

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 413.2 (c) to permit an identification sign of 192 square feet in lieu of the permitted 100 square feet.

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

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) Mill Creek Associates Ltd. Partnership
 Signature Signature Victor E. Hanchen, II, Gen. Partner
 Address (Type or Print Name)
 City and State Signature

Attorney for Petitioner: John B. Howard, Esquire
 (Type or Print Name) 10616 Beaver Dam Road Suite N-5
 Address Phone No.
 Signature Hunt Valley, MD 21031 667-0060
 City and State

210 Allegheny Avenue, Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address 210 Allegheny Avenue, 823-4111
 City and State John B. Howard, Esquire
 Name
 Address 210 Allegheny Avenue, 823-4111
 City and State Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of August, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1986, at 10:00 o'clock A.M.

(over) Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE
 SW/S of Reisterstown Road, DEPUTY ZONING COMMISSIONER
 577.64' NW of the NW/S of
 North Tollgate Road
 (10722 Reisterstown Road) OF BALTIMORE COUNTY
 4th Election District Case No. 87-123-A
 Mill Creek Assoc., Ltd. Prtn.
 Petitioner

The Petitioner herein request a zoning variance to permit an identification sign of 192 sq.ft. in lieu of the permitted 100 sq.ft.

Testimony on behalf of the Petitioner indicates that the proposed one-story commercial building will be utilized by two tenants. The building is set back from the road and partially hidden by an adjacent building. The traffic on Reisterstown Road moves at a high rate of speed. Thus, a sign of the proposed size is needed to readily identify the occupants and the entrance to their businesses. The occupant of 70% of the building will be Furniture Discounters, which has a three-year lease with a three-year option. Because of its long name, Furniture Discounters alone has 6' x 16' signs at its other locations. The Petitioner is willing to have the variance limited to the period of occupancy by Furniture Discounters.

There were no Protestants.

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 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 9th day of October, 1986, that the herein request for a variance to permit an identification sign of 192 sq.ft., in accordance with the plan sub-

PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-123-A

LOCATION: Southwest Side of Reisterstown Road, 577.64 feet Northwest of the Northwest Side of North Tollgate Road (10722 Reisterstown Road)

DATE AND TIME: Tuesday, September 23, 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:

Petition for Zoning Variance to permit an identification sign of 192 square feet in lieu of the permitted 100 square feet

Being the property of Mill Creek Associates Ltd. 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

HOFF, ROSENFELT & WOOLFOLK, INC.

Civil Engineers • Landscape Architects • Planners
 Water Quality & Stormwater Management Consultants

DESCRIPTION TO ACCOMPANY PETITION FOR A SIGN VARIANCE

10722 Reisterstown Road
 4th Election District
 Baltimore County, Maryland

Date: July 16, 1986

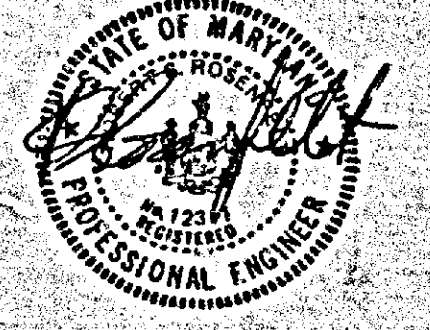
Descriptions:

Beginning for the same on the northwest side of Reisterstown Road, future 86 feet Right-of-Way at the intersection of 577.64 feet, more or less, northwesterly from the intersection of the north side of North Tollgate Road and the northwest side of Reisterstown Road as shown on Baltimore County Bureau of Land Acquisition Plat BW 68-152-4A, sheet 5 of 5, and running thence the four following courses and distances:

- 1) South 46 degrees 32 minutes 32 seconds West 29.88 feet to a point; thence
- 2) North 43 degrees 27 minutes 28 seconds West 19.88 feet to a point; thence
- 3) North 46 degrees 32 minutes 32 seconds East 29.88 feet to a point; thence
- 4) South 43 degrees 27 minutes 28 seconds East 19.88 feet to the place of beginning, Containing 288 square feet, more or less.

This description is compiled from deeds and plats and does not represent a true survey. This description is intended for zoning purposes only.

H:\105\10501DOC.DOC



Suite Eight Owings Mills Professional Center 10708 Reisterstown Road Owings Mills, MD 21117
 Telephone: (301) 356-4600



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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

RE: Petition for Zoning Variance
 SW/S of Reisterstown Road,
 577.64' NW of the NW/S of
 North Tollgate Road
 (10722 Reisterstown Road)
 4th Election District
 Mill Creek Assoc., Ltd. Prtn.
 Case No. 87-123-A

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted, subject to the restriction stated in 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
 Deputy Zoning Commissioner

JMH:bjjs

Attachments

cc: People's Counsel

mitted, prepared by Hoff, Rosenfelt & Woolfolk, Inc., revised 7/28/86, and identified as Petitioner's Exhibit 1, as well as the design of the sign identified as Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction: At any such time as Furniture Discounters no longer occupies the site, signage on the property shall not exceed that allowed by the BCZR in effect at that time.

JEAN M. H. JUNG
 Deputy Zoning Commissioner
 of Baltimore County

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER
 SW/S Reisterstown Rd., 577.64' :
 NW of the NW/S of N. Tollgate : OF BALTIMORE COUNTY
 Rd. (10722 Reisterstown Rd.) :
 4th District :

MILL CREEK ASSOCIATES LTD. : Case No. 87-123-A
 PARTNERSHIP, 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
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 221, Court House
 Towson, Maryland - 21204
 494-2188

I HEREBY CERTIFY that on this 18th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

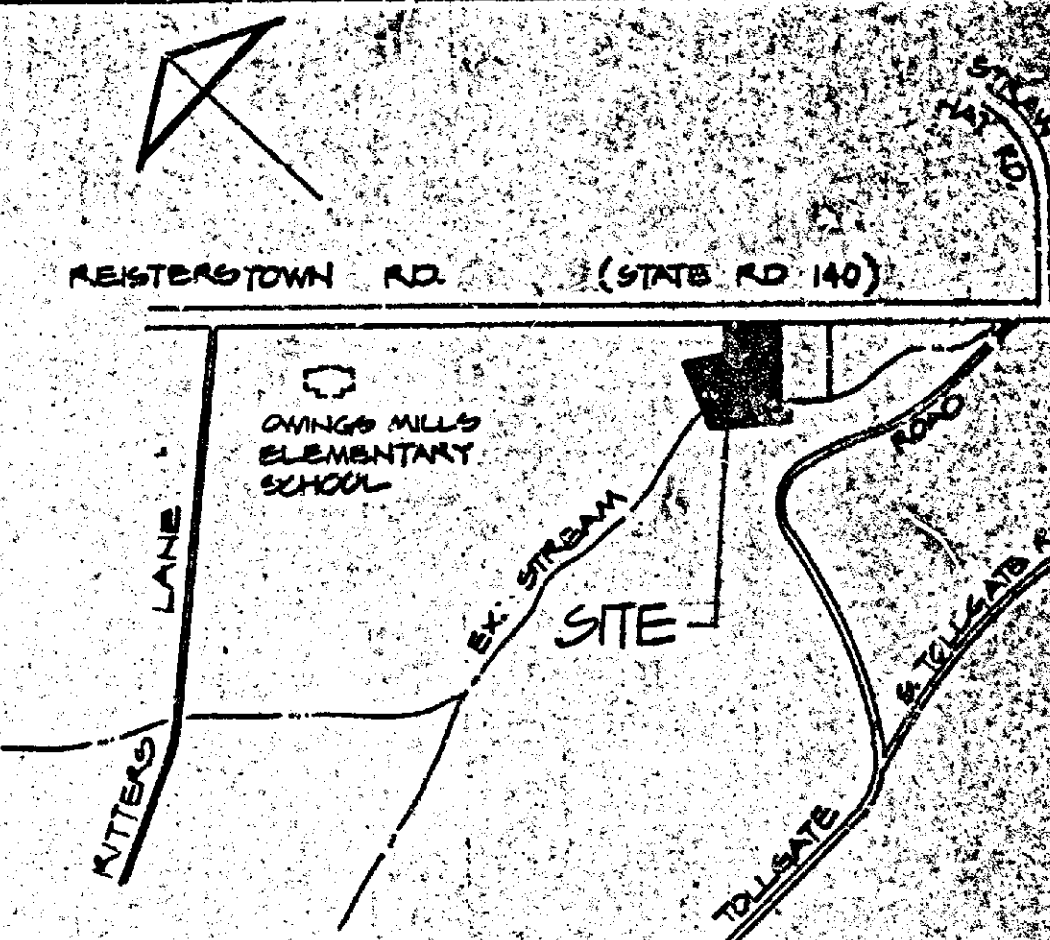
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th Date of Posting: August 25, 1986
 Posted for: Variance
 Petitioner: Mill Creek Associates Ltd. Partnership
 Location of property: SW/S of Reisterstown Rd., 577.64' NW of the NW/S of N. Tollgate Rd. (10722 Reisterstown Rd.)
 Location of Sign: SW/S of Reisterstown Rd. at proposed sign location
 Posted by: J. J. Wisata
 Date of return: August 29, 1986

ORDER RECEIVED FOR FILING
 Date: 8/29/86
 By: [Signature]

(STATE ROAD 140)



Scale: 1" = 500'

- 3) HORIZONTAL AND VERTICAL CONTROL IS BASED ON DALLAMORE COUNTY TRAVERSE STATIONS 15182 AND 15183
- 4) TOPOGRAPHIC AND PROPERTY OUTLINE SHOWN HEREON IS PER SURVEY BY STEPHEN C. EARNHART, SURVEYING AND LAND PLANNING.
- 5) EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL THEREAFTER VERIFY ALL UTILITIES TO HIS OWN SATISFACTION.
- 6) CONTRACTOR SHALL NOTIFY "MISS UTILITY" (554-0100, CALL COLLECT), AT LEAST 3 WORKING DAYS PRIOR TO THE START OF WORK.
- 7) UNLESS OTHERWISE NOTED, ALL CONSTRUCTION METHODS AND MATERIALS USED FOR WORK SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND STANDARD REQUIREMENTS OF DIVISION OF PUBLIC WORKS, D.A.T.O., CO., MD. AND/OR STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS; MD D.O.T., STATE HIGHWAY ADMIN.

NET AREA	1.097 AC.
EXISTING ZONING	DR
PROPOSED USE	RETAIL SALES
PROPOSED BLDG.	6400 S.F.
PARKING REQUIRED	52 SPACES
(112.00 S.F.)	
PARKING PROVIDED	52 (INCLUDING ONE HANDICAPED)

PETITIONER'S 38
EXHIBIT 87/237
REVISED PLANS

LOT TWO
KABLE PARK
10722 HASTERSTOWN ROAD
BALTIMORE COUNTY, MD
4th ELECTION DISTRICT

[illegible]

TACK COAT

PRIME COAT

16# BAND ON DIT. CONC.

16# BAND DI. DIT. CONC.

CR. CR. CRUSHER RUN

NOTES:
1. DISTINCTIONS OF SPECTRA BAND DESIGNATIONS ARE FOR INFORMATION ONLY. ALL MATERIALS TO BE MIXED & PLACED IN ACCORDANCE WITH WHITE.
2. TOP COAT OF 0.08 GAL/SY OF SEAL-1 SHALL BE APPLIED TO EACH UNDERLAYING LAYER OF BITUMENS PRIOR TO PLACING SUBSEQUENT COATINGS.
3. TOP COAT OF 0.9 GAL/SY OF SEAL-1 SHALL BE APPLIED TO EACH BASE COURSE AND EACH GRANULAR BASE COURSE.

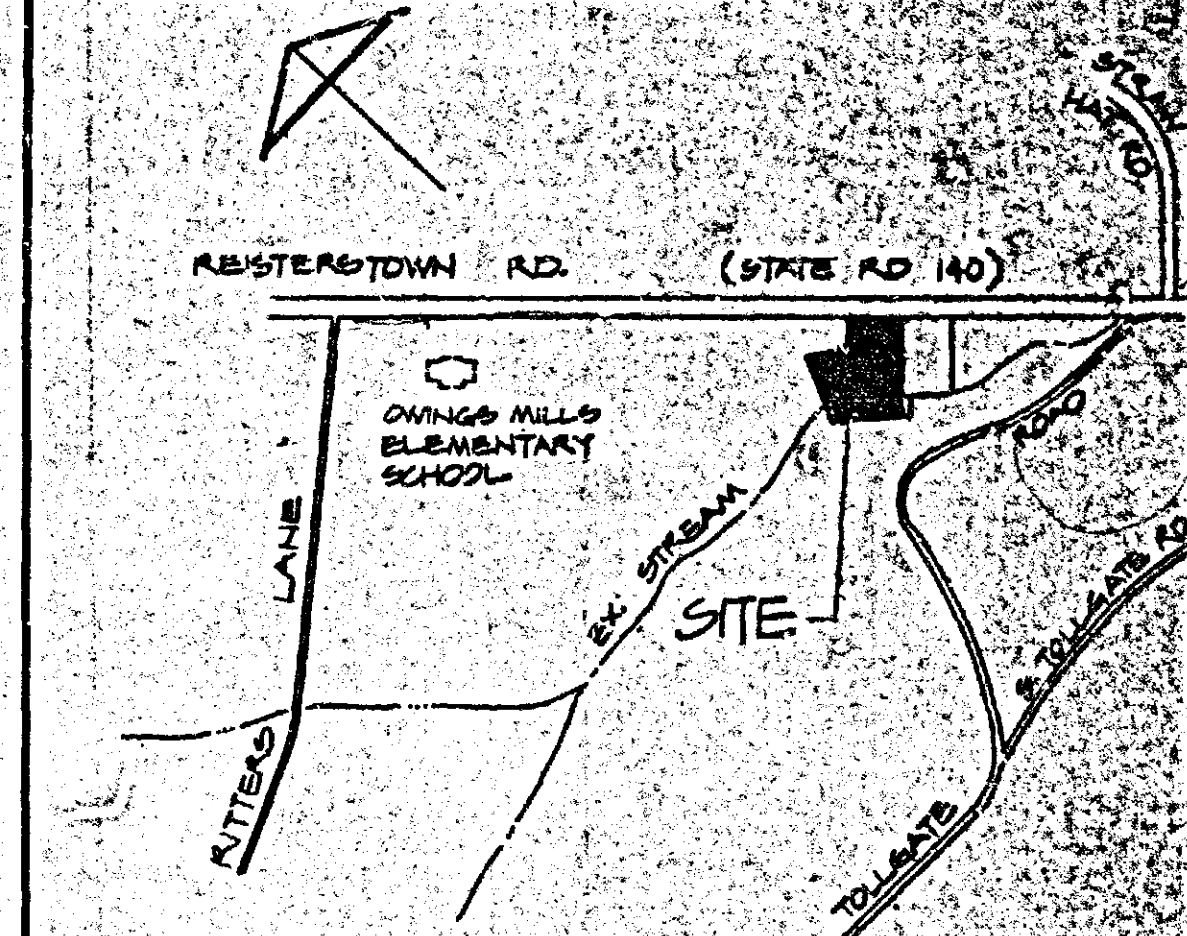
Grading approved in accordance with: Bill No. 13-8
Robert J. McManis
 Developers Engineering Division

developer

VICTOR G. HENCKEN
MILL CREEK ASSOCIATES
10610 BRAVER DAM RD.
HUNT VALLEY, MD. 21096

NOV 11 1966 D. ADDITIONAL
C. NEW ADDED

(STATE ROAD 140)



Scale: 1" = 500'

- 1) HORIZONTAL AND VERTICAL CONTROL IS BASED ON DALLMORRE COUNTY TRAVERSE STATIONS 13182 AND 13183
- 2) TOPOGRAPHIC AND PROPERTY OUTLINE SHOWN HEREIN IS FOR SURVEY OF STEVEN C. DANKHART SURVEYING AND LAND PLANNING.
- 3) EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES TO HIS OWN SATISFACTION.
- 4) CONTRACTOR SHALL NOTIFY MISS UTILITY (559-2100, CALL COLLECT), AT LEAST 5 WORKING DAYS PRIOR TO THE START OF WORK.
- 5) UNLESS OTHERWISE NOTED, ALL CONSTRUCTION METHODS AND MATERIALS USED FOR WORK SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, DALLAS CO., MO. AND/OR STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS, MO. D.O.T., STATE HIGHWAY ADMIN.

NET AREA 1.097 AC. ±
EXISTING ZONING DR
PROPOSED USE RETAIL SALES
PROPOSED PLOG 04000 ±
PARKING REQUIRED 32 SPACES
(1200 ±)
PARKING PROPOSED 32 (INCLUDING ONE HANDICAP)

1/512N

38

87-125A

	REVISIONS: #14185 12/1/85 5/17/86 LAYOUT DTR, DMR 12/21/86 ADD NEW RUN IN	SCALE: 1"=20' DATE: 1/15/87 JOB NO: 10350
	#14186 - FINISH LAYOUT GEORGE F. HARRIS, INC. 12/21/86 - BUILDING PERMIT 1/15/87 - FINISH LAYOUT 1/15/87 - FINISH LAYOUT	DESIGNED: JCH DRAWN: JCH
	#14187 - FINISH LAYOUT GEORGE F. HARRIS, INC. 12/21/86 - BUILDING PERMIT 1/15/87 - FINISH LAYOUT 1/15/87 - FINISH LAYOUT	CHECKED: JCH
	#14188 - FINISH LAYOUT GEORGE F. HARRIS, INC. 12/21/86 - BUILDING PERMIT 1/15/87 - FINISH LAYOUT 1/15/87 - FINISH LAYOUT	CHECKED: JCH

**HOFF, ROSENFELT
& WOLFOLK, INC.**

Civil Engineers & Landscape Architects

Suite Eight
Owings Mills Professional Center
10705 Rotterstown Road
Owings Mills, MD 21117
Telephone: (301) 356-4600

(NOT TO SCALE)

