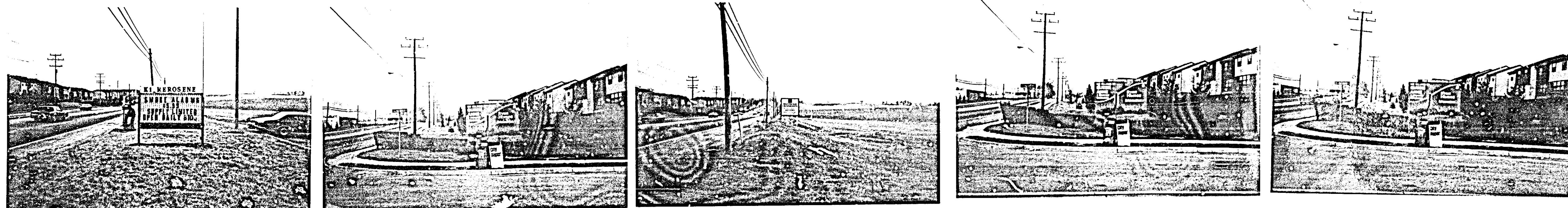
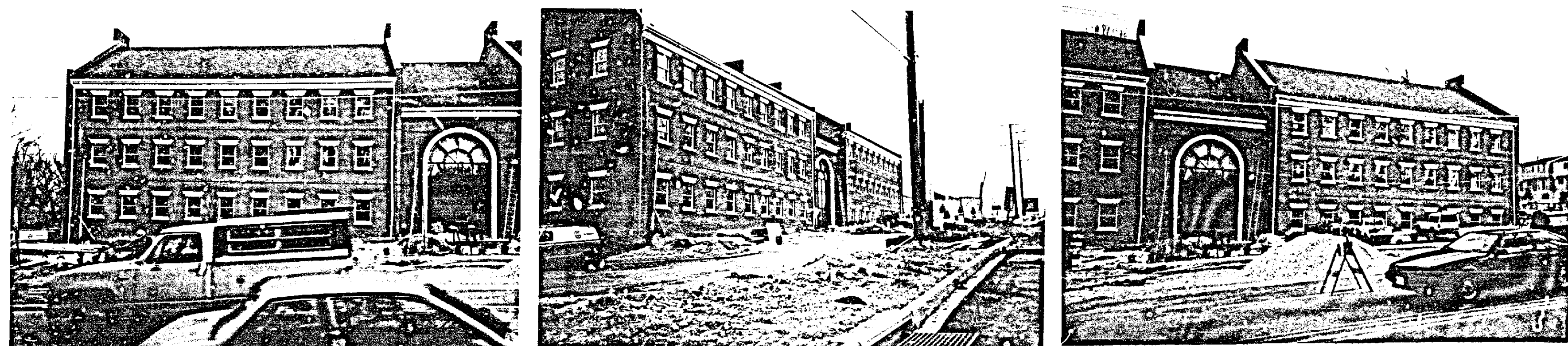
Dear Mr. Jablon:

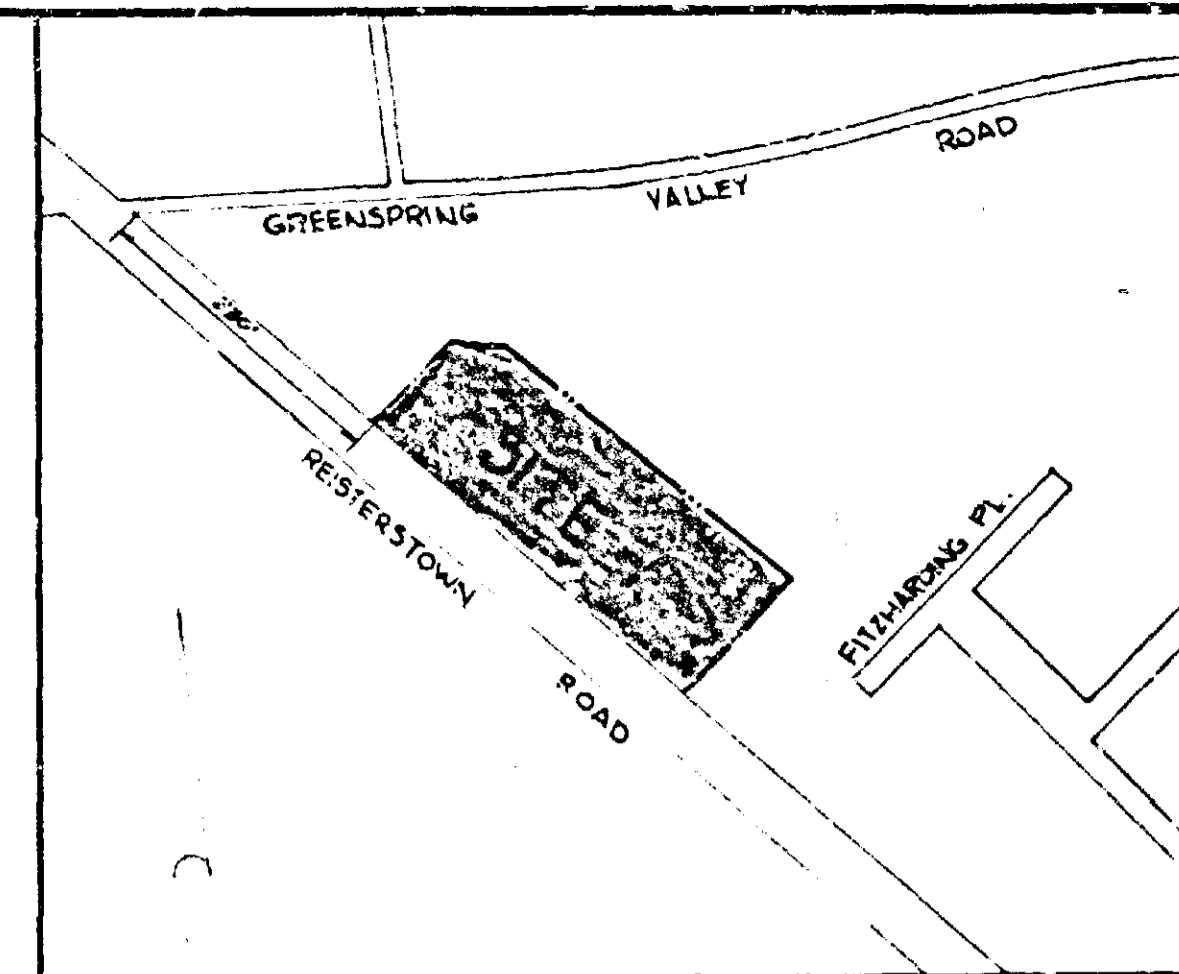
The Department of Traffic Engineering has no comments for items numbered 160, 162, 163, 165 and 167.

MSF/bld

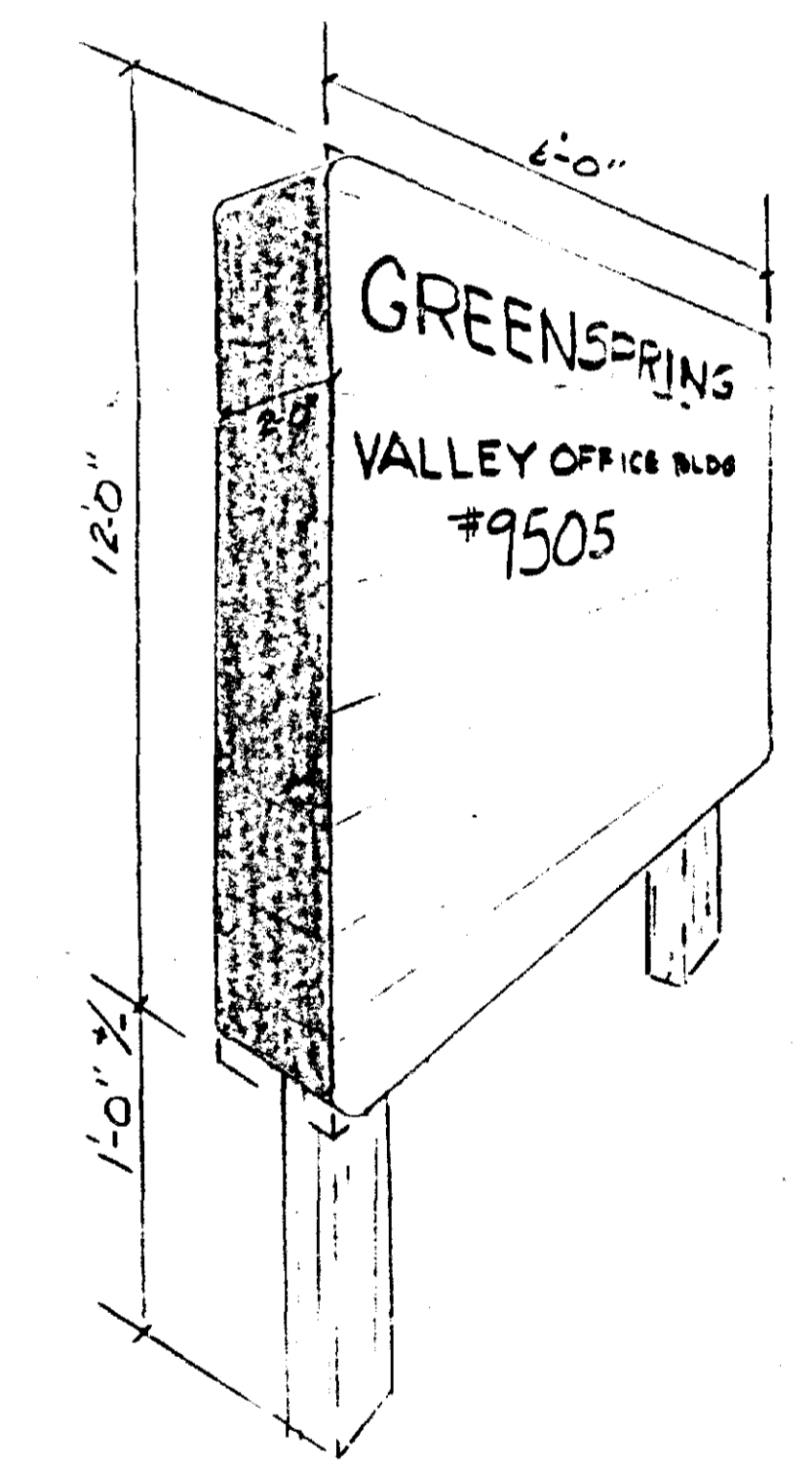
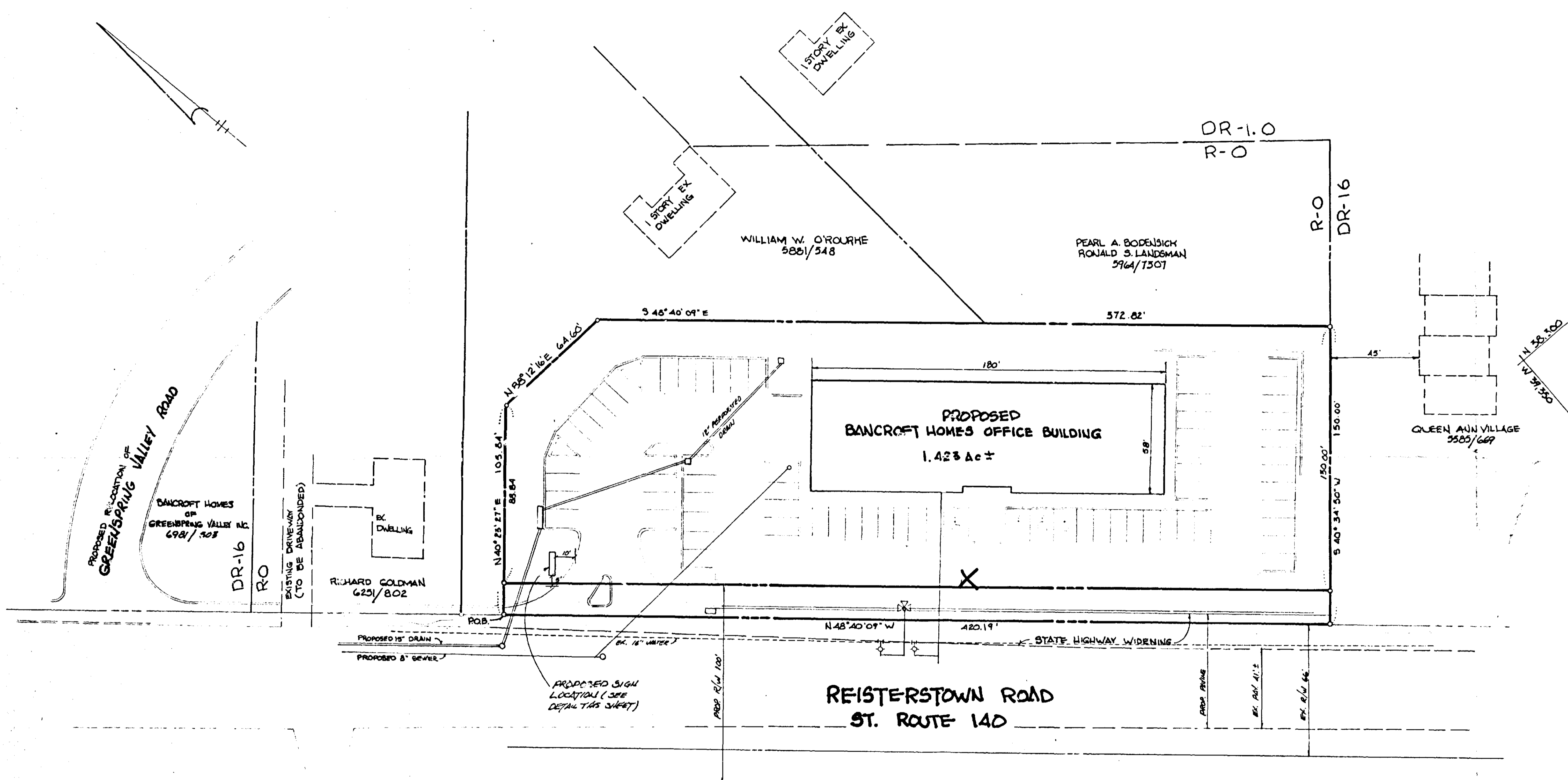
[Signature]
Traffic Engineer Associate II







VICINITY MAP
SCALE 1"=200'



BANCROFT HOMES OF GREENSPRING VALLEY INC.
6981/496
DR-16
EXIST. USE - VACANT
PROPOSED USE - MCDONOUGH TOWNSHIP

VARIANCE

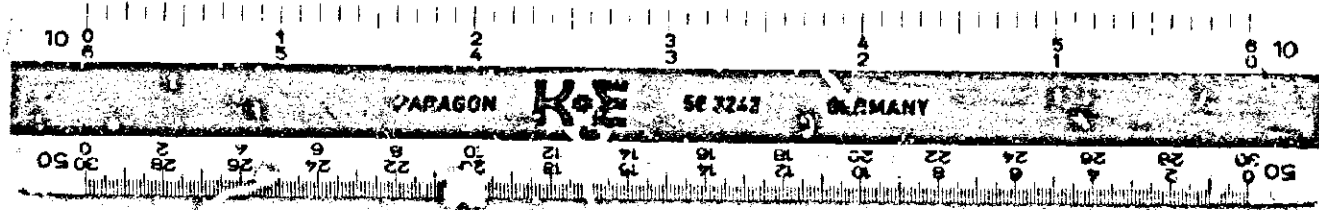
TO ALLOW A DOUBLE FACED ILLUMINATED SIGN, 72 SQ. FT. PER SIDE IN LIEU OF THE PERMITTED NON-ILLUMINATED SIGN 15 SQ. FT. OR 25 SQ. FT. TOTAL AND THEREBY AMENDING THE APPROVED SITE PLAN IN CASE NUMBER 80-30X.

**BANCROFT HOMES OFFICE BUILDING
PLAT TO ACCOMPANY
ZONING VARIANCE**

BANCROFT PROPERTIES LIMITED PARTNERSHIP
3 ED ELECTION DIST. BALTIMORE CO., M.D.
DEED REFERENCE 6898/722

SCALE: 1"=30'

OCTOBER 1985



PREPARED BY:

10404 STEVENSON ROAD
STEVENSON MARYLAND 21153
(301) 653-0292

REV. 11/10/85
2.C.
NOV 3, 1985
11/24/85
BY: J.S.B.
SCALE