

MAP NO. 26
E.D. 3
DATE 1-30-87
200
100
DP

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 413.1e(1) to permit a double face sign of 200 square feet (100 square feet per side) lighted by spotlight in lieu of the allowed non-illuminated sign of 15 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration of the property.
2. Relationship of sign to surrounding area.

MAP NO. 26
E.D. 3
DATE 1-30-87
200
100
DP

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) Legal Owner(s): Greentree Development Corporation

Signature: (Type or Print Name) Signature: Steven S. Koren, President

Address: (Type or Print Name)

City and State: (Type or Print Name)

Attorney for Petitioner: Benjamin Bronstein, Esquire

Address: 275 Commerce East, 1727 Belterstown Rd.

City and State: Baltimore, Maryland 21208

Address: Suite 200, 102 W. Pennsylvania Avenue

City and State: Towson, Maryland 21204

Attorney's Telephone No.: 828-4442

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of March, 1986.

of March, 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 through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of April, 1986, at 9:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

Case No. 86-400-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of March, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Greentree Development Corp. Received by: Benjamin Bronstein, Esquire
Attorney: Benjamin Bronstein, Esquire

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 31, 1986

FROM: Norman E. Gerber, Director Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-400-A

This is the kind of signage that this office would like to encourage in Baltimore County.

NORMAN E. GERBER, Director
Office of Planning and Zoning

NSG/JCH/dal

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1986

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

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

RE: Item No. 255 - Case No. 86-400-A
Greentree Development Corp. -
Petitioner
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
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Kim Way, Land Design Research
Suite 100, Quarry Building
Columbia, Maryland 21045

D. S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21208

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211
NORMAN E. GERBER
DIRECTOR

MARCH 3, 1986

Re: Zoning Advisory Meeting of January 21, 1986
Item 255 - GREEN TREE DEVELOPMENT
Location: 102 W. Pennsylvania Avenue
N/S Hooks Lane, 34.13 Feet E. of River
Oaks 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.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board.
- (X) Landscaping: Just comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- (X) Additional comments:

cc: James Howell

Eunne A. Rober
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

January 17, 1986

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

Item No. 255 -ZAC- Meeting of January 21, 1986
Property Owner: Greentree Development Corporation
Location: N/S Hooks Lane, 34.13 feet E of River Oaks Circle
D.R. 10.5 and D.R. 5.5
Existing Zoning: Variance to permit a double face sign of 200 square feet (100 square feet per side) lighted by spotlight in lieu of the allowed non-illuminated sign of 15 square feet
Proposed Zoning:

Acres: .024
District: 3rd

Dear Mr. Jablon:

This Department has reviewed the submitted plan and has the following comments.

1. The petitioner is proposing to place a sign and island very near the edge of the road. There is a prohibition the sign is in within the county right-of-way, and is illegal.
2. Placement of the sign to close to the road will cause a sight distance problem. The sign should be placed at least 15' from the edge of the road.
3. The proposed island restricts the movement of vehicles into the site, that cars entering the site from the east will not be able to do it from the curb lane; trucks, i.e. moving vans, delivery vans, sanitation trucks, ect. will have a very difficult problem using the entrance. Restriction the flow of traffic at the entrance will tend to cause traffic congestion on the street.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/blb

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

PAUL H. HENCKE
CHIEF

January 20, 1986

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: Greentree Development Corporation
Location: N/S Hooks Lane, 34.13 feet E of River Oaks Circle

Item No.: 255 Zoning Agenda: Meeting of 1-21-86

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.

- (X) 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.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 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.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

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

/ab

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

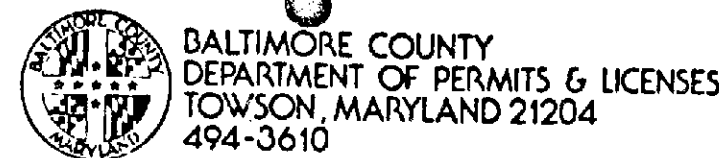
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 1986, that the Petition for Zoning Variance to permit a 200 square foot (100 square feet per side) multiple-faced sign lighted by a spotlight instead of the permitted 15 square foot non-illuminated sign be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building 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.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Benjamin Bronstein, Esquire
Mrs. Mary Ginn
People's Counsel



February 11, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jarlon:

Comments on Item # 255 Zoning Advisory Committee Meeting are as follows:

Property Owner: Greentree Development Corporation
Location: N/S Hooks Lane, 34.13 feet E of River Oaks Circle
District: 3rd.

APPLICABLE CODES ARE CIRCLED:

- 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.M.S.I. #117-1 - 1985) and other applicable Codes and Standards.
- A building and 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.
- All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. But 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 101, Section 107, Section 100.2 and Table 100.1. 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. Apply 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 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 Groups are from Use _____ to Use _____ or to Mixed Use. See Section 117 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Silverline. Please see the attached copy of Section 216.0 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: Signs shall comply to Article 19 specifically Section 1906.1 as amended and Section 1907.0.
- 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 at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

LJZ/RS

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD - BALTIMORE, MARYLAND 21206 - (301) 664-4100

DESCRIPTION OF 0.024 ACRE PARCEL OF
GREENE TREE, ON HOOKS LANE IN THE
3RD ELECTION DISTRICT OF BALTIMORE
COUNTY, MARYLAND

Beginning for the same at the end of a line drawn North 50° 23' 50" East 34.13 feet from point number 176 on the west right-of-way line of the entrance road from Hooks Lane to River Oaks Circle as laid out and shown on the 2nd Amended Plat One of Two, Phase One, Section One, Greene Tree, with amendment date of August 5, 1985, and recorded among the Plat Records of Baltimore County in Plat Book 53 folio 136, thence leaving said place of beginning and running with and binding along the curb of an island within the bed of said entrance road, as now surveyed and referring all bearings of this description to the Baltimore County Grid Meridian, the four following courses and distances, viz: North 34° 33' 37" West 52.00 feet, thence by a line curving to the right in a northeasterly direction with the radius of 8.00 feet for the distance of 25.13 feet, the arc of which is subtended by a chord bearing North 55° 26' 23" East 16.00 feet, thence South 34° 33' 37" East 52.00 feet, and thence by a line curving to the right in a southwesterly direction with the radius of 8.00 feet for the distance of 25.13 feet, the arc of which is subtended by a chord bearing South 55° 26' 23" West 16.00 feet to the beginning.

Containing 0.024 acres of land, more or less.

Being an island within the bed of the entrance road from Hooks Lane to River Oaks Circle as laid out and shown on 2nd Amended Plat One of Two, Phase One, Section One, Greene Tree, with amendment date of August 5, 1985, and recorded among the Plat Records of Baltimore County in Plat Book 53 folio 136.

CIVIL ENGINEERS - SITE PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS

PETITION FOR ZONING VARIANCE

3rd Election District

LOCATION: North Side of Hooks Lane, 34.13 feet East of River Oaks Circle

DATE AND TIME: Wednesday, April 9, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a double face sign of 200 square feet (100 square feet per side) lighted by spotlight in lieu of the permitted non-illuminated sign of 15 square feet

Being the property of Greentree Development Corporation, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 3-21-86
Posted for: Variance
Petitioner: Greentree Development Corporation
Location of property: N/S Hooks Lane 34.13' E of River Oaks Circle
Location of Sign: North side of Hooks Lane at foot of proposed sign location
Remarks:
Posted by: [Signature] Date of return: 3-21-86
Number of Signs: 1

RE: PETITION FOR VARIANCE
N/S Hooks La., 34.13' E
of River Oaks Circle,
3rd District
GREENTREE DEVELOPMENT
CORPORATION, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-400-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1986, 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; and Kim Way, Land Design Research, Suite 100, Quarry Bldg., Columbia, MD 21045, who requested notification.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

April 2, 1985

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204
RE: PETITION FOR ZONING VARIANCE
N/S Hooks La., 34.13' E of River Oaks Circle
3rd Election District
Greentree Development Corporation
Case No. 86-400-A

Dear Mr. Bronstein:

This is to advise you that \$37.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property until the time it is placed by self.

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

No. 018574

DATE: 4/9/86 ACCOUNT: R-01-615-000
SIGN & POST
RETURNED 4/8/86 AMOUNT: \$ 57.00
RECEIVED FROM: Greentree Development Corp.
FOR: Advertising & Posting re Case 86-400-A
\$ 6011*****1111 00.00
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 20, 1986

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 March 20, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher
Cost of Advertising

22.00

PETITION FOR ZONING VARIANCE
3rd Election District
LOCATION: North Side of Hooks Lane, 34.13 feet East of River Oaks Circle
DATE AND TIME: Wednesday, April 9, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a double face sign of 200 square feet (100 square feet per side) lighted by spotlight in lieu of the permitted non-illuminated sign of 15 square feet. Being the property of Greentree Development Corporation, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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
Mar. 20

LEGAL NOTICE

PETITION FOR SPECIAL HEARING 3rd Election District

LOCATION: North Side of Hooks Lane, 34.13 feet
East of River Oaks Circle
DATE AND TIME: Wednesday, April 9, 1986, at
9:30 a.m.
PUBLIC HEARING: Room 106, County Office
Building, 111 W. Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by
authority of the Zoning Act and Regulations of
Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a double
face sign of 200 square feet (100 square feet per
side) lighted by spotlight in lieu of the permitted
non-illuminated sign of 15 square feet.

REAL ESTATE

LEGAL NOTICE

Being the property of Greenetree Development
Corporation, as shown on plat plan filed with the
Zoning Office.

In the event that this Petition(s) 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 J. JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

REAL ESTATE

CERTIFICATE OF PUBLICATION

75236

Pikesville, Md., March 19 19 86

that the annexed advertisement

in the NORTHWEST STAR, a weekly

newspaper published in Pikesville, Baltimore

County, Maryland before the 9th day of

April 19 86

the first publication appearing on the

19th day of Mar. 19 86

the second publication appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

Phyllis G. Gellman
Manager

Cost of Advertisement \$20.00

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

March 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NS/Hooks La., 34.13' E of River Oaks Circle
3rd Election District
Greenetree Development Corporation
Case No. 86-400-A

TIME: 9:30 a.m.

DATE: Wednesday, April 9, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

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

No. 016104

DATE 1-9-86 ACCOUNT R-01-614

AMOUNT \$ 100

RECEIVED FROM: *Bronstein*

FOR: *Petition for Variance 255 Greenetree*
B 8080*****10000:3 6032F *Dis. Pay.*

VALIDATION OR SIGNATURE OF CASHIER

Plat to accompany
variance for

**GREENE TREE
COMMUNITY
IDENTITY SIGN**

Greene Tree
Development
Corporation

Project Number 14027.01

Sheet Title **Layout, Details
& Location Plan**

Scale: as noted

Revisions

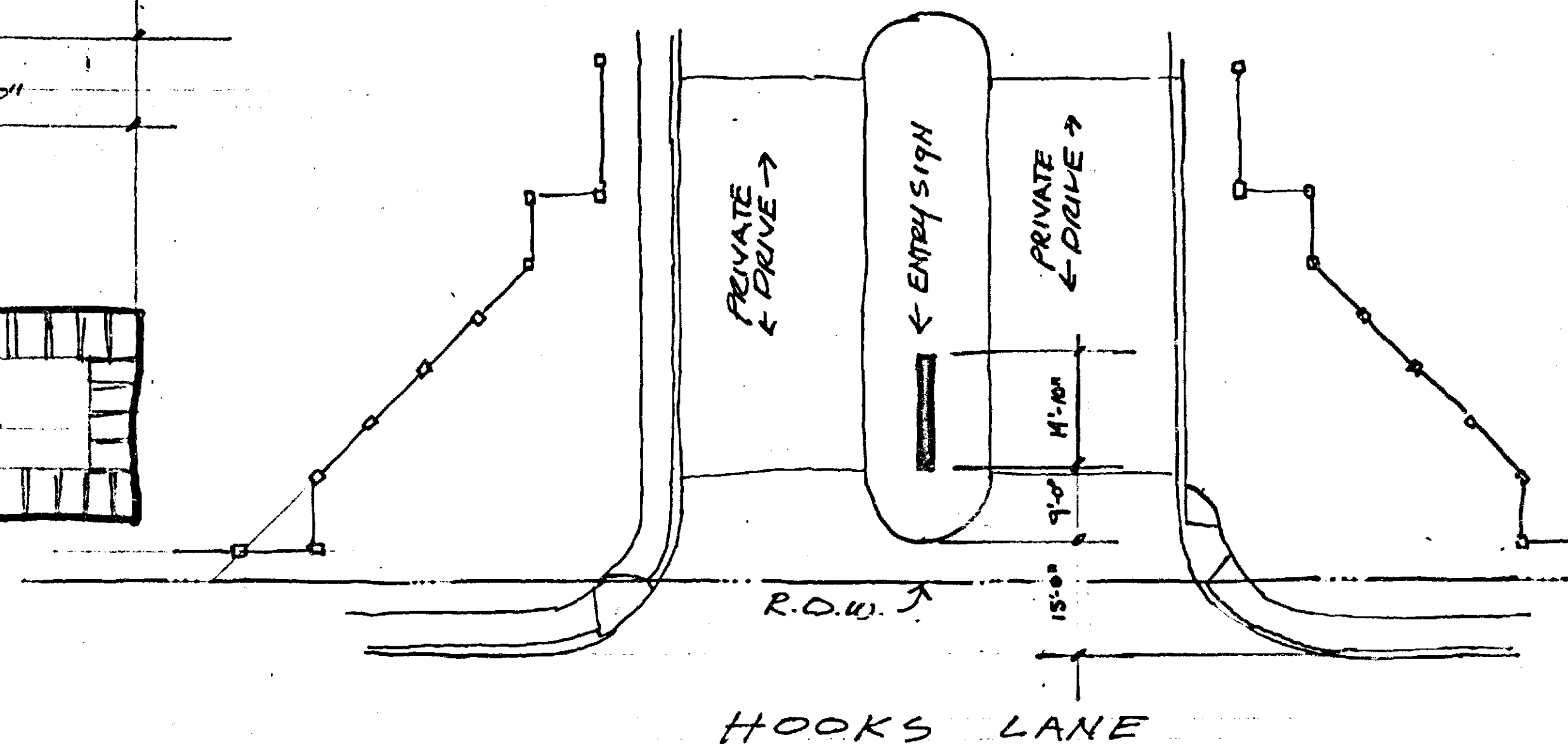
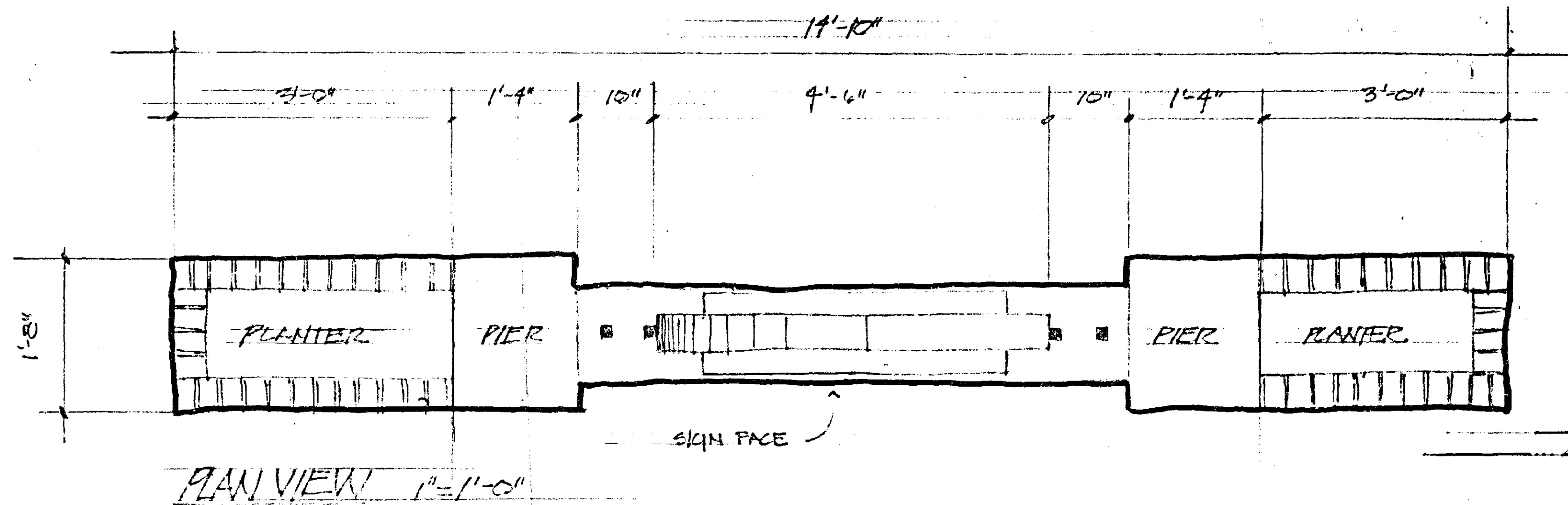
No.	Description	Date
①	REVISED ENTRY PLAN	3-25-86

Date 12-16-85

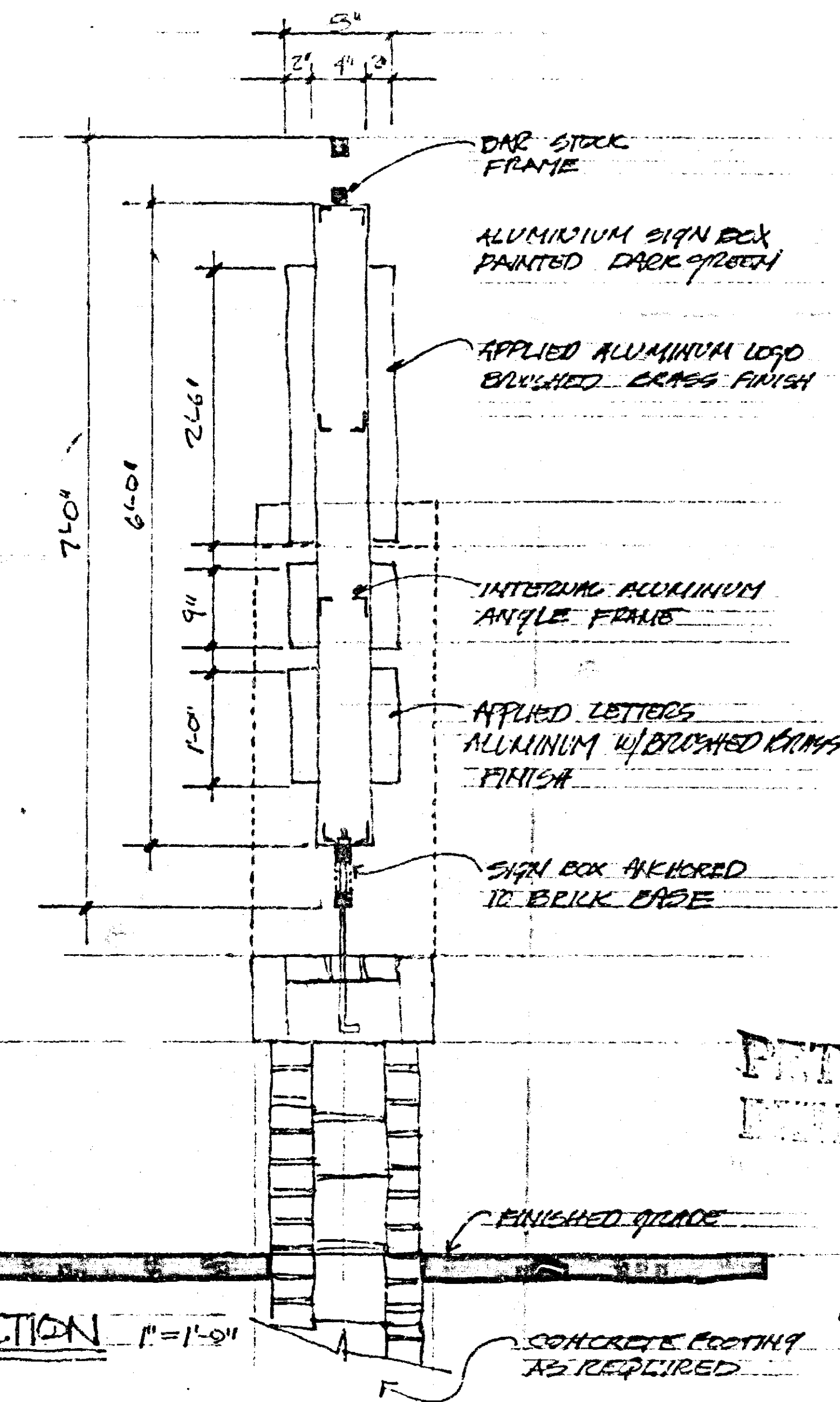
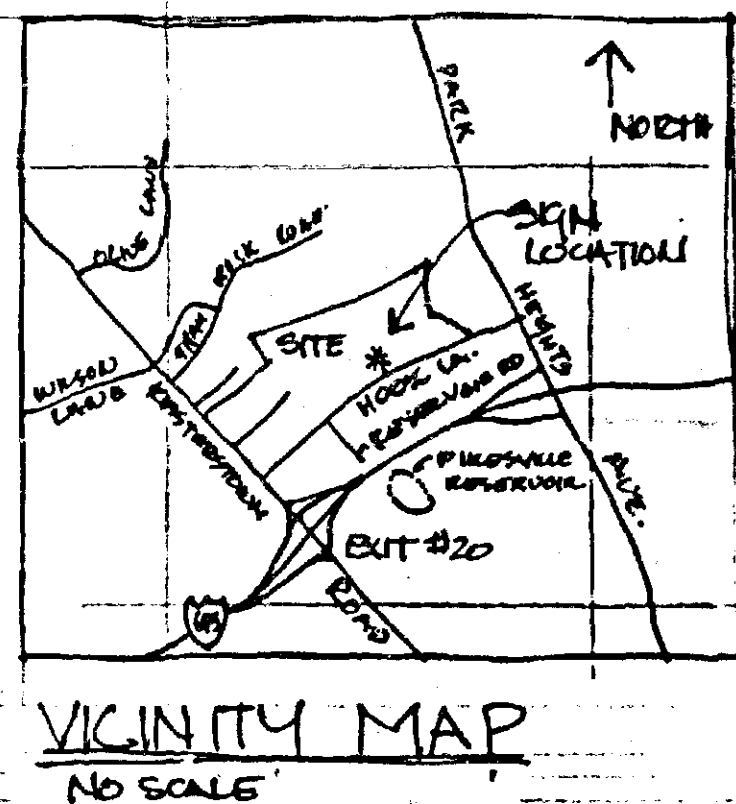
Last Revision

Sheet Number

1



SIGN FACE SIZE
SIZE OF SINGLE FACE = 100φ
SIZE OF TOTAL SIGN FACES = 200φ



664.00
#255
4-8-86
REVISED PLANS