

CASE NO. 86-466-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
14th day of April, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: Dr. & Mrs. Cesar G. Gamboa
Petitioner's Attorney

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 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
April 24, 1986

THE JEFFERSONIAN,

[Signature]
Publisher
Cost of Advertising

24.75

PETITION FOR ZONING
VARIANCE

11th Election District
Case No. 86-466-A
LOCATION: Southwest corner of
Belair Road and Raab Avenue (8731
Raab Road).
DATE & TIME: Monday, May 12,
1986, at 10:00 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 on the petition for zoning variance to permit an illuminated freestanding sign of 23 square feet in size of the required non-illuminated 7 square feet sign attached to the building.
Being the property of Cesar Garcia Gamboa, et ux, 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 the 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
Apr. 24

Petition for
Zoning Variance

11th Election District
Case No. 86-466-A
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Belair Road and Raab Avenue (8731
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DATE & TIME: Monday, May 12,
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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 4/23/86
Posted for: Variance
Petitioner: Cesar Garcia Gamboa, et ux
Location of property: SW corner, Belair Rd. & Raab Ave.
8731 Belair Rd.
Location of Sign: Freestanding, Belair Rd. corner, 23 sq. ft. illuminated sign, as shown on plat.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 4/23/86
Number of Signs: 1

Dr. Cesar Garcia Gamboa
Mrs. Alicia L. Gamboa
9605 Hickoryhurst Drive
Baltimore, Maryland 21236

April 15, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Belair Rd. and Raab Ave.
(8731 Belair Rd.)
11th Election District
Cesar Garcia Gamboa, et ux - Petitioners
Case No. 86-466-A

TIME: 10:00 a.m.

DATE: Monday, May 12, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 09960

DATE: 4/25/86 ACCOUNT: 01-615-000

RECEIVED FROM: Cesar Gamboa

AMOUNT: \$ 100.00

FOR: Variance # 345

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-466-A

Date: April 30, 1986

This office is opposed to the granting of the subject request. The legislative policy of the R.O. zoning classification explicitly states that non-residential uses shall be highly compatible with nearby residential uses. Yet the petitioner is requesting variances from every element of the governing sign regulations (Section 203.30). Perhaps the most useful comment might be to ask the following questions:

1. Would extra numbers on the structure with a smaller sign out front suffice?
2. Would a single-faced sign parallel to Belair Road suffice?
3. Does the sign need to be this large; are there large signs on adjacent properties?
4. Is the 3 square foot decorative top portion of the sign necessary?
5. Why does the sign have to be illuminated?

[Signature]
Norman E. Gerber, AICP

NEG/JGH/ef

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 22, 1986

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

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Chairman

MEMBERS

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

Dr. Cesar G. Gamboa
Mrs. Alicia L. Gamboa
9605 Hickoryhurst Drive
Baltimore, Maryland 21236

RE: Item No. 345 - Case No. 86-466-A
Cesar Garcia Gamboa, et ux - Petitioners
Variance Petition

Dear Dr. and Mrs. Gamboa:

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 filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures

cc: Mr. Rudy Aquino
1055 Taylor Avenue
Towson, Maryland 21204



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

April 7, 1986

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

Att: Mr. James Dyer

Re: ZAC Meeting of 4-1-86
ITEM: #345.
Property Owner: Cesar G. Gamboa, et ux
Location: Cor. SE/S Belair Rd. & SW/S Raab Ave.
Existing Zoning: R.O.
Proposed Zoning: Variance to permit an illuminated free-standing sign of 23 sq. ft. in lieu of the required 8 sq. ft. attached to the building non-illuminated sign.
Square Feet: 10,000 sq. ft.
District: 11th Election District

Dear Mr. Jablon:

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

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

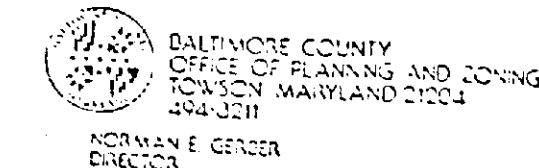
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. W. Stein (w-attachment)

My telephone number is (301) 659-1350

For information on impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

April 21, 1986

Re: Zoning Advisory Meeting of April 1, 1986
Item # 345
Property Owner: CESAR G. GAMBOA, et ux
Location: COR. SE/S BELAIR RD. & SW/S RAAB AVE.

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 Service 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.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 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.
- ☒ The property is located in a Baltimore County Landscape Manual, 8111 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ The property is located in a traffic area controlled by a "top level" intersection as defined by 8111 173-79, and its conditions, name, and its location may be subject to change. The Basic Services Annex (Additional copies).

A WAIVER OF CRG WAS GRANTED BY PLAN. BLD. 86-113/RS-SEE FILE # 86-113/RS-124 (LAW ENFORCEMENT)

cc: James Howell

Eugene A. Fisher
Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

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

Re: Property Owner: Cesar G. Gamboa, et ux

Location: Cor. SE/S Belair Rd. & SW/S Raab Avenue

Item No.: 345 Zoning Agenda: Meeting of April 1, 1986

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 comment on this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group
Special Inspection Division

/mb



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

April 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 345 Zoning Advisory Committee Meeting are as follows:

Property Owners: Cesar G. Gamboa, et ux
Locations: Cor. SE/S Belair Road, and SW/S Raab Avenue
Districts: 11th.

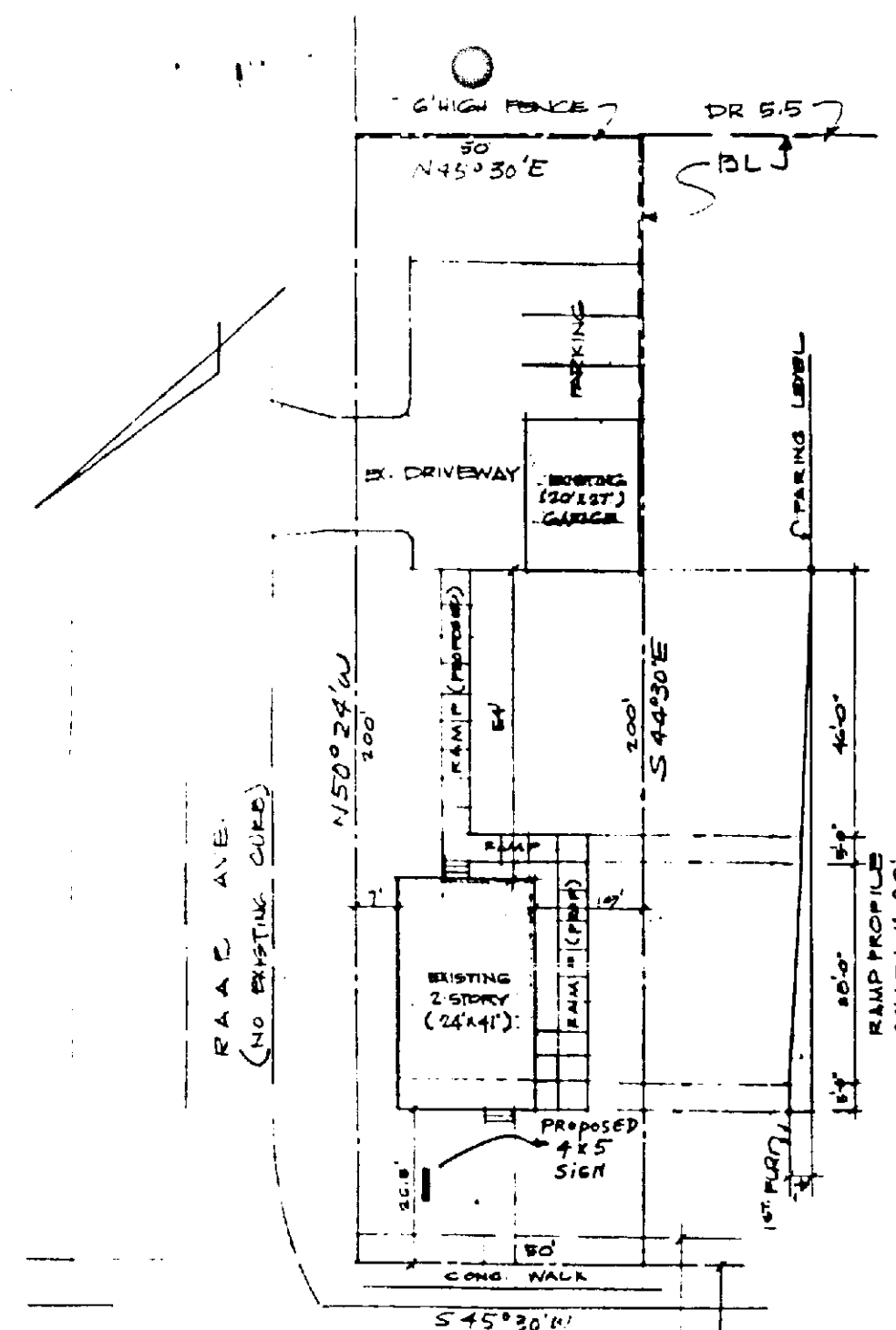
APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. 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.
- D. 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.
- E. All Use Groups except E-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. E-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table L01, Section L07, Section L06.2 and Table L02. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. 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 L01 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. 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 Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Signs shall comply to Article 19 as amended by Council Bill #17-85.

K. 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.

Mark E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

4/22/86

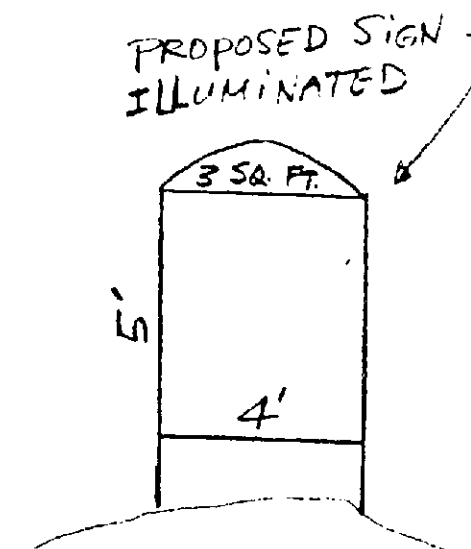


NOTE:
VARIANCE REQ.
UNDER 5,000 SQ. FT.
AREA FOR OFFICE
BLDG.

SITE PLAN
SCALE: 1"=20'

NO 8731 BELAIR RD.
EXISTING DOCTOR'S OFFICE
ZONED R.O.
ELEVENTH ELECTION DISTRICT
REFER TO PERMITS # C-1533-85
C-1390-85

PLAT FOR ZONING VARIANCE
OWNER- CESAR & ALICIA GAMBOA
EXISTING UTILITIES IN BELAIR PK

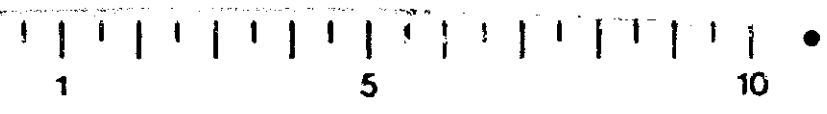
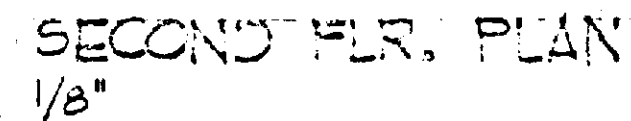


PERMITTED
1 345

4-886

C-1533-85
C-1390-85

NO 8731 BELAIR RD.
PROPOSED DOCTORE CHASE
ZONED R.O.
ELEVENTH ELECTION DISTRICT



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