

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 413.2f, other business signs, to allow a total sign area of 163.1 instead of the permitted 100 square feet and to allow a total of four instead of the permitted three signs.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Site is zoned BM/CT and is improved with an office building. Identifying major tenants with business signs as are permitted in other sections of 413.2 is inappropriate to the context of this building and its neighborhood. Strict compliance therefore with 413.2f results in practical difficulty and unreasonable hardship.

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 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: Legal Owner(s): Joppa Fairmount Building Associates Limited Partnership
(Type or Print Name) (Type or Print Name)

Signature: Signature: Michael J. Batza, General Partner
President for Meridian Joppa-Fairmount, Inc.

Address: 21 West Road 296-1000
Townson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Daft-McCune-Walker, Inc.
200 West Pennsylvania Avenue
Townson, Maryland 21204 296-3333

Address: 200 West Pennsylvania Avenue
Townson, Maryland 21204 296-3333
City and State

Address: 200 West Pennsylvania Avenue
Townson, Maryland 21204 296-3333
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of June, 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of August, 1986, at 1:30 o'clock.

Call Joppa
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 974 Date of Posting: 7/11/86
Posted for: Variance
Petitioner: Joppa Fairmount Building Associates Limited Partnership
Location of property: SW corner Joppa Rd & Fairmount Ave.
Location of Signs: East side of Joppa Rd & Fairmount Ave.
Remarks: 25.5x75.0x20x20x15 E. Baltimore
Posted by: [Signature] Date of return: 7/11/86
Number of Signs: 1

IN RE: PETITION FOR ZONING VARIANCE
SW/corner of Joppa Road and Fairmount Avenue
9th Election District
Joppa Fairmount Bldg. Assoc.
Limited Partnership
Petitioner

BEFORE: J. P. DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-53-A

The Petitioner herein requests a variance to allow a total sign area of 163.1 square feet instead of the permitted 100 square feet and to allow a total of four signs instead of the permitted three signs at the above referenced location.

Testimony on behalf of the Petitioner indicated that when the office building was under construction, it was anticipated that the building name and number signs would be chiseled into the cast stone facades. That process proved impractical and two duranadic and white, internally lit, freestanding signs providing name and number were placed on the site (identified as Signs A on the plan submitted and prepared by Daft-McCune-Walker, Inc., dated May 30, 1986 and marked Petitioner's Exhibit 1). In the meantime, leases with two of the building's prime tenants provided that each tenant would have a freestanding sign. Those signs were placed under a temporary sign permit granted by the Zoning Commissioner (identified as Signs B and C on Petitioner's Exhibit 1). One of those signs is duranadic and white, internally lit; the other utilizes some blue, green and yellow coloring but only in those areas where color is a part of existing logos. Signs on the first floor entrances, walls and windows above the window line wall must be approved by the landlord. No signs on the cast stone facade are anticipated. The Petitioner will seek no further variances for additional freestanding signs. Participants in the hearing, the Director of the Towson Development Corporation, and representatives of the

ORDER RECEIVED FOR FILING
DATE 8/19/86
BY [Signature]

Alliance of Baltimore County Community Councils said the existing signs were acceptable and not objectionable.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of August, 1986, that the herein request for a variance to allow a total sign area of 163.1 square feet and a total of four business signs, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) No further variances for freestanding signs shall be sought.
- 2) No signs shall be placed on the cast stone exterior facades unless permitted by a subsequent Special Hearing to amend the instant Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 8/19/86
BY [Signature]

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 19, 1986

Robert Dicicco, Esquire
405 Central Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
SW/corner of Joppa Road and Fairmount Avenue
9th Election District
Case No. 87-53-A

Dear Mr. Dicicco:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted, with restrictions, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, 21204

Mr. Les Graef
Towson Development Corporation
29 W. Susquehanna Avenue, Towson, 21204

Ms. Mary Ginn
606 Horncrest Road, Towson, 21204

People's Counsel

PETITION FOR ZONING VARIANCE

9th Election District

Case No. 87-53-A

LOCATION: Southwest Corner of Joppa Road and Fairmount Avenue

DATE AND TIME: Tuesday, August 12, 1986, at 1:30 p.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 4 other business signs totaling 163.1 sq. ft. in lieu of the permitted 3 other business signs totaling 100 sq. ft.

Joppa Fairmount Building Associates
Being the property of Limited Partnership, 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 VARIANCES
SW/Corner of Joppa Rd.
& Fairmount Ave.
9th District
JOPPA FAIRMOUNT BUILDING ASSOCIATES LIMITED PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-53-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
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 222, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Robert Dicicco, Esquire, 405 Central Ave., Towson, MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

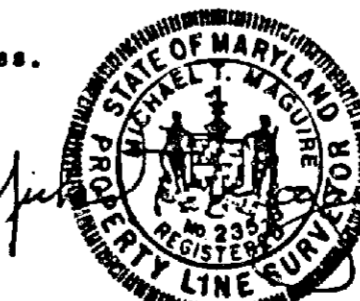
Description

1.4114 Acre Parcel, Southwest Corner of Joppa Road and Fairmount Avenue, Ninth Election District, Baltimore County, Maryland.

This Description is To Accompany A Petition For Variance.

Beginning for the same on the west side of Fairmount Avenue, 114 feet wide, and at the point located South 54 degrees 49 minutes West 86 feet, more or less, from the intersection of the center line of said Fairmount Avenue and the center line of Joppa Road, 86 feet wide, running thence binding on the west side of said Fairmount Avenue, (1) South 14 degrees 09 minutes 15 seconds West 275.23 feet, thence binding on the north side of Payne Avenue, 40 feet wide, (2) North 75 degrees 30 minutes 30 seconds West 274.79 feet, thence three courses: (3) North 13 degrees 59 minutes 30 seconds East 164.75 feet, (4) South 75 degrees 30 minutes 30 seconds East 148.50 feet, and (5) North 13 degrees 59 minutes 30 seconds East 129.05 feet to a point on the south side of said Joppa Road, thence binding thereon, (6) South 75 degrees 26 minutes 30 seconds East 105.56 feet, and thence (7) South 35 degrees 07 minutes 00 seconds East 28.46 feet to the place of beginning.

Containing 1.4114 acres of land, more or less.



Our file No. 83102-A (1D: L83102-A)
May 28, 1986

June 04, 1987

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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 5, 1986

Robert Diccio, Esquire
405 Central Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Joppa Rd. and Fairmount Ave.
9th Election District
Joppa Fairmount Building Associates Limited
Partnership - Petitioner
Case No. 87-53-A

Dear Mr. Diccio:

This is to advise you that \$73.75 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 the office until the day of the hearing itself.

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

No. 021820

DATE: 8/12/86 ACCOUNT: R-01-615-000

SIGN & POST RETURNED

AMOUNT \$ 73.75

RECEIVED FROM: Robert A. Diccio, Esq., 405 Central Ave., Towson, Md. 21204

FOR: ADVERTISING & POSTING RE CASE #87-53-A

VALIDATION OR SIGNATURE OF CASHIER

Robert Diccio, Esquire
405 Central Avenue
Towson, Maryland 21204

July 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Joppa Rd. and Fairmount Ave.
9th Election District
Joppa Fairmount Building Associates Limited
Partnership - Petitioner
Case No. 87-53-A

TIME: 1:30 p.m.
DATE: Tuesday, August 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. 021677

DATE: 6/5/86 ACCOUNT: R-01-615-000

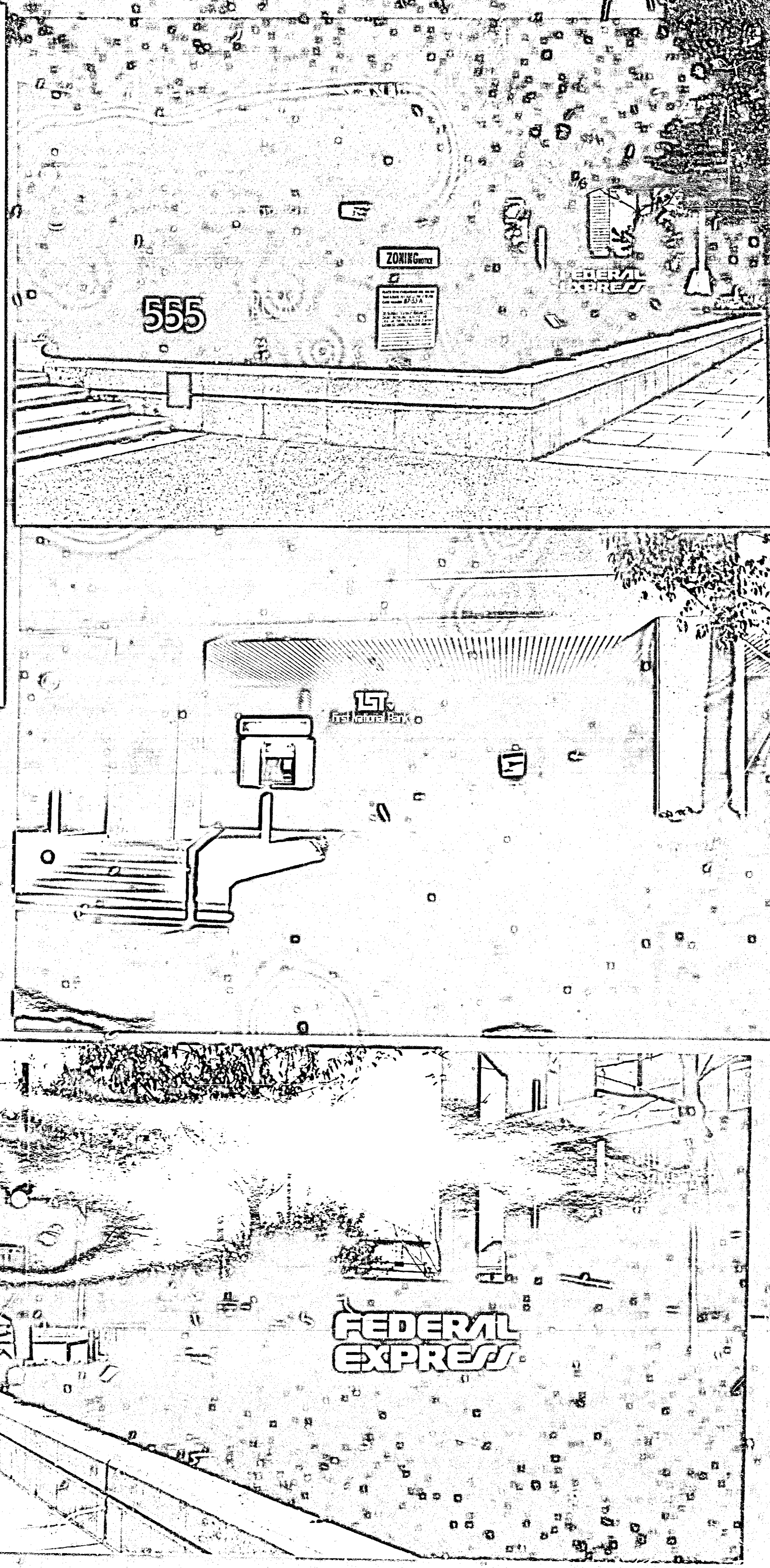
SIGN & POST RETURNED

AMOUNT \$ 100.00

RECEIVED FROM: M.J. PATZA

FOR: ZONING VARIANCE ITEM 450

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

TOWSON, MD., July 23, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 23, 1986.

TOWSON TIMES,

[Signature]
Publisher

34.80

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 24, 1986

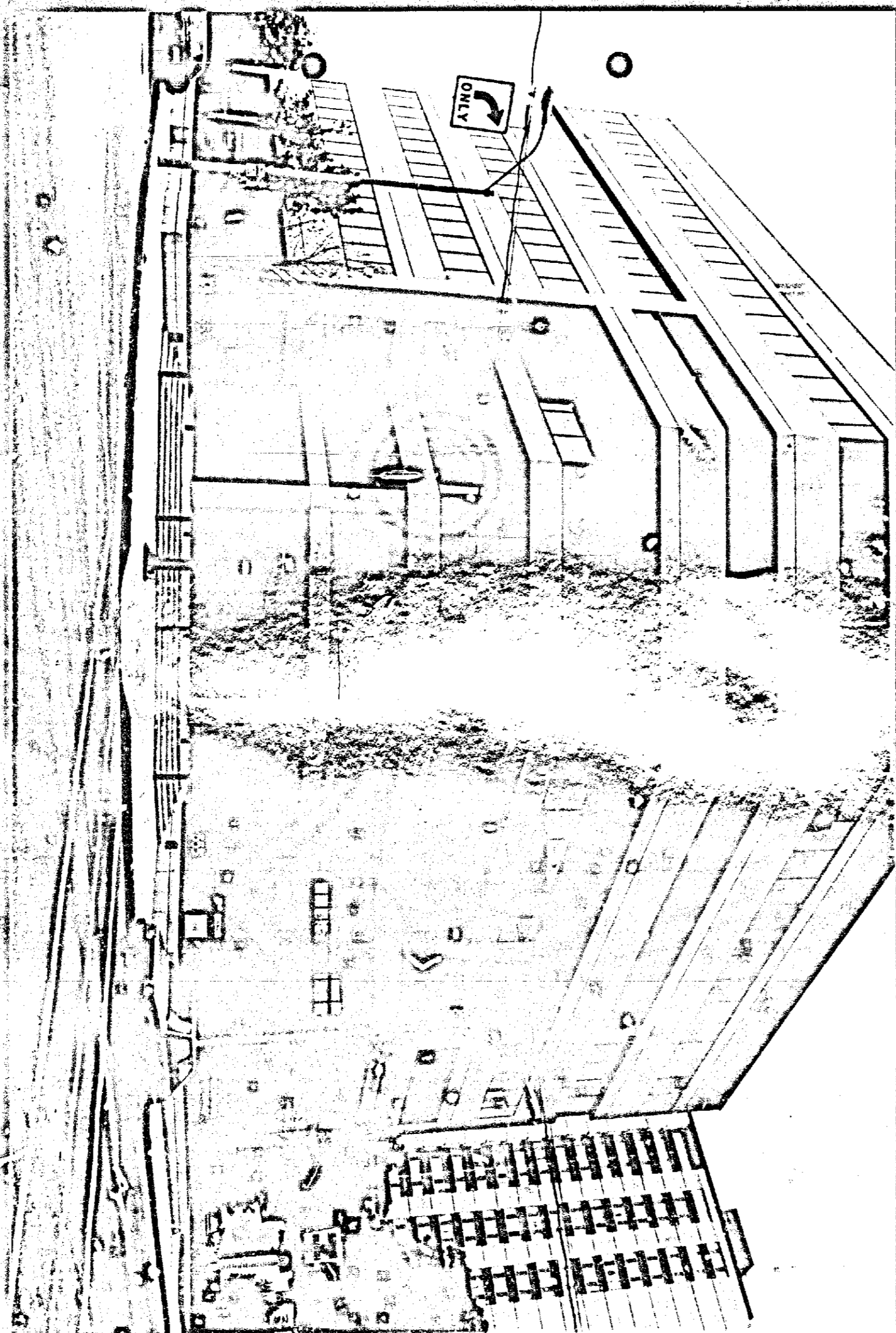
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 24, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75



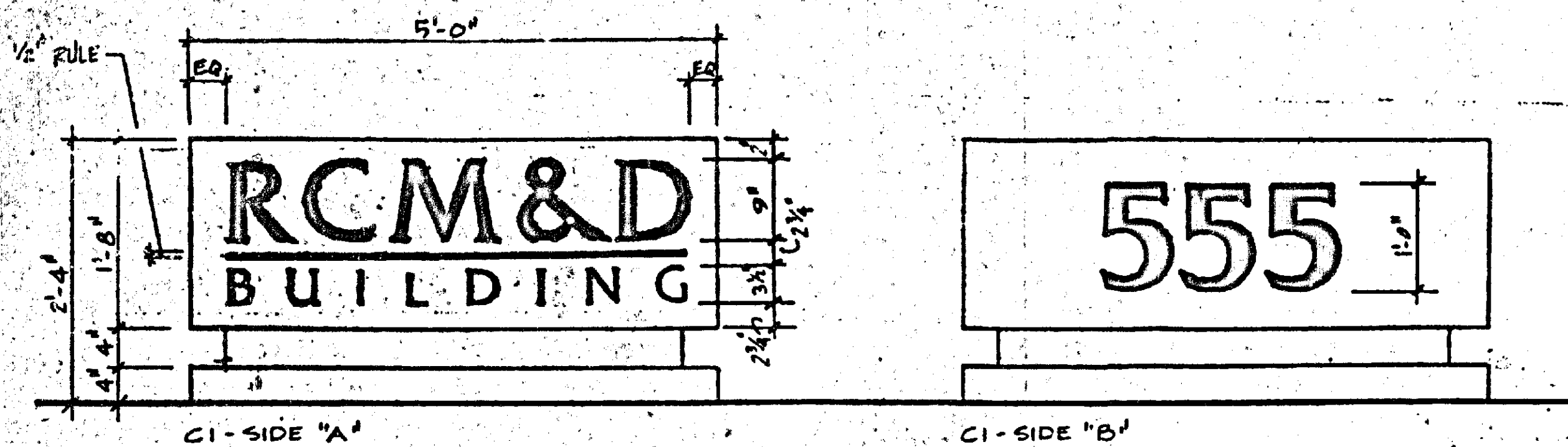
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1986.

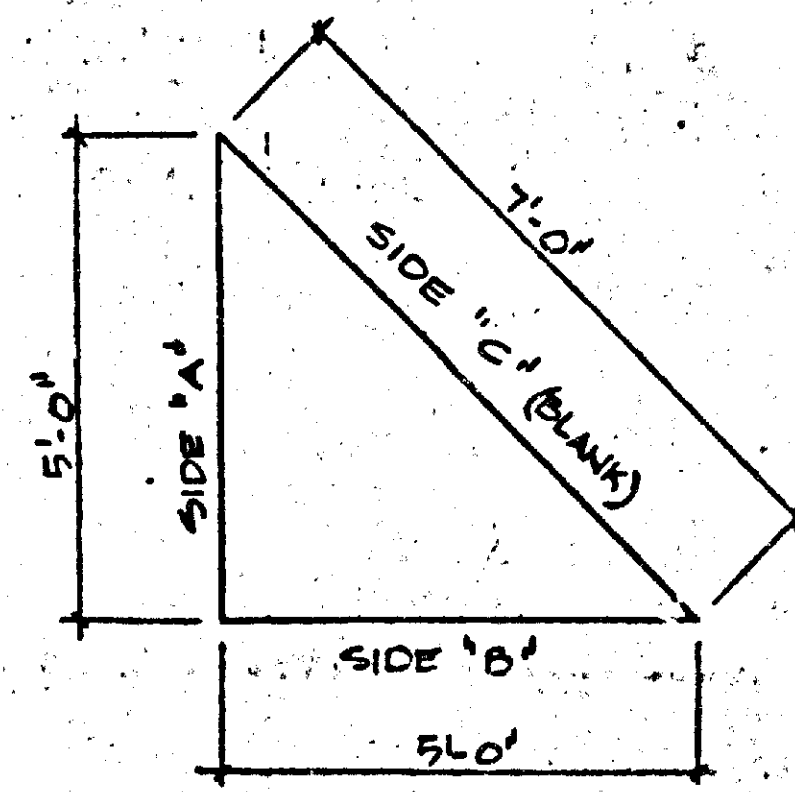
Received by: *[Signature]*
ARNOLD JADON
Zoning Commissioner

Petitioner: Joppa Fairmount Building Associates Ltd. Partnership
Chairman, Zoning Plans Advisory Committee
-Robert Diccio, Esquire

June 24, 1987



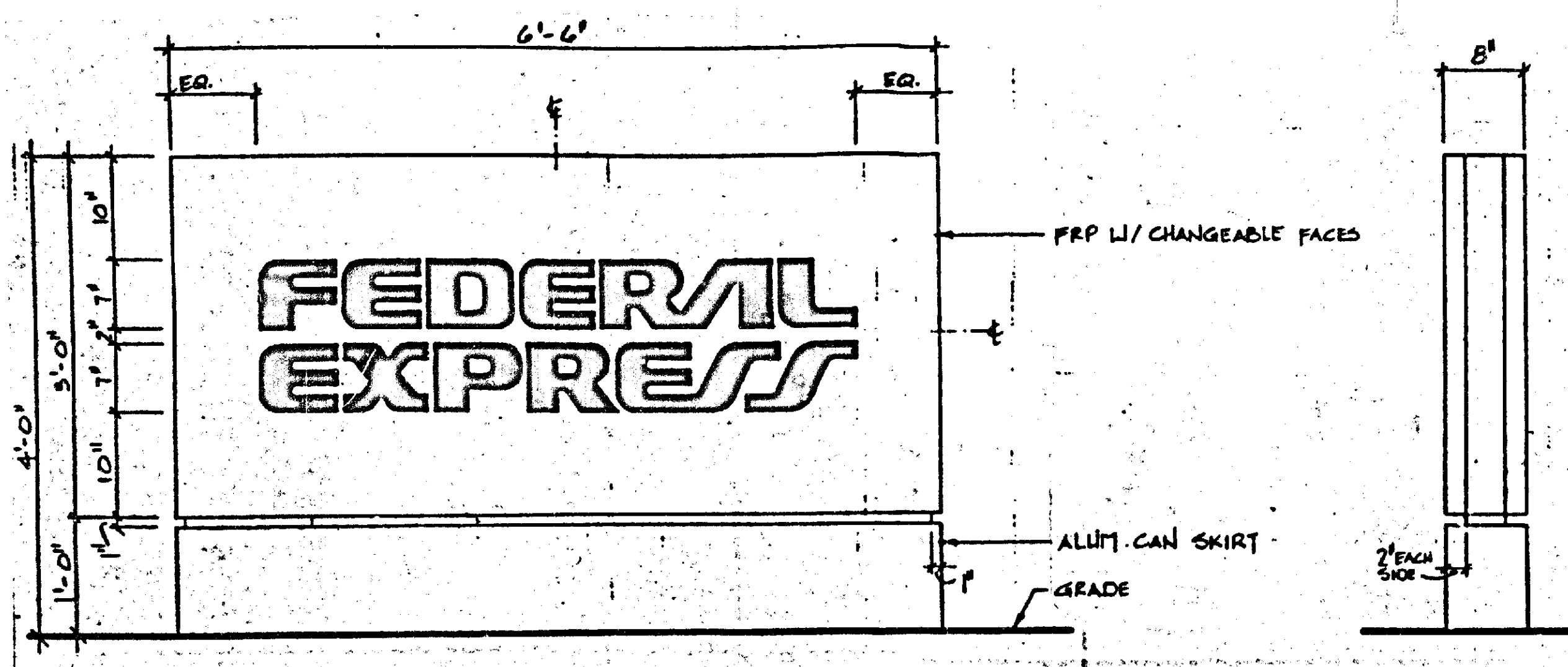
MAJOR IDENTITY PYLON
1" = 1'-0" (2 REQ'D.)



CI PLAN VIEW
1/2" = 1'-0"

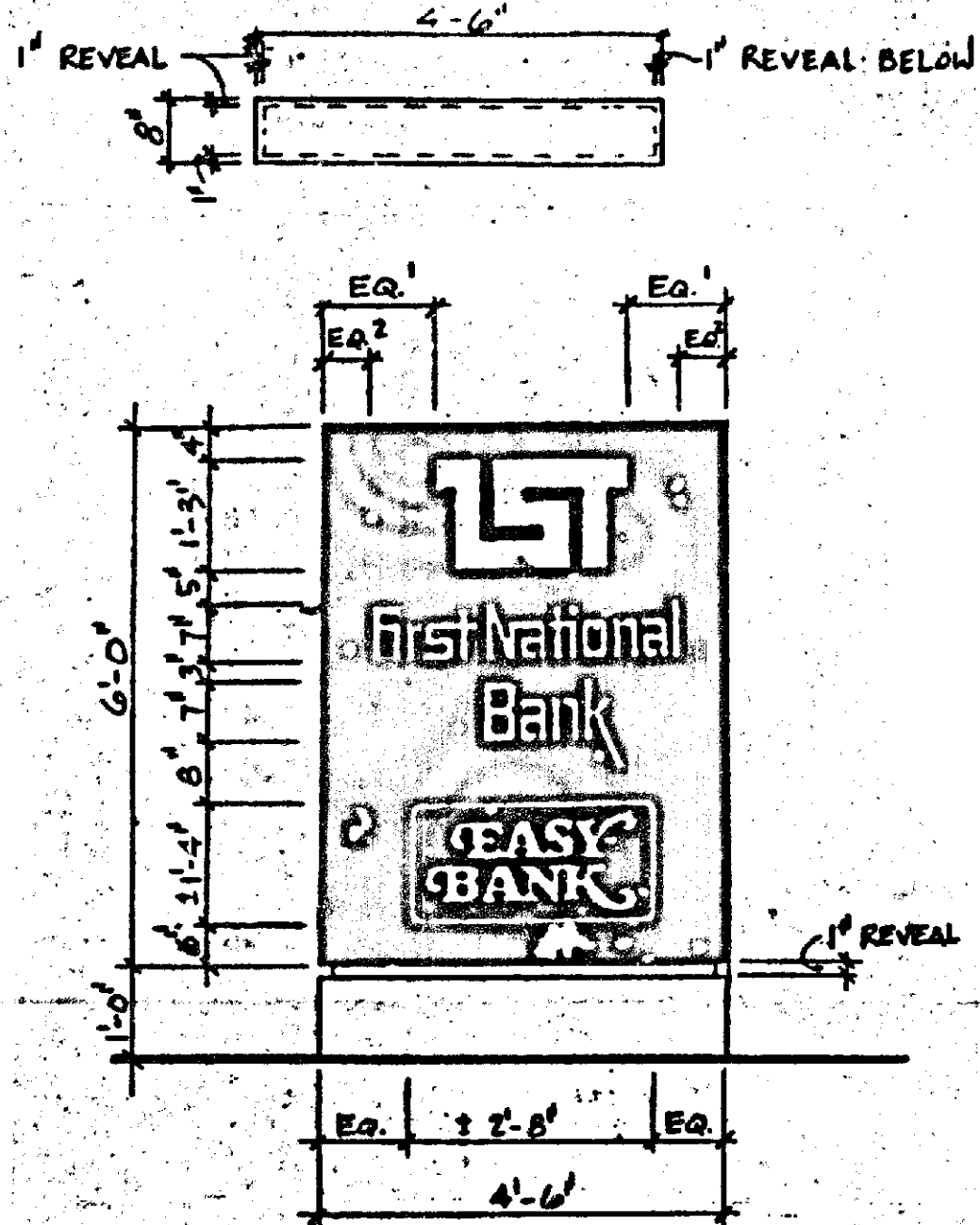
SIGN A BUILDING IDENTIFICATION

2 FACES 2'-4" x 5'-0" 23.3 SQ. FT.
2 SIGNS 46.6 SQ. FT.



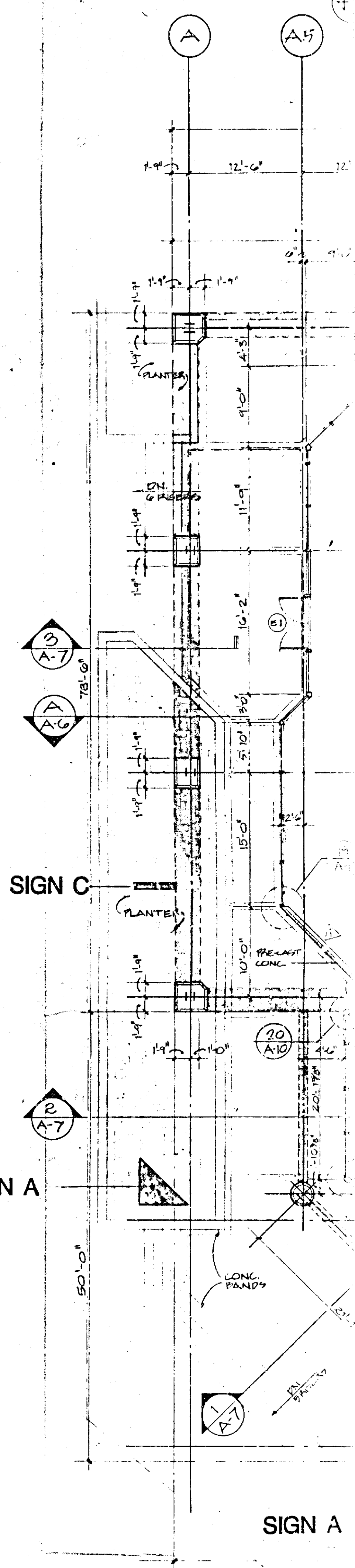
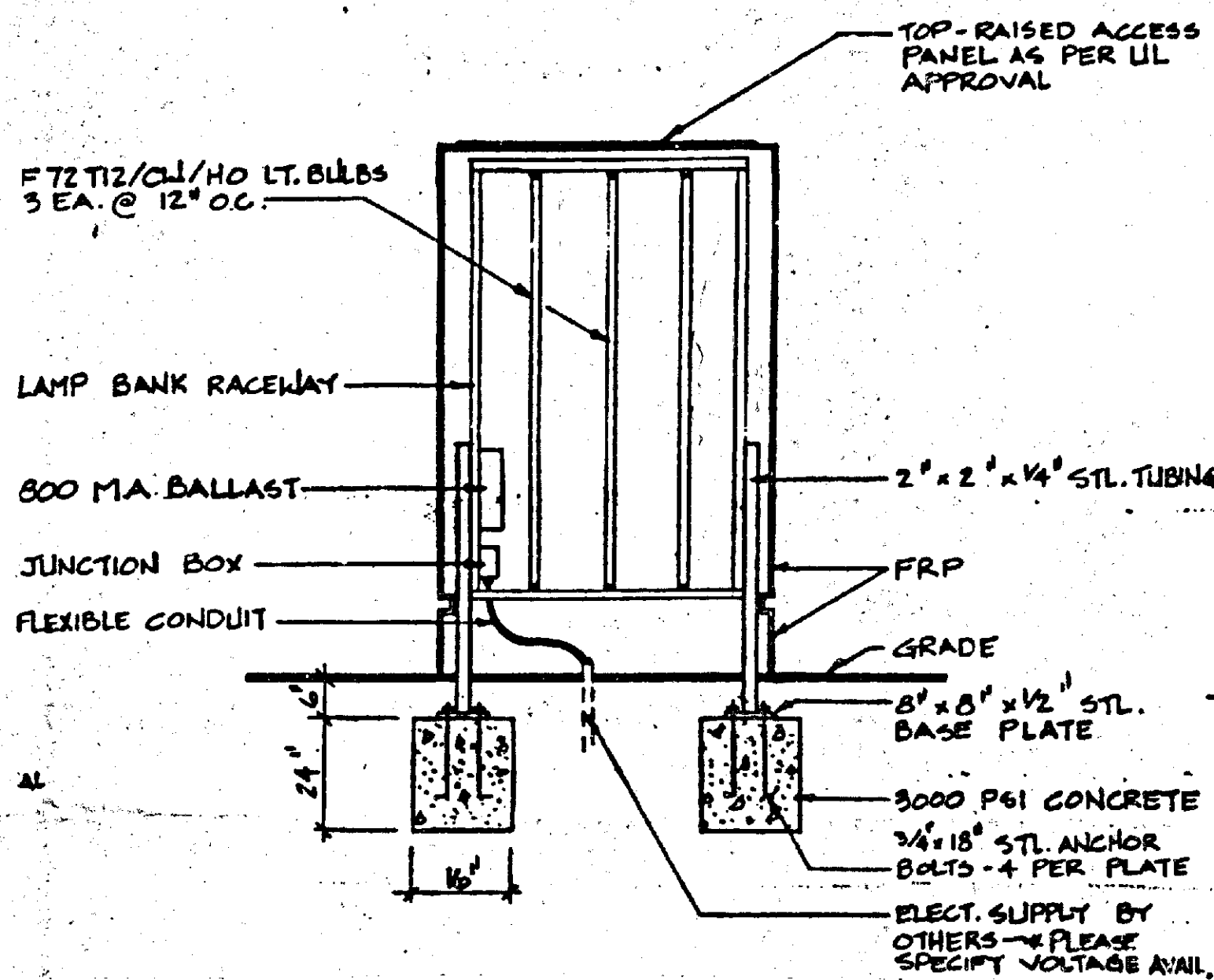
SIGN B TENANT IDENTIFICATION

2 FACES 4'-0" x 6'-6" 52.0 SQ. FT.



SIGN C TENANT IDENTIFICATION

2 FACES 7'-2" x 4'-6" 64.5 SQ. FT.



4.10.85

2 GROUND
A-1 SCALE: 1/8" = 1'

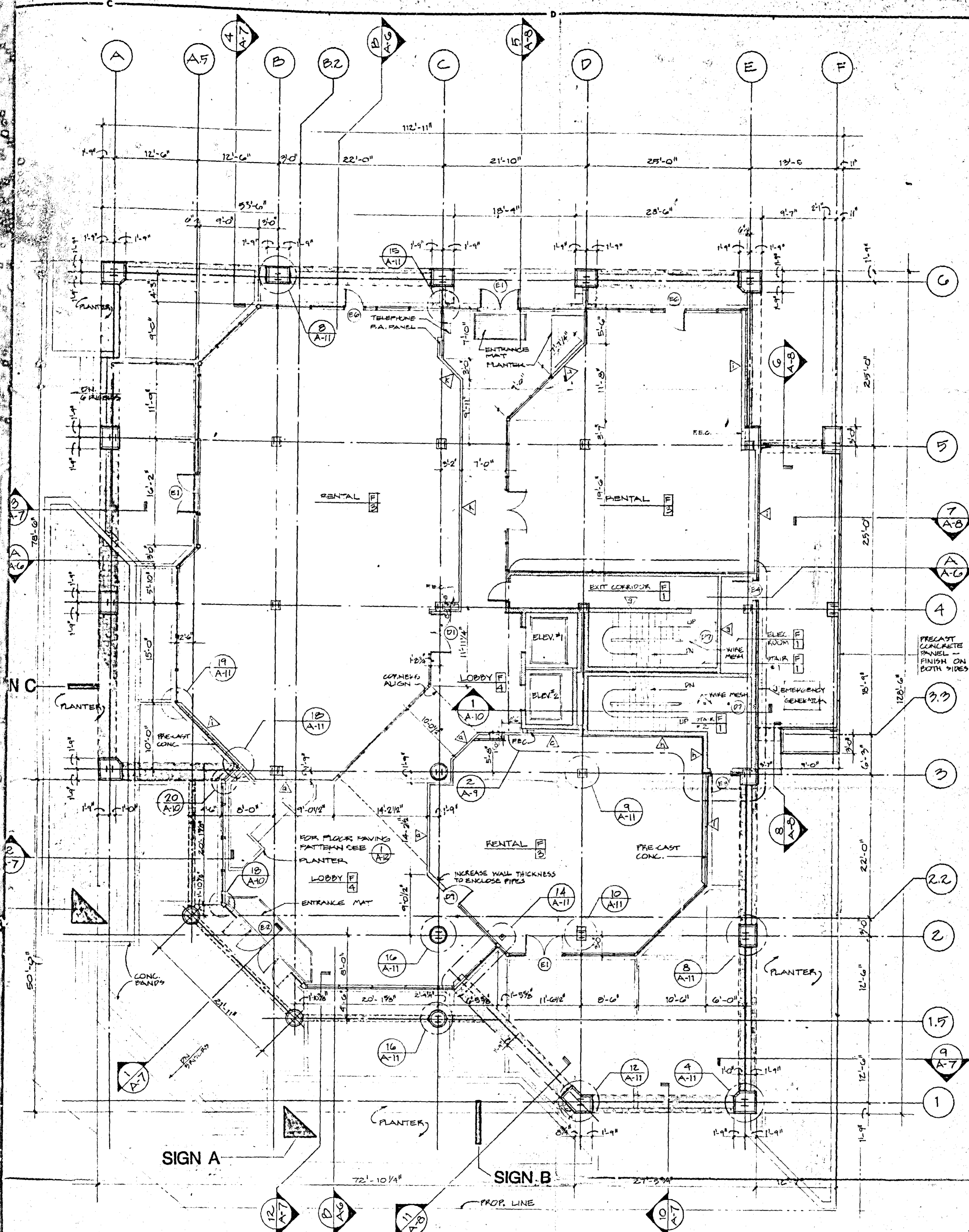
NOTE: DIMENSIONS AT WALL BELOW.

INDICATES EXT.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21284
TELEPHONE: (301) 296-3333

DATE: 5-30-86
PROJECT #: 83102-A

PLAN TO ACC



NELSON-SALABES, INC.
ARCHITECTS
 1045 Taylor Avenue, Suite 200 • Baltimore, Maryland 21206

JOPPA FAIRMOUNT BUILDING
 TOWSON, MARYLAND
 JOPPA FAIRMOUNT JOINT VENTURE

Revisions
2.1.85
2.11.85
2.15.85
3.1.85
4.10.85

Sheet Title
BASEMENT PLAN

GROUND FLOOR PLAN,

Job No.
0984

Sheet No.
A-1

Date
 12-14-84

2 GROUND FLOOR PLAN
 A-1 SCALE: 1/8" = 1'-0"

NOTE: DIMENSIONS ARE TO FACE OF PRECAST OR FOUND WALL BELOW. CURTAIN WALL SYSTEM IS SET BACK 1"

INDICATES EXTENT OF PRECAST CONCRETE SOFFIT PANELS ABOVE

PETITIONER'S EXHIBIT

450
 87-538A
 PRINTED
 MAY 30 1986
 DAFT-MCCUNE-WALKER, INC.

PLAN TO ACCOMPANY VARIANCE REQUEST
SHEET 2 OF 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
Date July 31, 1986
Norman E. Gerber, AICP, Director
Office of Planning and Zoning
Subject Zoning Petition No. 87-53-A

Although at first glance the number of signs proposed here was a concern to this office, a closer examination of the site and the plans indicates the proposal is in keeping with similar facilities in the area.

Norman E. Gerber, AICP
Director

NEG/JGH/af

CPS-008

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

STEPHEN E. COLLINS
DIRECTOR

July 2, 1986

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

Item No. 450 -2AC- Meeting of June 17, 1986
Property Owner: Michael J. Batza
Location: SW corner Joppa Road and Fairmount Ave.
Existing Zoning: B.M. - CT
Proposed Zoning: Variance to allow a total sign area of 163.1 instead of the permitted 100 sq. ft. and to allow a total of four instead of the permitted three signs
Acres: 1.4114 acres
District: 9th Election District

Dear Mr. Jablon:
Please see CRG comments.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

8/12
87-53-A

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

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

July 14, 1986

Re: Zoning Advisory Meeting of June 17, 1986
Item # 450 MICHAEL J. BATZA
Property Owner: MICHAEL J. BATZA
Location: SW CORNER JOPPA RD + FAIRMOUNT 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.
The site is part of a larger tract; therefore it is defined as a subdivision.
The plan must show the entire tract.
In 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.
Parking arrangements are not satisfactory.
This property concerns soils which are defined as wetlands, and development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited.
Developments 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 deficient service area as defined by the Capacity Use Certificate has been issued.
The property is located in a deficient service area as defined by the Capacity Use Certificate has been issued.
The property is located in a deficient service area as defined by the Capacity Use Certificate has been issued.

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development

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

July 21, 1986

TED ZALESKI, JR.
DIRECTOR

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

Comments on Item # 450 Zoning Advisory Committee Meeting are as follows:
Property Owner: MICHAEL J. BATZA
Location: SW corner Joppa Road and Fairmount Avenue
District: 9th.

- APPLICABLE ITEMS ARE CHECKED:
All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 81-85.
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.
Commercial: Three sets of construction drawings are required and signed by a registered in Maryland architect or engineer.
All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls.
The structure does not appear to comply with Table 505 for permissible height/area.
The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
When filing for a required Change of Occupancy Permit, an alteration permit application shall also be filed along with three sets of proposed construction plans.
The proposed project appears to be located in a Flood Plain, Flood Hazard.
Comments: All signs shall comply to Article 19.
These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/22/85

Mark S. Schuman
Chief, Building Plans Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
Date July 21, 1986
Norman E. Gerber, AICP, Director
Office of Planning and Zoning
Subject Zoning Petition No. 87-53-A

The CRG plan (IX-477) was approved on June 18, 1986. The sign appears to be an attractive one.

Norman E. Gerber, AICP
Director

JGH:slm

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

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

MEMBERS

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

Robert DiCiccio, Esquire
405 Central Avenue
Towson, Maryland 21204

RE: Item No. 450 - Case No. 87-53-A
Petitioner: Joppa Fairmount Building Associates Limited Partnership
Petition for Zoning Variance

Dear Mr. DiCiccio:

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.

Very truly yours,
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Duff McGuire Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204

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

PAUL H. RENCKE
CHIEF

June 24, 1986

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

RE: Property Owner: Michael J. Batza

Location: SW corner Joppa Road and Fairmount Avenue

Item No.: 450 Zoning Agenda: Meeting of 6/17/86

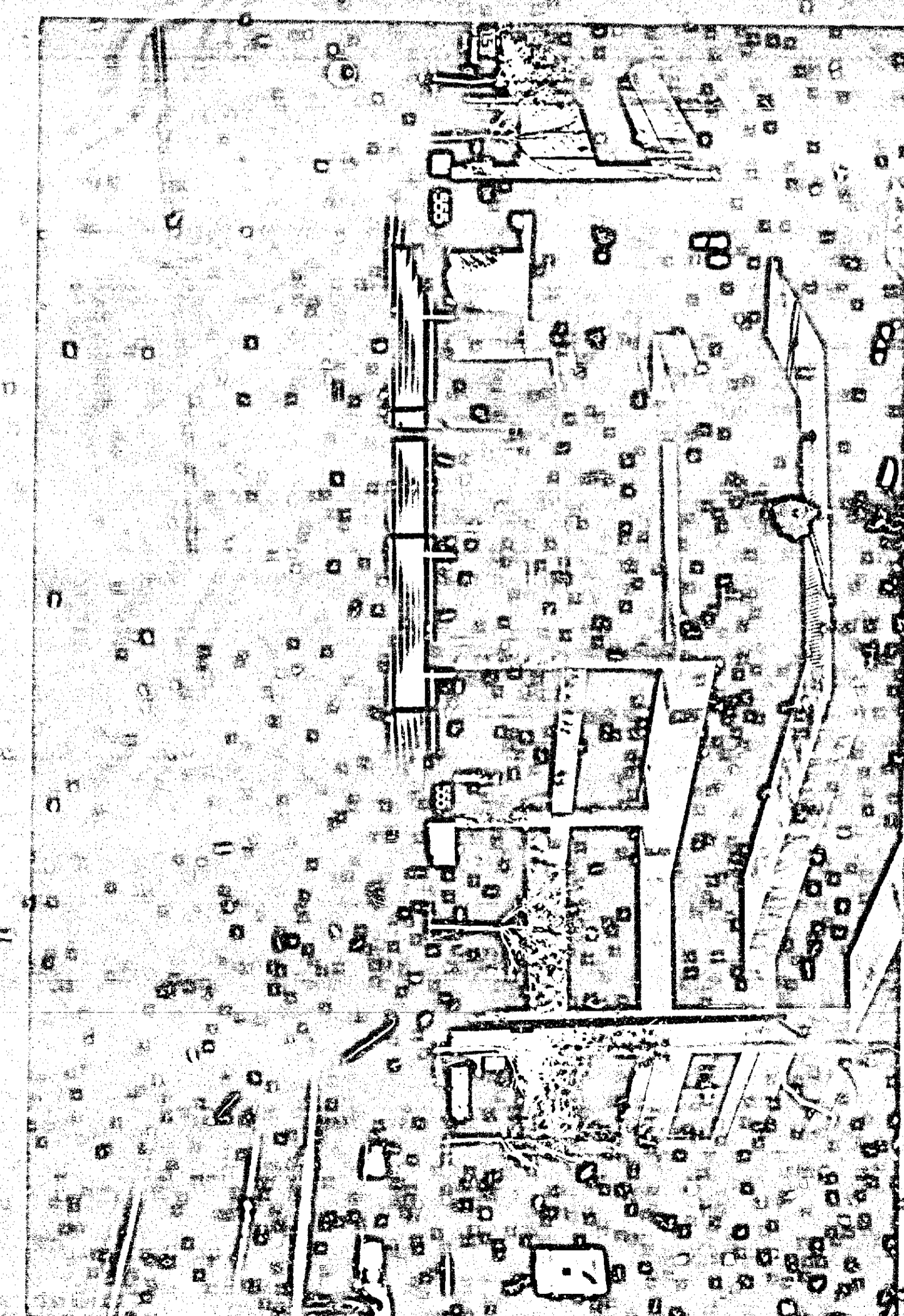
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "*" are applicable and required to be corrected or incorporated into the final plans for the property.

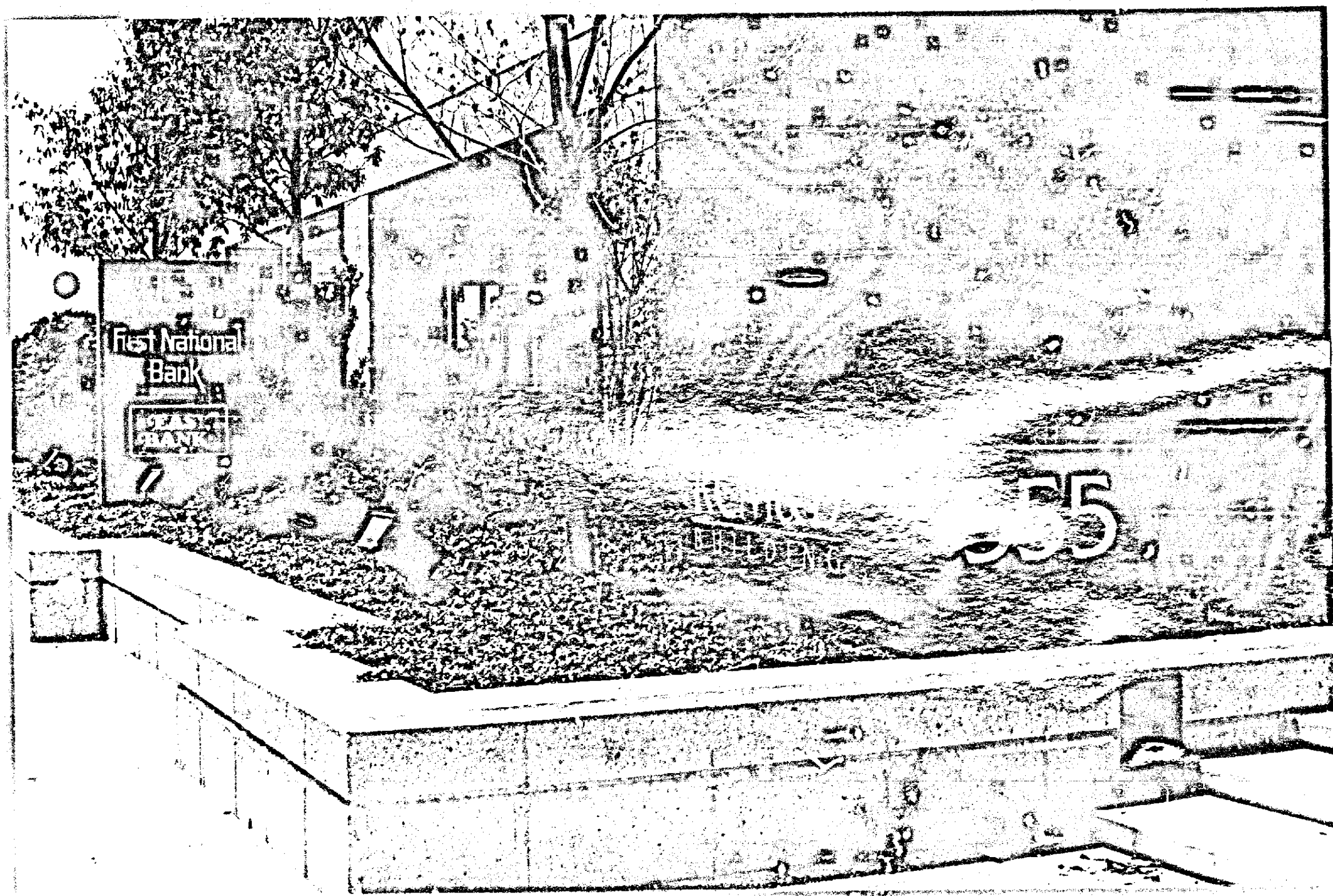
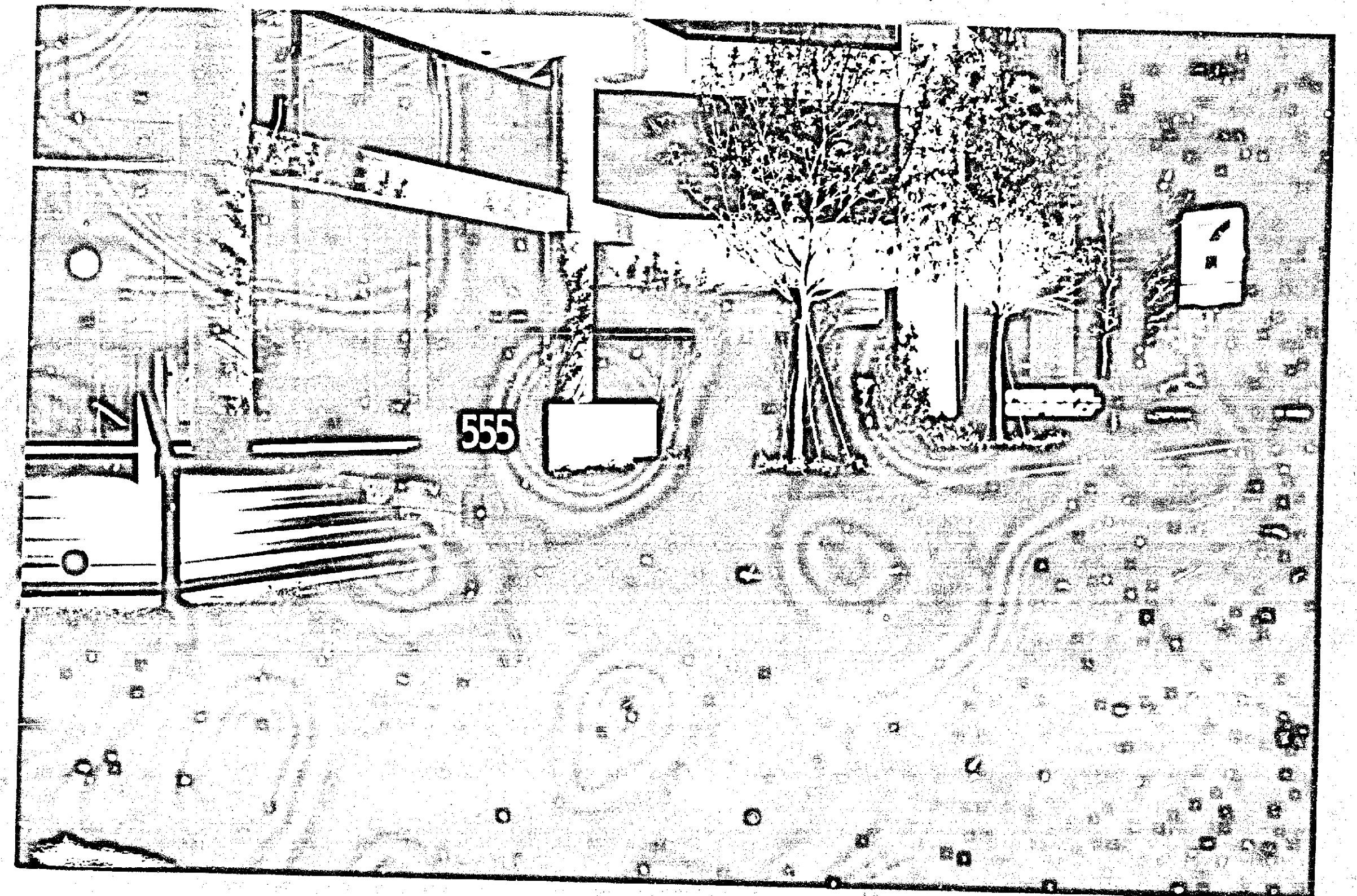
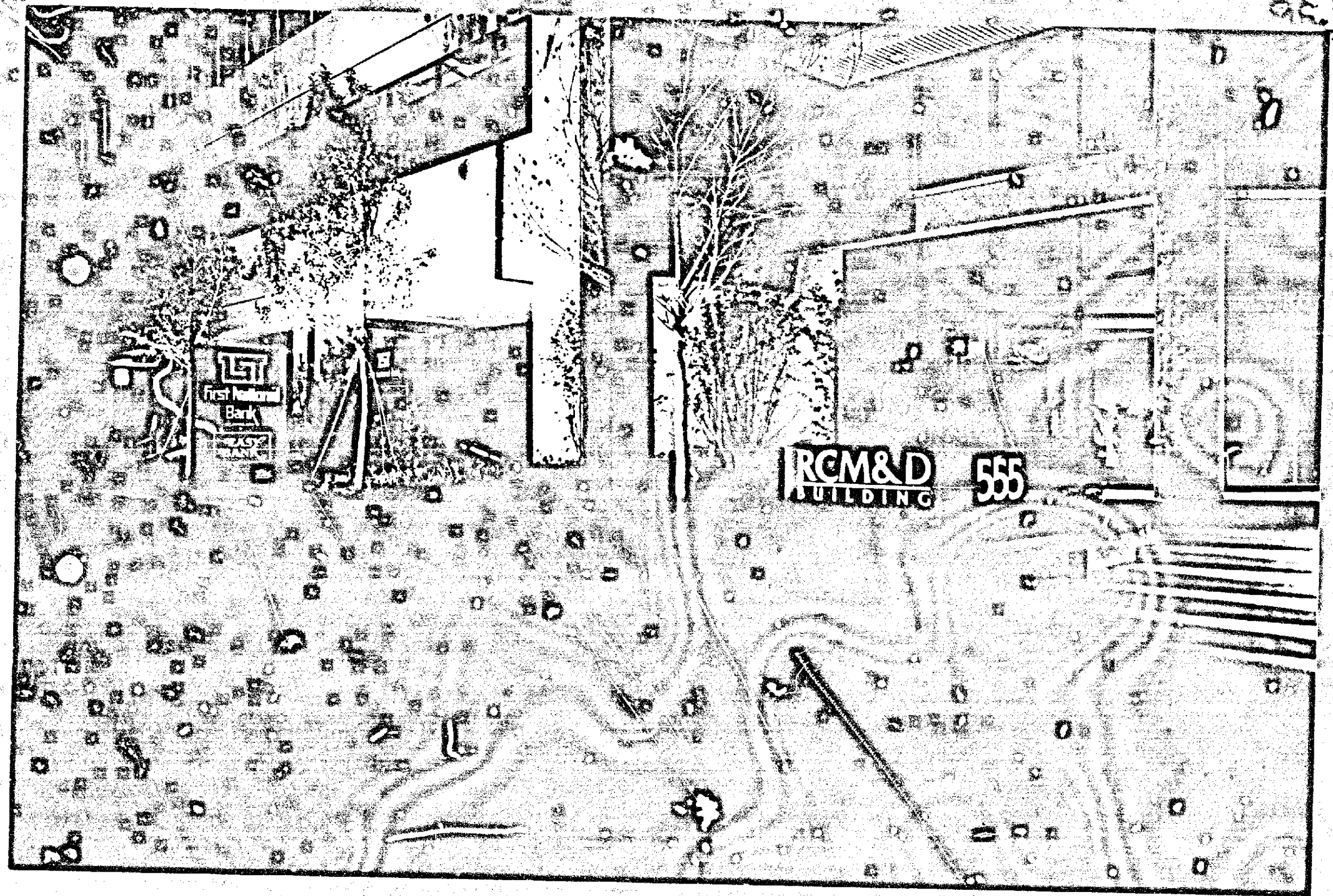
- 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead 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, this time.

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

/ab



June 24, 1986



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 413.2f, other business signs, to allow a total sign area of 163.1 instead of the permitted 100 square feet and to allow a total of four instead of the permitted three signs.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Site is zoned BM/CT and is improved with an office building. Identifying major tenants with business signs as are permitted in other sections of 413.2 is inappropriate to the context of this building and its neighborhood. Strict compliance therefore with 413.2f results in practical difficulty and unreasonable hardship.

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 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): Joppa Fairmount Building Associates Limited Partnership
(Type or Print Name)

Signature _____
Address _____
City and State _____

Signature: Michael J. Batza, General Partner
President for Meridian Joppa-Fairmount, Inc.
Address: _____
City and State _____

Attorney for Petitioner: _____
Address _____
City and State _____

21 West Road 296-1000
Address Phone No.
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Daft-McCune-Walker, Inc.
200 West Pennsylvania Avenue
Towson, Maryland 21204 296-3333
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of June, 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of August, 1986, at 1:30 o'clock.

Call Joppa
Zoning Commissioner of Baltimore County.

450
87-53-A
MAP NE-10A
3C
E. D. 9
DATE 8-30-86
DP
E-15,455

87-53-A
#450
ORDER RECEIVED FOR FILMS
DATE 8/19/86
BY *Robert D. Zimmerman*
Deputy Zoning Commissioner

IN RE: PETITION FOR ZONING VARIANCE
SW/corner of Joppa Road and Fairmount Avenue
9th Election District
Joppa Fairmount Bldg. Assoc.
Limited Partnership
Petitioner

BEFORE: _____
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-53-A

The Petitioner herein requests a variance to allow a total sign area of 163.1 square feet instead of the permitted 100 square feet and to allow a total of four signs instead of the permitted three signs at the above referenced location.

Testimony on behalf of the Petitioner indicated that when the office building was under construction, it was anticipated that the building name and number signs would be chiseled into the cast stone facades. That process proved impractical and two duranadic and white, internally lit, freestanding signs providing name and number were placed on the site (identified as Signs A on the plan submitted and prepared by Daft-McCune-Walker, Inc., dated May 30, 1986 and marked Petitioner's Exhibit 1). In the meantime, leases with two of the building's prime tenants provided that each tenant would have a freestanding sign. Those signs were placed under a temporary sign permit granted by the Zoning Commissioner (identified as Signs B and C on Petitioner's Exhibit 1). One of those signs is duranadic and white, internally lit; the other utilizes some blue, green and yellow coloring but only in those areas where color is a part of existing logos. Signs on the first floor entrances, walls and windows above the window line wall must be approved by the landlord. No signs on the cast stone facade are anticipated. The Petitioner will seek no further variances for additional freestanding signs. Participants in the hearing, the Director of the Towson Development Corporation, and representatives of the

ORDER RECEIVED FOR FILMS
DATE 8/19/86
BY *Robert D. Zimmerman*
Deputy Zoning Commissioner

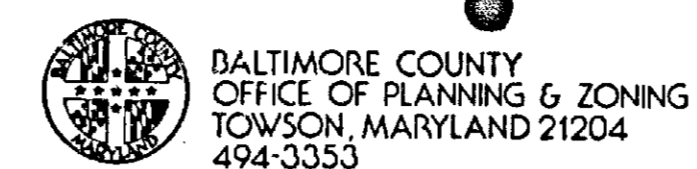
Alliance of Baltimore County Community Councils said the existing signs were acceptable and not objectionable.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of August, 1986, that the herein request for a variance to allow a total sign area of 163.1 square feet and a total of four business signs, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) No further variances for freestanding signs shall be sought.
- 2) No signs shall be placed on the cast stone exterior facades unless permitted by a subsequent Special Hearing to amend the instant Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 19, 1986

Robert Diccoco, Esquire
405 Central Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
SW/corner of Joppa Road and Fairmount Avenue
9th Election District
Case No. 87-53-A

Dear Mr. Diccoco:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted, with restrictions, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

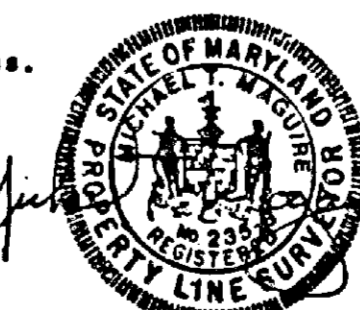
cc: Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, 21204

Mr. Les Graef
Towson Development Corporation
29 W. Susquehanna Avenue, Towson, 21204

Ms. Mary Ginn
606 Horncrest Road, Towson, 21204

People's Council

Our file No. 83102-A (ID: L83102-A)
May 28, 1986



PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-53-A

LOCATION: Southwest Corner of Joppa Road and Fairmount Avenue

DATE AND TIME: Tuesday, August 12, 1986, at 1:30 p.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 4 other business signs totaling 163.1 sq. ft. in lieu of the permitted 3 other business signs totaling 100 sq. ft.

Joppa Fairmount Building Associates
Being the property of Limited Partnership, 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 VARIANCES
SW/Corner of Joppa Rd.
& Fairmount Ave.
9th District
JOPPA FAIRMOUNT BUILDING ASSOCIATES LIMITED PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-53-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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 222, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Robert Diccoco, Esquire, 405 Central Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 974 Date of Posting: 7/11/86

Posted for: Variance

Petitioner: Joppa Fairmount Building Associates Limited Partnership

Location of property: SW/cor. Joppa Rd. & Fairmount Ave.

Location of Signs: East side of Joppa Rd. & Fairmount Ave. SW/cor. Joppa Rd. & Fairmount Ave.

Remarks: _____

Posted by: *Robert D. Zimmerman* Date of return: 7/11/86

Number of Signs: 1

ORDER RECEIVED FOR FILMS
DATE 8/19/86
BY *Robert D. Zimmerman*
Deputy Zoning Commissioner

June 04, 1987

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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 5, 1986

Robert Diccio, Esquire
405 Central Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Joppa Rd. and Fairmount Ave.
9th Election District
Joppa Fairmount Building Associates Limited
Partnership - Petitioner
Case No. 87-53-A

Dear Mr. Diccio:

This is to advise you that \$73.75 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 the office until the day of the hearing itself.

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

No. 021820

DATE: 8/12/86 ACCOUNT: R-01-615-000

SIGN & POST RETURNED

AMOUNT \$ 73.75

RECEIVED FROM: Robert A. Diccio, Esq., 405 Central Ave., Towson, Md. 21204

FOR: ADVERTISING & POSTING RE CASE #87-53-A

VALIDATION OR SIGNATURE OF CASHIER

Robert Diccio, Esquire
405 Central Avenue
Towson, Maryland 21204

July 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Joppa Rd. and Fairmount Ave.
9th Election District
Joppa Fairmount Building Associates Limited
Partnership - Petitioner
Case No. 87-53-A

TIME: 1:30 p.m.

DATE: Tuesday, August 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. 021677

DATE: 6/5/86 ACCOUNT: 01-615-000

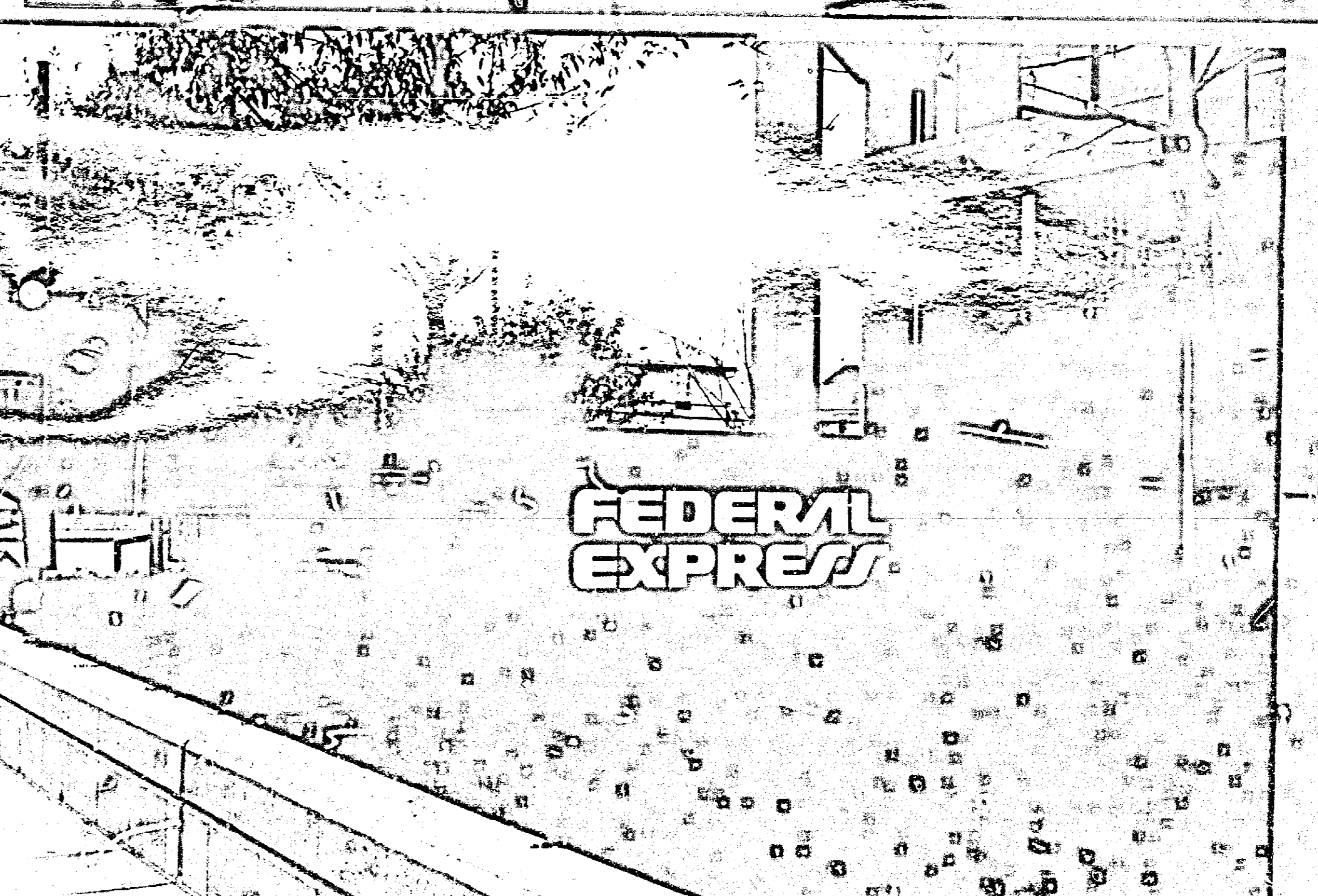
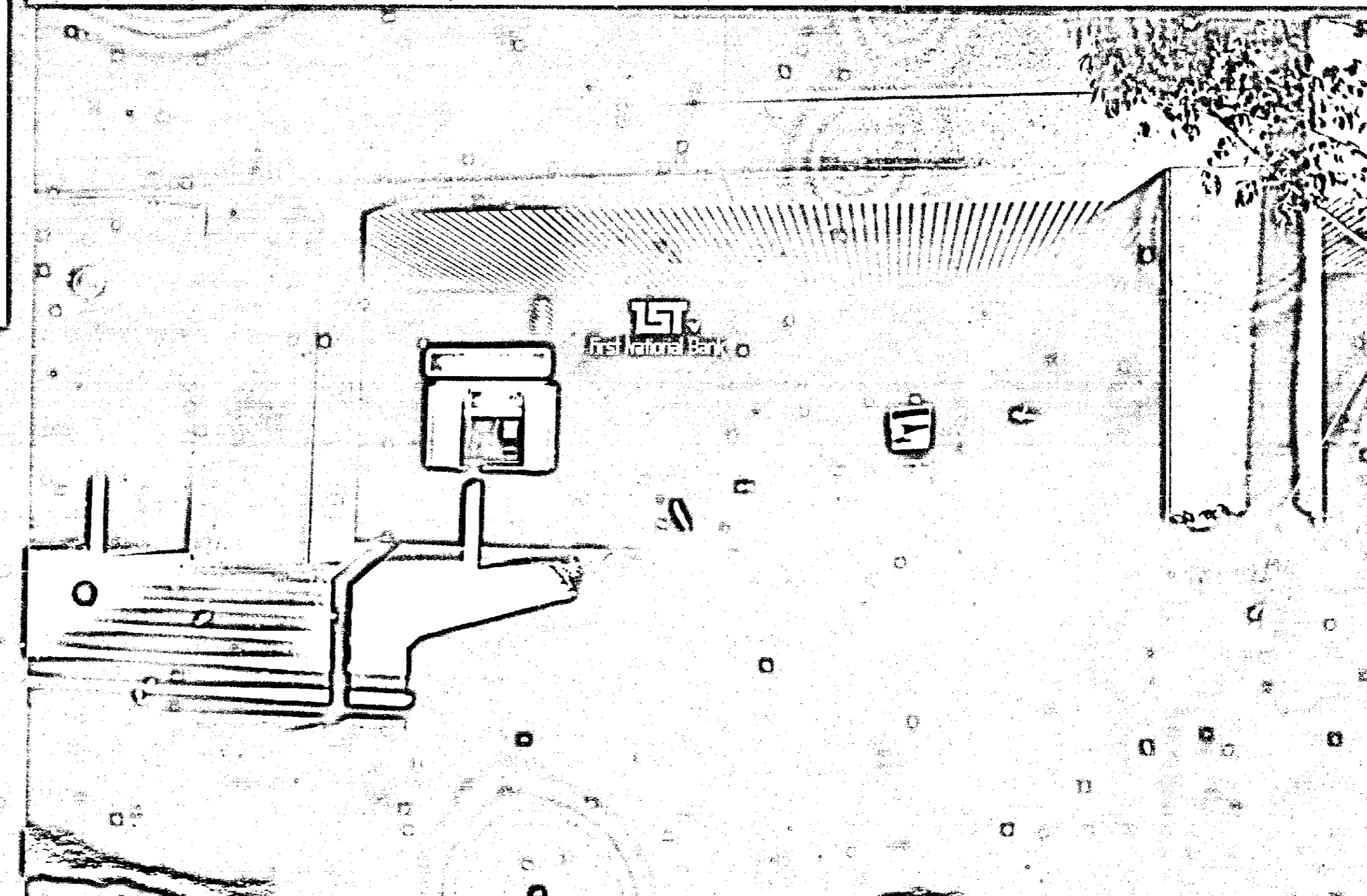
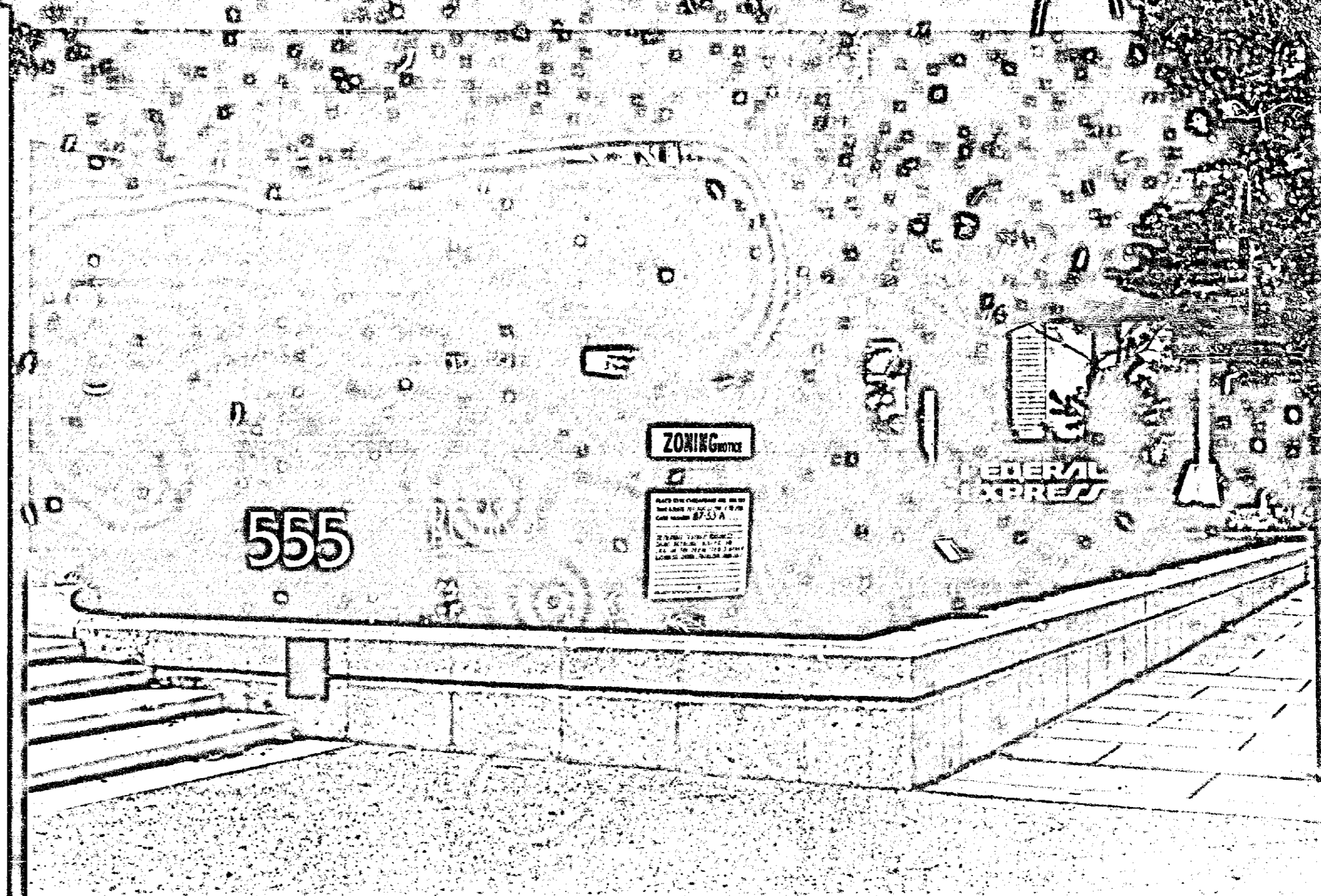
SIGN & POST RETURNED

AMOUNT \$ 100.00

RECEIVED FROM: M.J. PATZA

FOR: ZONING VARIANCE ITEM 450

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

TOWSON, MD., July 23, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 23, 1986.

TOWSON TIMES,

[Signature]
Publisher

34.80

PETITION FOR ZONING VARIANCE
Case No. 87-53-A
LOCATION: Southwest Corner of Joppa Road and Fairmount Ave.
DATE AND TIME: Tuesday, August 12, 1986, at 1:30 p.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 on the petition for zoning variance to permit a building permit for a building to be used as a warehouse and office building on the property of Joppa Fairmount Building Associates Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that the Petitioner is granted a building permit, the Petitioner shall, however, maintain any request 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 JADON
Zoning Commissioner
of Baltimore County
7:23 8/6 24

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 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 July 24, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
Case No. 87-53-A
LOCATION: Southwest Corner of Joppa Road and Fairmount Ave.
DATE AND TIME: Tuesday, August 12, 1986, at 1:30 p.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 on the petition for zoning variance to permit a building permit for a building to be used as a warehouse and office building on the property of Joppa Fairmount Building Associates Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that the Petitioner is granted a building permit, the Petitioner shall, however, maintain any request 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 JADON
Zoning Commissioner
of Baltimore County
7:23 8/6 24

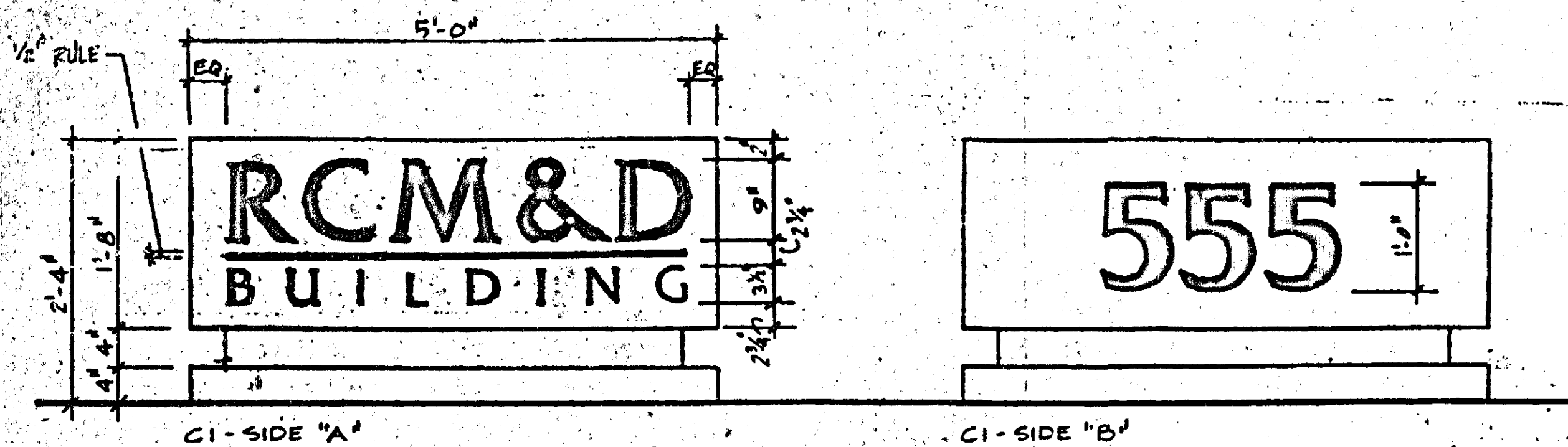
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1986.

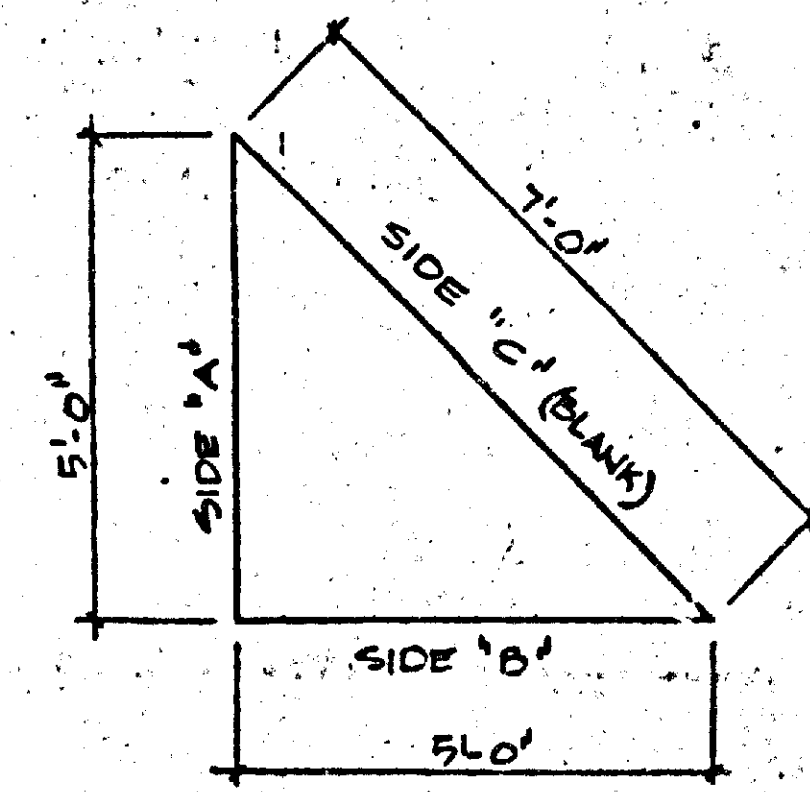
Received by: *[Signature]*
ARNOLD JADON
Zoning Commissioner

Petitioner: Joppa Fairmount Building Associates Ltd. Partnership
Attorney: Robert Diccio, Esquire
Chairman, Zoning Plans Advisory Committee

June 24, 1987

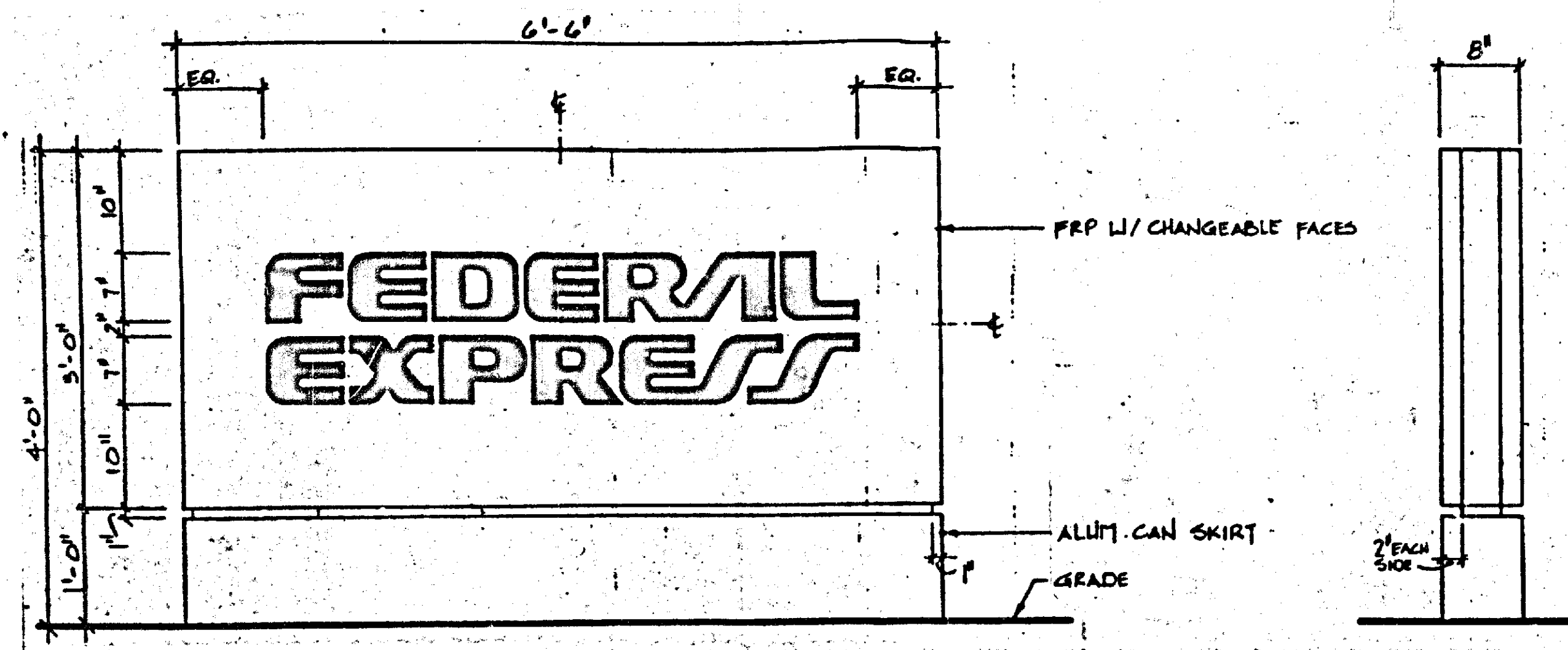


MAJOR IDENTITY PYLON
1" = 1'-0" (2 REQ'D.)

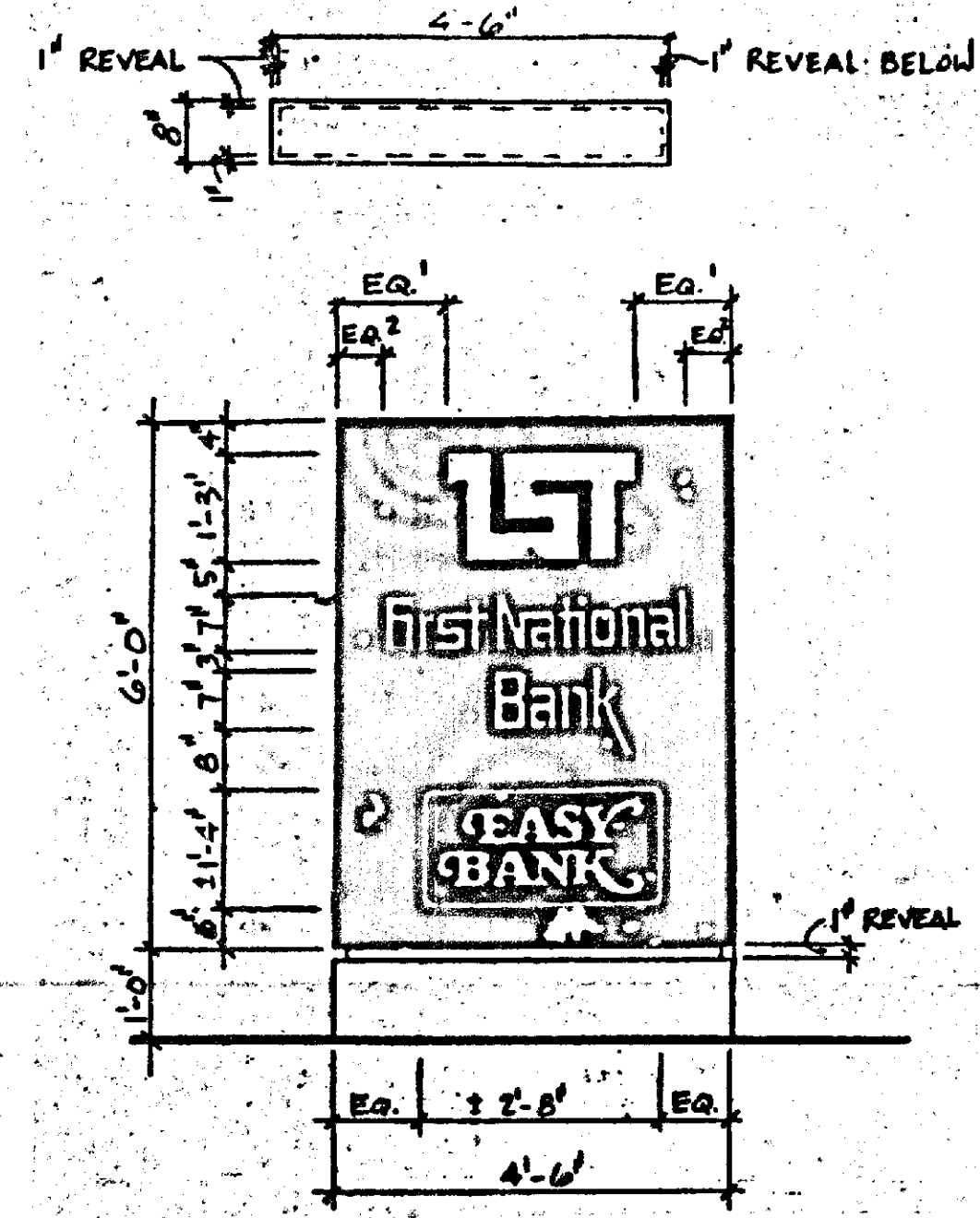


CI PLAN VIEW
1/2" = 1'-0"

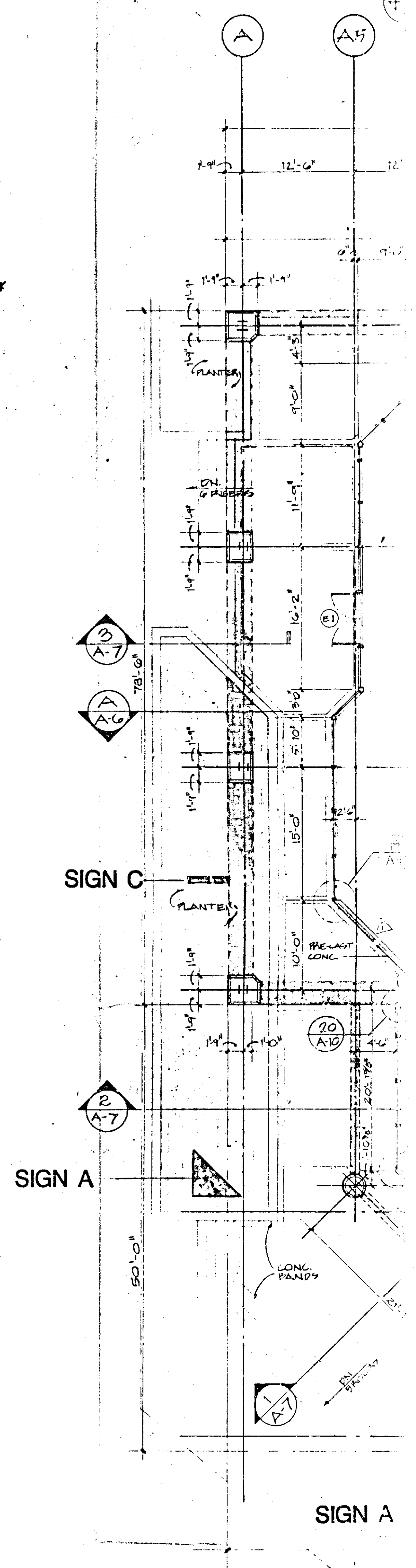
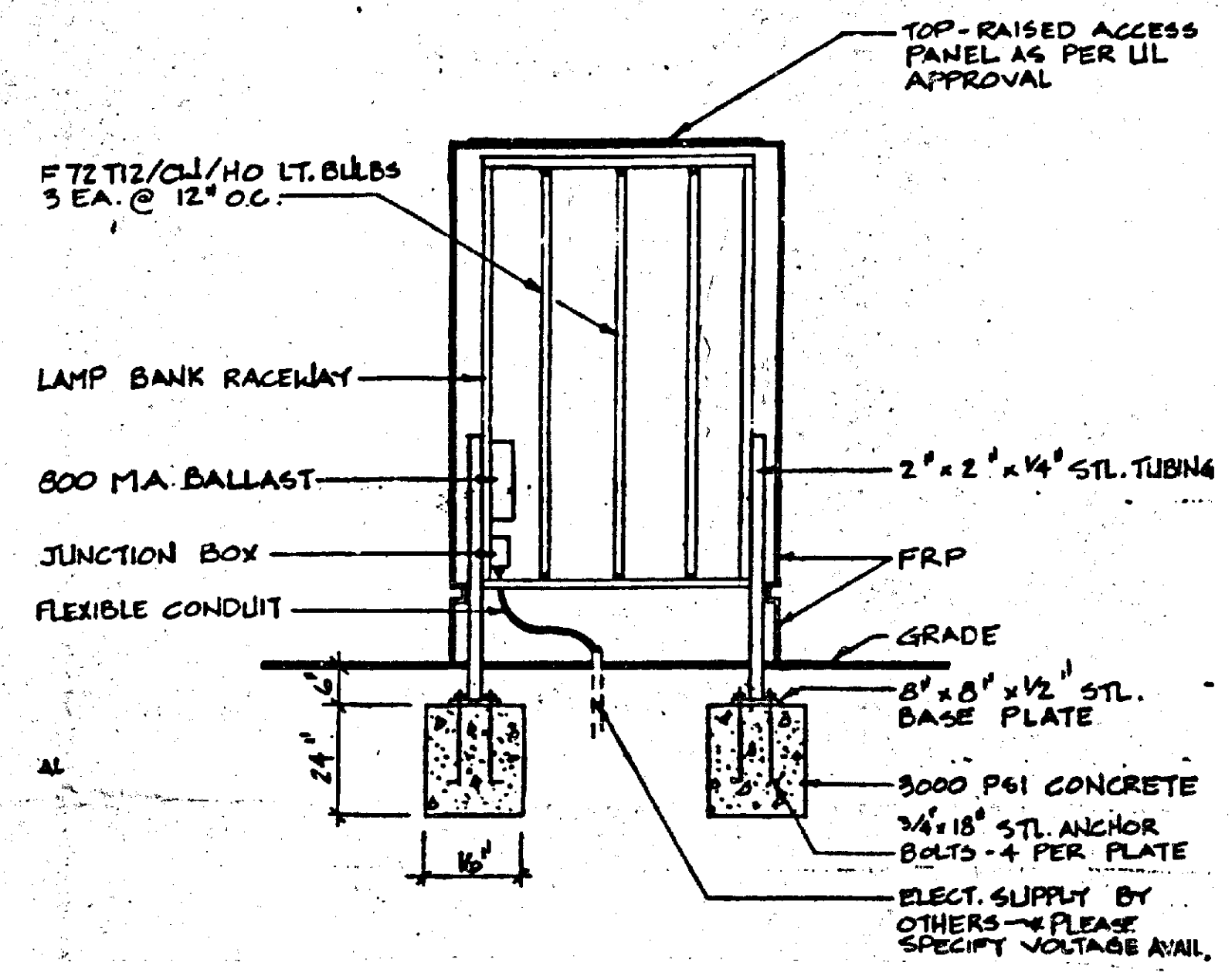
SIGN A BUILDING IDENTIFICATION
2 FACES 2'-4" x 5'-0" 23.3 SQ. FT.
2 SIGNS 46.6 SQ. FT.



SIGN B TENANT IDENTIFICATION
2 FACES 4'-0" x 6'-6" 52.0 SQ. FT.



SIGN C TENANT IDENTIFICATION
2 FACES 7'-2" x 4'-6" 64.5 SQ. FT.



4.10.85

2 GROUND
A-1 SCALE: 1/8" = 1'

NOTE: DIMENSIONS AT WALL BELOW.

INDICATES EXT.

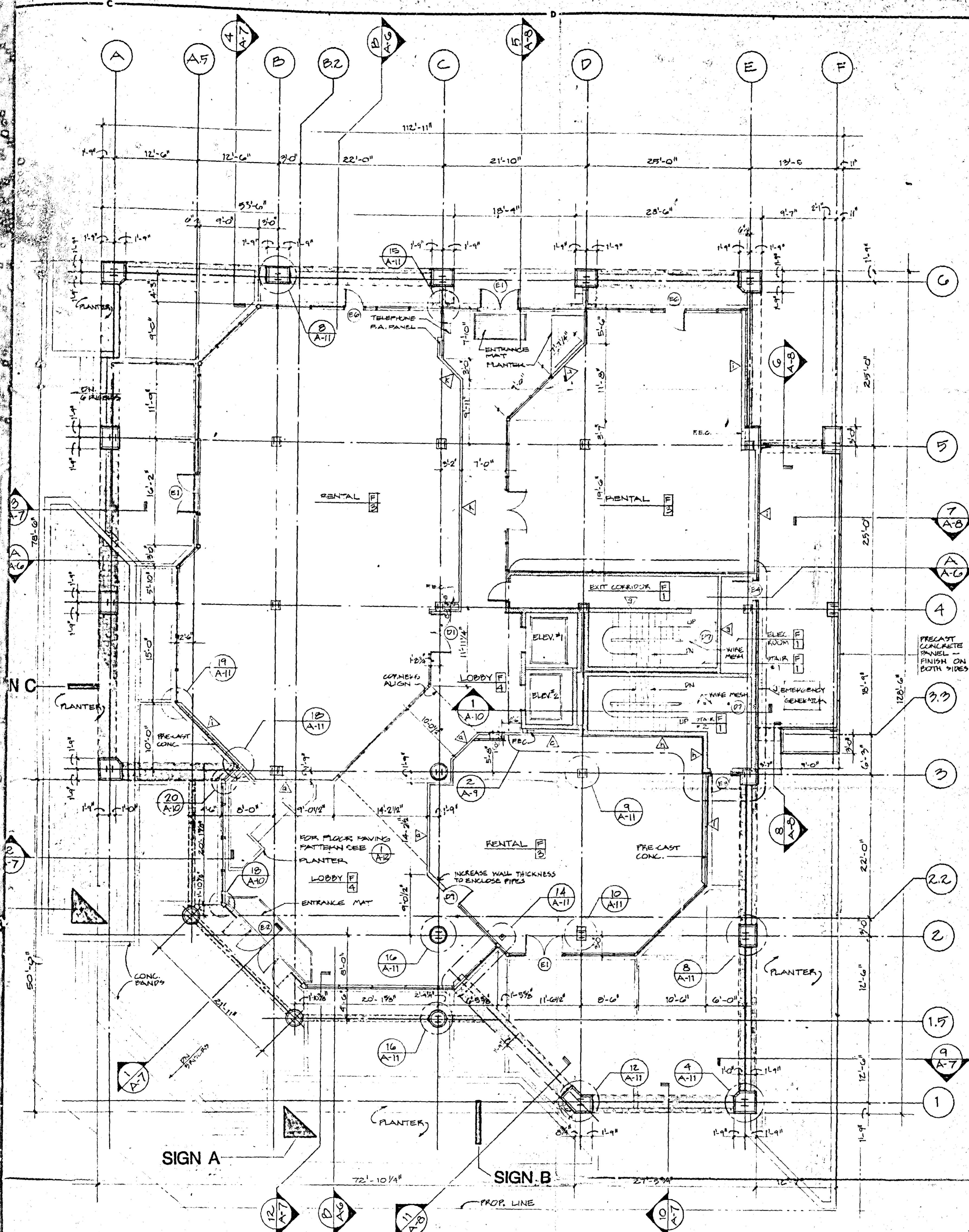


DAFT · McCUNE · WALKER · INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21284
TELEPHONE: (301) 296-3333

DATE: 5-30-86

PROJECT #: 83102-A

PLAN TO ACC



NELSON-SALABES, INC.
ARCHITECTS
 PLANNERS
 1045 Taylor Avenue, Suite 200 • Baltimore, Maryland 21206

JOPPA FAIRMOUNT BUILDING
 TOWSON, MARYLAND
 JOPPA FAIRMOUNT JOINT VENTURE

Revisions
2.1.85
2.11.85
2.15.85
3.1.85
4.10.85

Sheet Title
BASEMENT PLAN

GROUND FLOOR PLAN,

Job No.
0984

Sheet No.
A-1

Date
 12-14-84

2 GROUND FLOOR PLAN
 A-1 SCALE: 1/8" = 1'-0"

NOTE: DIMENSIONS ARE TO FACE OF PRECAST OR FOUND WALL BELOW. CURTAIN WALL SYSTEM IS SET BACK 1"

INDICATES EXTENT OF PRECAST CONCRETE SOFFIT PANELS ABOVE

PETITIONER'S EXHIBIT

450
 87-538A
 PRINTED
 MAY 30 1986
 DAFT-MCCUNE-WALKER, INC.

PLAN TO ACCOMPANY VARIANCE REQUEST
SHEET 2 OF 2

BALTIMORE COUNTY, MARYLAND

INTR-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
SUBJECT: Zoning Petition No. 87-53-A

Although at first glance the number of signs proposed here was a concern to this office, a closer examination of the site and the plans indicates the proposal is in keeping with similar facilities in the area.

Norman E. Gerber, AICP
Director

NEG/JGH/af

CPS-008

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

STEPHEN E. COLLINS
DIRECTOR

July 2, 1986

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

Item No. 450 -2AC- Meeting of June 17, 1986
Property Owner: Michael J. Batza
Location: SW corner Joppa Road and Fairmount Ave.
Existing Zoning: B.M. - CT
Proposed Zoning: Variance to allow a total sign area of 163.1 instead of the permitted 100 sq. ft. and to allow a total of four instead of the permitted three signs
Acres: 1.4114
District: 9th Election District

Dear Mr. Jablon:
Please see CRG comments.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

8/12
87-53-A

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

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

July 14, 1986

Re: Zoning Advisory Meeting of June 17, 1986
Item # 450 MICHAEL J. BATZA
Property Owner: MICHAEL J. BATZA
Location: SW CORNER JOPPA RD + FAIRMOUNT 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 consent.
A County Review Group meeting is required.
The site is part of a larger tract; therefore it is defined as a subdivision.
The plan must show the entire tract.
In 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.
Parking arrangements are not satisfactory.
This property concerns soils which are defined as wetlands, and development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited.
Developments 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 deficient service area as defined by the Capacity Use Certificate has been issued.
The property is located in a deficient service area as defined by the Capacity Use Certificate has been issued.

CC: James Howell

Eugene A. Rober
Chief, Current Planning and Development

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

July 21, 1986

TED ZALESKI, JR.
DIRECTOR

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

Comments on Item # 450 Zoning Advisory Committee Meeting are as follows:
Property Owner: MICHAEL J. BATZA
Location: SW corner Joppa Road and Fairmount Avenue
District: 9th.

- APPLICABLE ITEMS ARE CHECKED:
All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 81-85.
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.
Commercial: Three sets of construction drawings are required and signed by a registered in Maryland architect or engineer.
All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls.
The structure does not appear to comply with Table 505 for permissible height/area.
The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of proposed construction plans.
The proposed project appears to be located in a Flood Plain, Flood Hazard Area.

4/22/85

Mark S. Schuman
Chief, Building Plans Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
SUBJECT: Zoning Petition No. 87-53-A

The CRG plan (IX-477) was approved on June 18, 1986. The sign appears to be an attractive one.

Norman E. Gerber, AICP
Director

JGH:slm

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

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

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

Robert DiCiccio, Esquire
405 Central Avenue
Towson, Maryland 21204

RE: Item No. 450 - Case No. 87-53-A
Petitioner: Joppa Fairmount Building Associates Limited Partnership
Petition for Zoning Variance

Dear Mr. DiCiccio:

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.

Very truly yours,
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Duff McGuire Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204

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

PAUL H. RENCKE
CHIEF

June 24, 1986

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

RE: Property Owner: Michael J. Batza
Location: SW corner Joppa Road and Fairmount Avenue
Item No.: 450 Zoning Agenda: Meeting of 6/17/86

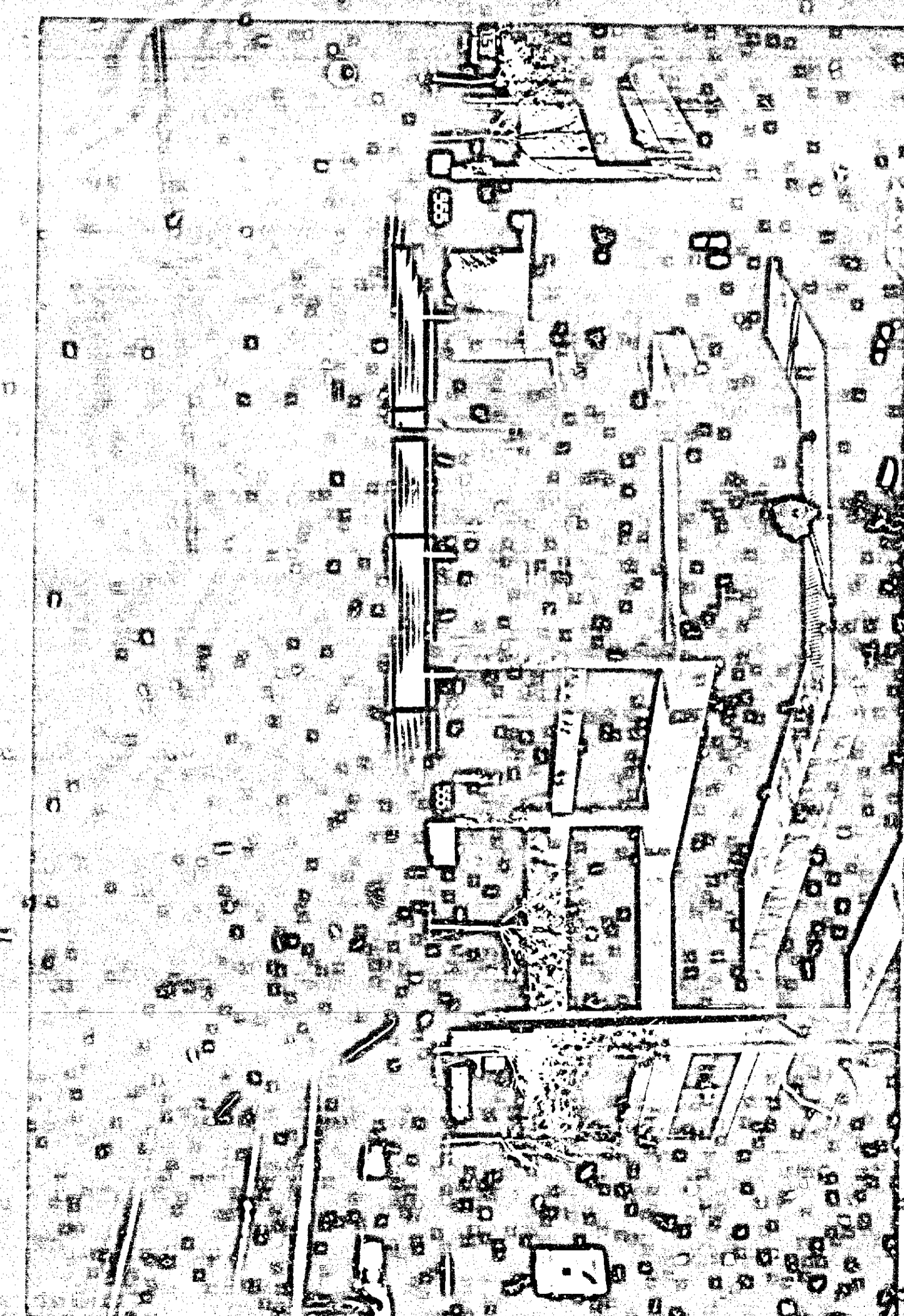
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "*" 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 Group Fire Prevention Bureau
Special Inspection Division

/ab



June 24, 1986

