86-480-A	SW/S of Reisterstown Rd., N and S of Greenspring Valley Rd.	3rd Elec. Dist.
4/22/86	Variance - filing fee $100.00 - Bancroft Homes of Greenspring Valley, Inc.	
4/22/86	Hearing date set for 5/28/86, at 9:45 a.m.	
5/28/86	Advertising and Posting - $72.39	
6/3/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a 68' red brick wall on each side of the entrance to "McDonogh Township" with its name on an illuminated 25.5 sq. ft. panel on each wall in lieu of the permitted non-illuminated 15 or 25 sq. ft. sign be and is GRANTED with a restriction.	

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/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of June, 1986, that the Petition for Zoning Variances to permit a 68-foot red brick wall on each side of the entrance to "McDonogh Township" with its name on an illuminated 25.5 square foot panel on each wall in lieu of the permitted non-illuminated, 15 or 25 square foot sign be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner shall submit revised comments from the Department of Traffic Engineering to the Zoning Commissioner, indicating its satisfication with the placement of the proposed sign. No permit shall be issued until such comment is approved by the Zoning Commissioner.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Philip Andrews, Esquire

Mrs. Mary Ginn

People's Counsel

358

PETITI[illegible]N FOR ZONING V[illegible]RIANCE

86-480-A

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. to allow a 68 foot red brick wall on each side of the entrance with the name "McDonogh Township" to appear on an illuminated 25.5 square foot sign on each wall in lieu of the permitted 15 or 25 (total) square foot non-illuminated sign

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) "McDonogh Township" will be a large community consisting of over 1200 residences. The Developer desires to place an attractive landscaped Williamsburg-type entranceway wall and sign at the entrance to the development. The structure and sign will not be used for advertising of any sort but, for directional and identification purposes. The sign will be illuminated by lights placed in the ground and the wall will serve to assist in retaining some small amount of earth.

NW 10 C
2C
E.D. 3
DATE 3-10-87

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. N-38,680 W 40,090

Contract Purchaser: ______ (Type or Print Name) ______ Signature ______ Address ______ City and State

Legal Owner(s): BANCROFT HOMES OF GREENSPRING VALLEY, INC.
(Type or Print Name) Terry M. Rubenstein, Executive Vice President
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
Jeffrey H. Scherr
(Type or Print Name)
Signature
Kramon and Graham, P.A.
Sun Life Building, Charles Center
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: (301) 752-6030

9505 Reisterstown Rd. (301) 363-4663
Address Phone No.
Owings Mills, Maryland 21117
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 19 86, 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 28th day of May, 19 86, at 9:45 o'clock A. M.

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE June 3, 1986
BY

Bancroft Homes of Greenspring Valley, Inc.
SW/S of Reisterstown Rd., N and S of Greenspring Valley Rd.
3rd Elec. Dist.
86-480-A

86-480-A #358

Bancroft Homes

DESCRIPTION TO ACCOMPANY ZONING VARIANCE
PROPERTY ON BANCROFT HOMES OF GREENSPRING VALLEY, INC.
3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southwest right-of-way line of Reisterstown Road (Md. 140), said point being South 41° 19' 51" West, 50.00 feet from the centerline intersection of Greenspring Valley Road (Md. 130) as now laid out and existing; thence running along the southwest right-of-way line of Reisterstown Road, passing over Greenspring Valley Road (relocated):

1) South 48° 40' 09" East, 230.00 feet to a point; thence leaving the right-of-way line of Reistertown Road and running the following three (3) courses and distances:

2) South 41° 19' 51" West, 60.00 feet to a point; thence

3) North 48° 40' 09" West, 230.00 feet to a point; thence

4) North 41° ~~18'~~ 19' 51" East, 60.00 feet to the place of beginning. Containing 13,800 square feet or 0.317 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM the right-of-way area of Greenspring Valley Road, containing 4,810 square feet or 0.110 acres of land more or less, having a remainder of 8,990 square feet or 0.2064 acres of land, more or less.

9505 REISTERSTOWN ROAD • OWINGS MILLS, MARYLAND 21117 • (301) 363-HOME

PETITION FOR ZONING VARIANCE

3rd Election District

Case No. 86-480-A

LOCATION: Southwest Side of Reisterstown Rd., North and South of Greenspring Valley Road

DATE AND TIME: Wednesday, May 28, 1986, at 9:45 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 68 foot red brick wall on each side of the entrance with the name "McDonogh Township" to appear on an illuminated 25.5 square foot sign on each wall in lieu of the permitted 15 or 25 total square foot non-illuminated sign

Being the property of Bancroft Homes of Greenspring Valley, Inc., 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Reisterstown Rd.
N & S of Greenspring Valley : OF BALTIMORE COUNTY
Rd., 3rd District
BANCROFT HOMES OF GREENSPRING : Case No. 86-480-A
VALLEY, INC., Petitioner

: : : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Esquire, Kramon and Graham, P.A., Sun Life Bldg., Charles Center, Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 21, 1986

Jeffrey H. Scherr, Esquire
Kramon and Graham, P.A.
Sun Life Building
Charles Center
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
SW/S of Reisterstown Rd., N and S of Greenspring Valley Rd.
3rd Election District
Bancroft Homes of Greenspring Valley, Inc. - Petitioner
Case No. 86-480-A

Dear Mr. Scherr:

This is to advise you that $72.39 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...e County, Maryland, and remit ...ding, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021715

DATE 5/23/86 ACCOUNT R-01-615-000
SIGN & POST RETURNED
AMOUNT $ 72.39
RECEIVED FROM: Bancroft Homes, Inc.
FOR: Advertising & Posting re Case #86-480-A
B 9533******7239 [illegible]
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 86-480-A

LOCATION: Southwest Side of Reisterstown Rd., North and South of Greenspring Valley Road
DATE AND TIME: Wednesday, May 28, 1986, at 9:45 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 68 foot red brick wall on each side of the entrance with the name "McDonogh Township" to appear on an illuminated 25.5 square foot sign on each wall in lieu of the permitted 15 or 25 total square foot non-illuminated sign
Being the property of Bancroft Homes of Greenspring Valley, Inc., 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 JABLON,
Zoning Commissioner
of Baltimore County
May 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 19 86

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 May 8, 19 86.

THE JEFFERSONIAN,
Publisher

Cost of Advertising 27.58

PETITION FOR ZONING VARIANCE
3rd Election Dist.
Case No. 86-480-A

LOCATION: Southwest Side of Reisterstown Rd., North and South of Greenspring Valley Road
DATE AND TIME: Wednesday, May 28, 1986, at 9:45 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 68 foot red brick wall on each side of the entrance with the name "McDonogh Township" to appear on an illuminated 25.5 square foot sign on each wall in lieu of the permitted 15 or 25 total square foot non-illuminated sign
Being the property of Bancroft Homes of Greenspring Valley, Inc., 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

...PERS OF MARYLAND, INC.
...d, May 8, 19 86
...nexed Req.#L89396 P.O.#76026
~~successive weeks~~/days previous ..., 19 86, in the
a daily newspaper published ...nster, Carroll County, Maryland.
weekly newspaper published in Baltimore County, Maryland.
weekly newspaper published in Baltimore County, Maryland.
LANDMARK COMMUN... ...PERS OF MARYLAND, INC.
Per

86-480-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting May 6, 1986
Posted for: Variance
Petitioner: Bancroft Homes of Greenspring Valley, Inc
Location of property: SW/S of Reisterstown Rd, N and S of Green-Spring Valley Rd.
Location of Signs: SW/S of Reisterstown Rd. and the intersection of relocated Greenspring Valley Rd.
Remarks:
Posted by S. J. Arata (Signature) Date of return: 5-16-86
Number of Signs: 1

86-480-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 22nd day of April, 19 86

ARNOLD JABLON
Zoning Commissioner

Petitioner Bancroft Homes
Petitioner's Attorney Jeffrey H. Scherr, Esq.

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

JUN 12 1987
DATE

Jeffrey H. Scherr, Esquire
Kramon and Graham, P.A.
Sun Life Building
Charles Center
Balti ore, Maryland 21201

April 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S of Reisterstown Rd., N and S of
Greenspring Valley Rd.
3rd Election District
Bancroft Homes of Greenspring Valley, Inc. - Petitioner
Case No. 86-480-A

TIME: 9:45 a.m.

DATE: Wednesday, May 28, 1986

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

Zoning Commissioner
of Baltimore County

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

No. 019879

DATE 4/3/86 ACCOUNT 01-615-000

AMOUNT $ 100.00

RECEIVED FROM: Bancroft Homes

FOR: Variance # 358

B B025*****10000:a 8044F

VALIDATION OR SIGNATURE OF CASHIER

, Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Arnold Jablon
Zoning Commissioner

Date June 10, 1986

FROM C. Richard Moore, Deputy Director of Traffic Engineering

SUBJECT Zoning Case 86-480
Item 358

This office has further reviewed the drawing prepared by Bancroft Homes showing the intersection of Greenspring Valley Road and Reisterstown Road. It appears that adequate sight distance will be provided at the intersection providing that a vehicle pulls to within 10 feet of the curb line of Reisterstown Road.

We therefore anticipate that the sight distance will be adequate with the proposed Monumental entrance signs.

C. Richard Moore
Deputy Director
Department of Traffic Engineering

CRM/bza

6/25/86

5-28-86

JUN 12 AM

CPS-008

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

APR 21

April 16, 1986

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 4-15-86
ITEM: #358
Property Owner: Bancroft Homes of Greenspring Valley, Inc.
Location: SW/S Reisterstown Road Route 140, N and S of Greenspring Valley Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to allow a 68 foot red brick wall on each side of the entrance with the name "McDonough Township" to appear on an illuminated 25.5 square foot sign on each wall in lieu of the permitted 15 or 25 total square foot non-illuminated sign
Acres: .2064 acres
District: 3rd Election District

Dear Mr. Jablon:

On review of the submittal for variance to construct a brick wall on each side of the entrance with illuminated signs, the submittal has been forwarded to the State Highway Administration Beautification Section c/o Mr. Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

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

My telephone number is (301) 659-1350
Teletypewriter for 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

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bancroft Homes of Greenspring Valley, Inc.

Location: SW/S Reisterstown Road, N & S of Greenspring Valley Road

Item No.: 358 Zoning Agenda: Meeting of April 15, 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.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt Jos Kelly 4/16/86
Planning Group
Special Inspection Division

Noted and Approved: John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner

Date May 19, 1986

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

SUBJECT Zoning Petition No. 86-480-A

This is the type of tasteful signage we want to encourage in Baltimore County. Two aspects of this proposal that should be noted are:

1. The proposed revised sign regulations currently in processing would regard the brick walls as structure not signage.

2. Assuming Section 413.1.e(3) of the Baltimore County Zoning Regulations is the controlling section, a reduction of the length of the sign by 3" would preclude the need for a variance.

Norman E. Gerber, AICP
Director

NEG:JGH:sla

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1986

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

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

Jeffrey H. Scherr, Esquire
Kramon and Graham, P.A.
Sun Life Building, Charles Center
Baltimore, Maryland 21201

RE: Item No. 358 - Case No. 86-480-A
Bancroft Homes of Greenspring Valley, Inc.
Petition for Zoning Variance

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. 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 /med
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures

ccs: Mr. Terry M. Rubenstein, Executive Vice President
Bancroft Homes of Greenspring Valley, Inc.

Engineering, Bancroft Homes
9505 Reisterstown Road
Owings Mills, Maryland 21117

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

MAY 12, 1986

Re: Zoning Advisory Meeting of APRIL 15, 1986
Item # 358
Property Owner: BANCROFT HOMES OF GREENSPRING VALLEY, INC.
Location: SW/S REISTERSTOWN RD. N+S OF GREENSPRING VALLEY RD.

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.
(X) A County Review Group meeting was held and the minutes will be forward 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 must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on ________.
(X) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is ________.
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments: THE CRG # III-271 (K/A McDONOGH TOWNSHIP) WAS APPROVED 3/22/85 SECT 7-12 APPROVED - 9/13/85 + SECT 1-3 APPROVED 11/20/85

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

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

TED ZALESKI, JR.
DIRECTOR

May 1, 1986

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

Dear Mr. Jablon:

Comments on Item # 358 Zoning Advisory Committee Meeting are as follows:

Property Owner: Bancroft Homes of Greenspring Valley, Inc.
Location: SW/S Reisterstown Road, N and S of Greenspring Valley Road
District: 3rd.

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 [redacted] Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-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. R-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 401, Section 1407, Section 1406.2 and Table 1402. 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 permissable 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 401 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: Walls shall be designed to the structural requirements of Article 9. The frost line depth is a minimum of 30" below finish grade. Fences shall comply with Section 515.0 in Council Bill #17-85. Signs shall comply with Article 19 as amended by 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.

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

4/22/85

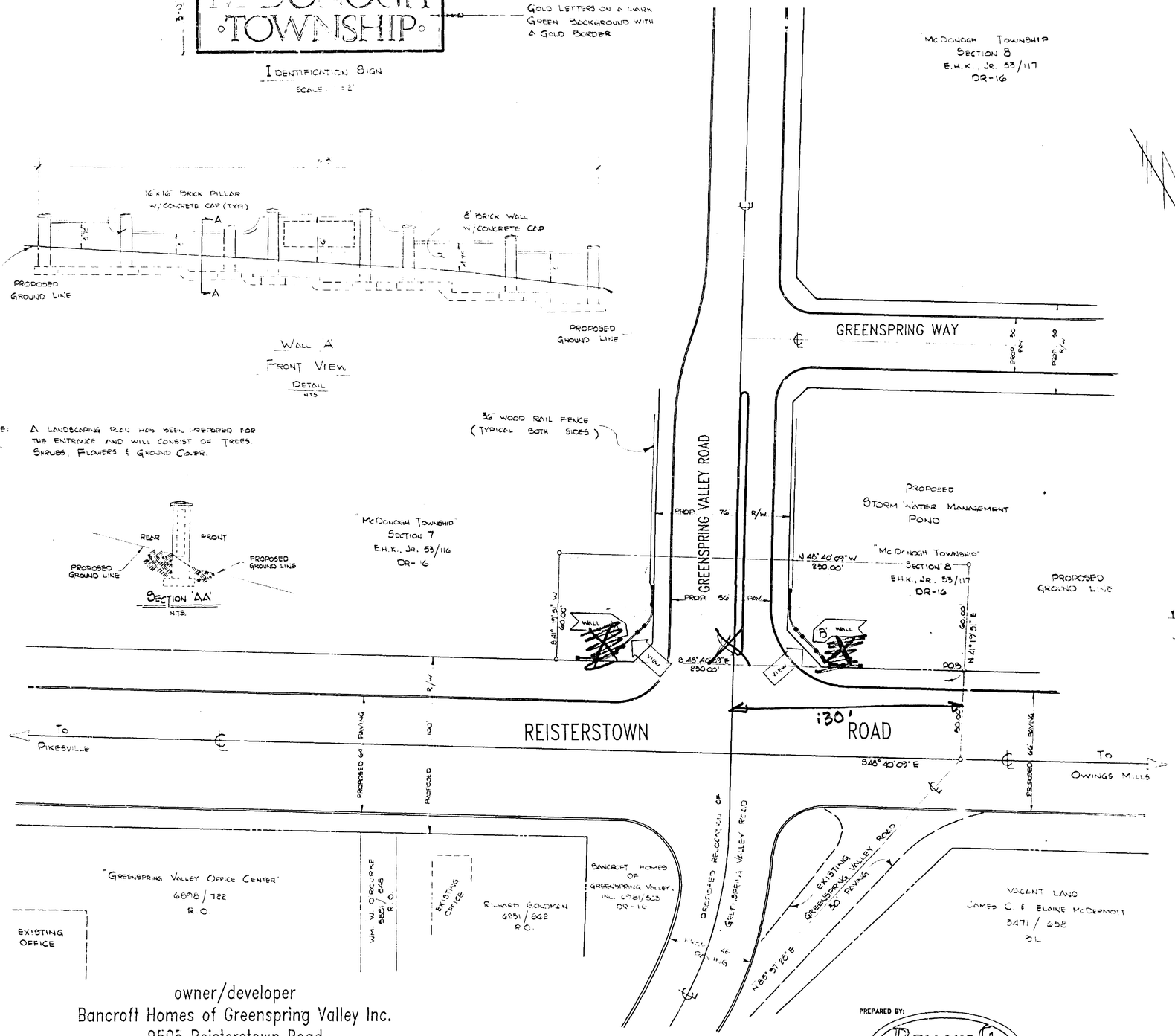
JUN 12 1987

IDENTIFICATION SIGN
SCALE: 1"=2'

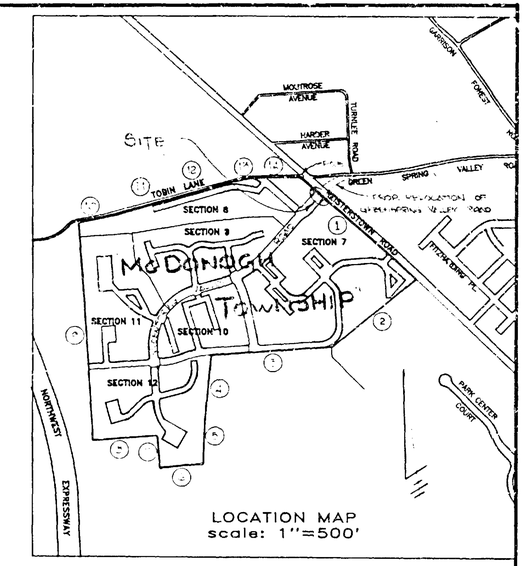
WALL 'A'
FRONT VIEW
DETAIL
NTS

NOTE: A LANDSCAPING PLAN HAS BEEN PREPARED FOR THE ENTRANCE AND WILL CONSIST OF TREES, SHRUBS, FLOWERS & GROUND COVER.

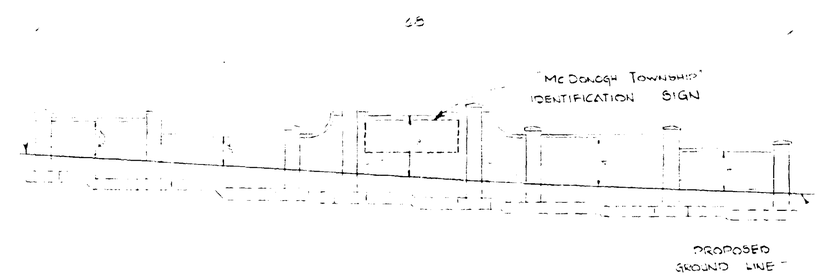
SECTION 'AA'
NTS



PLAN
SCALE 1"=30'



LOCATION MAP
scale: 1"=500'



WALL 'B'
FRONT VIEW
DETAIL
NTS

PETITIONER'S EXHIBIT 1

owner/developer
Bancroft Homes of Greenspring Valley Inc.
9505 Reisterstown Road
Owings Mills, Maryland 21117
(301) 363-HOME

PREPARED BY:
ENGINEERING
Bancroft Homes
9505 REISTERSTOWN ROAD OWINGS MILLS, MD. 21117
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PLAT TO ACCOMPANY VARIANCE PETITION & signs
FOR
MCDONOGH TOWNSHIP ENTRANCE SIGN

#358
86-458-A
OFFICE COPY

3rd ELECTION DISTRICT

DEED REFERENCE; 6981/496, 6981/506, 7036/299