

87-131-A
~~77~~ 34

8/12/86

8/12/86

10/6/86

10/7/86

SW/cor. of Park Heights Ave. and Hunting Tweed Dr.

4th Elec. Dist.

Variance - filing fee \$100.00 - Huntington Development Corp.

Hearing set for 10/6/86, at 11:00 a.m.

Advertising and Posting - \$61.10

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a double-faced sign totaling 30 sq. ft. (15 sq. ft. on each side) in lieu of the permitted 15 sq. ft. is GRANTED with conditions.

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 requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of October, 1986, that the Petition for Zoning Variance to permit a double-faced sign totaling 30 square feet (15 square feet on each side) in lieu of the permitted 15 square feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Benjamin Bronstein, Esquire

People's Counsel

34 87-131-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1e(1) to permit a double face sign of 30 square feet (15 square feet per side) in lieu of the allowed sign of 15 square feet.

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

1. Configuration of the property;
2. Relation of sign to surrounding area;
3. And such other reasons as set forth at time of 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: _____
(Type or Print Name)

Signature _____
Address _____
City and State _____

Legal Owner(s):
Huntington Development Corp.
(Type or Print Name)
Signature Abraham Adler
By: Abraham Adler, President
(Type or Print Name)
Signature _____
Address 36 S. Charles Street, 15th Floor
Baltimore, MD 21201
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
D.S. Thaler & Associates
Name
11 Warren Road, Pikesville, MD 21208
Address Phone No. 484-4100

Attorney for Petitioner:
Benjamin Bronstein
(Type or Print Name)
Signature Benjamin Bronstein
Address Suite 200, 102 W. Pennsylvania Avenue
Towson, MD 21204
City and State
Attorney's Telephone No.: 828-4442

MAF 11/14/86
2D
E.D. 4
DATE 8-21-86
200
1000
DP

Huntington Development Corp.
SW/cor. of Park Heights Ave. and
Hunting Tweed Dr. 4th Elec. Dist.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of October, 1986, at 11:00 o'clock

Call Jabol
Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 9-10-86

Posted for: Variance

Petitioner: Huntington Development Corp.

Location of property: SW/cor. of Park Heights Ave. and Hunting Tweed Dr.

Location of sign: SW/cor. of Park Heights Ave. and Hunting Tweed Dr.

Remarks: _____

Posted by: Call Jabol Date of return: Sept. 17-86

Number of Signs: 1

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (410) 484-4100

DESCRIPTION TO ACCOMPANY

ZONING VARIANCE PLAT

HUNTINGTON

4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point at the centerline intersection of Park Heights Avenue and Hunting Tweed Drive and running thence the following five courses and distances:

1. South 12°10'03" East, 45.00 feet along the centerline of of Park Heights Avenue; thence leaving said centerline
2. South 77°49'57" West, 75.00 feet, thence
3. North 12°10'03" West, 44.22 feet, thence binding on the centerline of Hunting Tweed Drive
4. A curve to the right, Radius - 405.00 feet, Length 25.15', chord bearing South 68°49'57" West, 25.15 feet, thence
5. North 77°49'57" East, 49.87 feet to a point of beginning. Containing 0.077 acres of land, more or less.

Being a portion of the same parcel of land recorded among the Land Records of Baltimore County, Maryland dated July 20, 1983 and known as Huntington, Section One, Plat E.H.K., Jr., Liber 50, folio 66.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-131-A

LOCATION: Southwest Corner of Park Heights Avenue and Hunting Tweed Drive

DATE AND TIME: Monday, October 6, 1986, at 11:00 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 a double-faced sign of 30 square feet in lieu of the permitted 15 square feet

Being the property of Huntington Development Corp., 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

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

August 15, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Park Heights Ave. and Hunting Tweed Dr.
4th Election District
Huntington Development Corp. - Petitioner
Case No. 87-131-A

TIME: 11:00 a.m.

DATE: Monday, October 6, 1986

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

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Park Heights Ave. and Hunting Tweed Dr.
4th Election District
Huntington Development Corp. - Petitioner
Case No. 87-131-A

Dear Mr. Bronstein:

This is to advise you that \$61.10 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.

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

No. 025551

DATE 10/16/86 ACCOUNT B-01-615-000

SIGN & POST TO BE RETURNED 61.10
Abraham L. Adler, P.E., 36 South Charles St.,
Balto., Md. 21201

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE # 87-131-A

FOR: 8 8040*****61101a 2065F

VALIDATION OR SIGNATURE OF CASHIER

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

No. 020025

DATE 7/23/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: Benjamin Bronstein

FOR: Variance # 34

8 8153*****10001a 6242F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW Corner of Park Heights Ave. : OF BALTIMORE COUNTY
and Hunting Tweed Drive
4th District
HUNTINGTON DEVELOPMENT CORP., : Case No. 87-131-A
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 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 18, 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 September 18, 1986.

THE JEFFERSONIAN,

Susan Steward Olsch

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
Case No. 87-131-A
LOCATION: Southwest Corner of Park Heights Avenue and Hunting Tweed Drive
DATE AND TIME: Monday, October 6, 1986, at 11:00 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 a double-faced sign of 30 square feet in lieu of the permitted 15 square feet.
Being the property of Huntington Development Corp., 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
W/ST, Sept. 18, 1986

COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Sept. 18, 1986

TO CERTIFY that the annexed ... Reg. #194214 ... P.O. #20235 ... or ... one (1) ... successful ... week/days ... previous ... day of ... September ... 1986 ... in the ... Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland. ... Randallstown News, a weekly newspaper published in Baltimore County, Maryland. ... Community Times, a weekly newspaper published in Baltimore County, Maryland. ... COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Per: Donna Kiefer

87-131-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
12th day of August, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Huntington Development Corp. Received by: James E. Dyer
Petitioner's Attorney Benjamin Bronstein, Esquire Chairman, Zoning Plans Advisory Committee

SEMME, BOWEN & SEMME

ATTORNEYS AT LAW
10 LIGHT STREET
BALTIMORE, MARYLAND 21202

TELEPHONE 301-539-5040

TELESCOPIER 301-539-5223

CABLE TREVAC

TELEX 67-478

1025 CONNECTICUT AVE., N.W.
WASHINGTON, D.C. 20036
TELEPHONE 202-822-8250
TELESCOPIER 202-822-8250

October 3, 1986

Mr. Arnold Jablon
Baltimore County Commissioner
Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 87-131-A
Huntington, Park Heights Avenue

Dear Mr. Jablon:

The purpose of this letter is to submit a formal opposition to the petition for a variance to the Baltimore County sign size regulations to allow for a larger sign for Huntington.

This development is on the edge of the Caves Valley, a beautiful, unspoiled, undeveloped valley with no signs whatsoever.

This development consists of property zoned in agricultural conservation, zones RC-2 and RC-5, and is entirely surrounded by properties zoned in these classifications.

Accordingly, there is no justification for allowing an increase in the already generous sign size allowance given by the County. As this will be virtually the only sign of this nature in the area, there is no danger of confusion or the sign being lost in the shuffle. Indeed, even at the allowed size, the sign will stick out like a sore thumb. A larger sign would be entirely out of keeping with the nature of the neighborhood.

For all of the above reasons, I oppose the petition for an exception.

Respectfully submitted,

K-P
Kathleen Pontone
2522 Caves Road
Owings Mills, Maryland 21117

KP/dlm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: August 27, 1986

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

SUBJECT: Zoning Petition No. 87-131-A

This is the type of attractive signage that should be encourage in Baltimore County.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sim

CPS-008



Maryland Department of Transportation
State Highway Administration

RECEIVED
AUG 11 1986
ZONING OFFICE

William K. Hellmann
Secretary
Hal Kassoff
Administrator

August 6, 1986

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 8-5-86
ITEM: #34.
Property Owner: Huntington Development Corp.
Location: SW/C Park Heights Avenue, Route 129 and Hunting Tweed Drive.
Existing Zoning: R.C.5
Proposed Zoning: Variance to permit a double faced sign of 30 sq. ft. in lieu of the required 15 sq. ft.
Acre: 0.0773 Acres
District: 4th

Dear Mr. Jablon:

On review of the submittal for variance to construct a double face sign, 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,
George Wittman
George Wittman, Chief
Bureau of Engineering Access Permits

CL:GW:maw

By: George Wittman

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 ZONING PLANS ADVISORY COMMITTEE

September 17, 1986

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

ooo

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

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

RE: Item No. 34 - Case No. 87-131-A
Petitioner: Huntington Development Corp.
Petition for Zoning Variance

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, my 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.

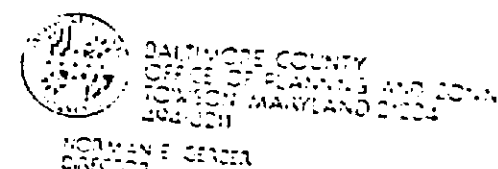
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: D.S. Thaler & Associates
11 Warren Road
Pikesville, Maryland 21208



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

AUGUST 22, 1986

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.
- ☒ Forwards 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.
- ☒ An access plan 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.
- ☒ The parking calculations must be shown on the plan.
- ☒ The property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11/13/79.
- ☒ The property is located in a deficient service area as defined by Bill 173-79. 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 "T" level intersection as defined by Bill 173-79, and as conditions change the re-evaluated annually by the County Council.
- ☒ THE E.R.G. PLAN NO. 221 (K.A. HUNTINGTON) WAS GRANTED A TENT EXTENSION 8/15/85

cc: James Howell

Eugene A. Dyer
Chief, Current Planning and Development

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

August 11, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 34, Zoning Advisory Committee Meeting are as follows:

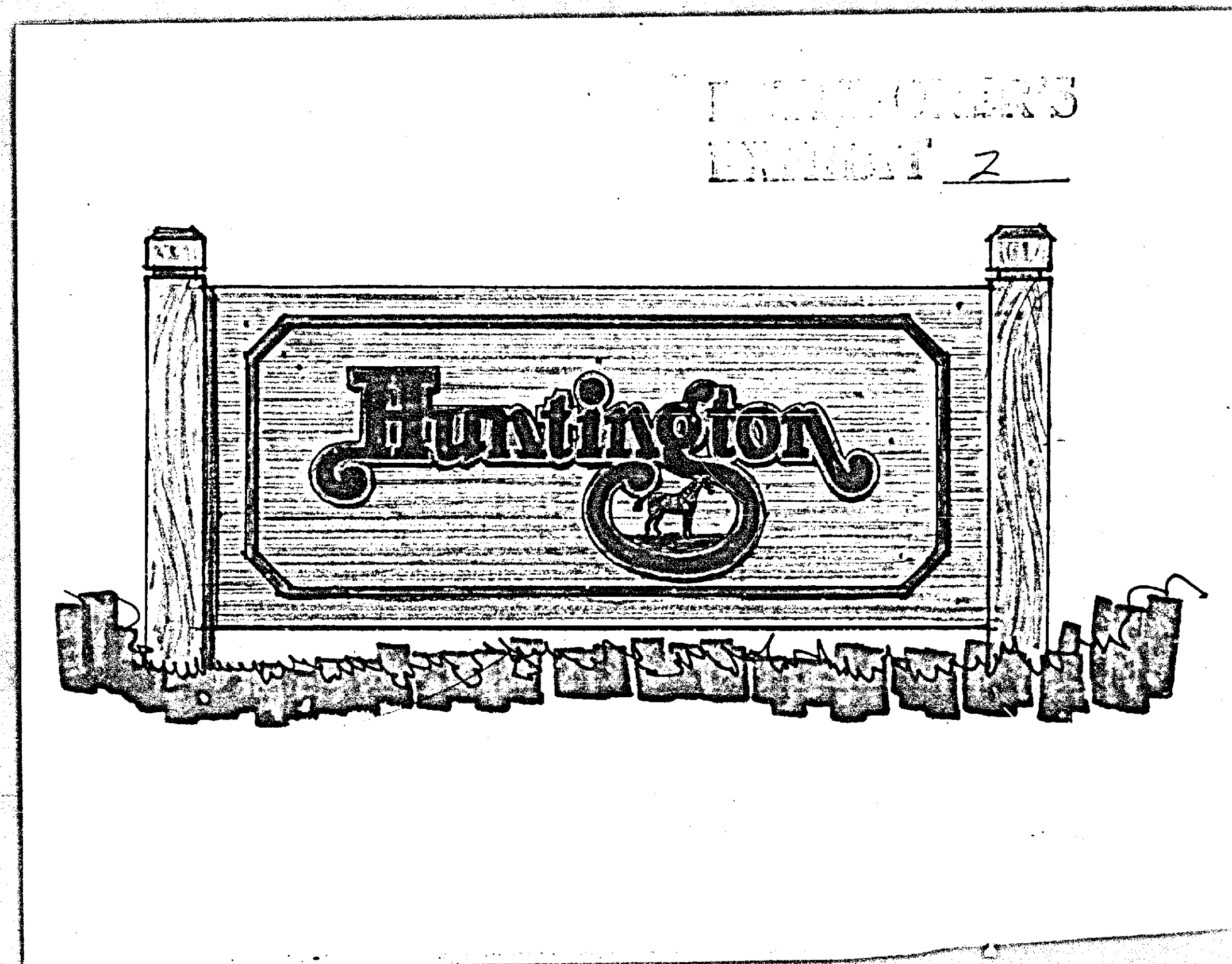
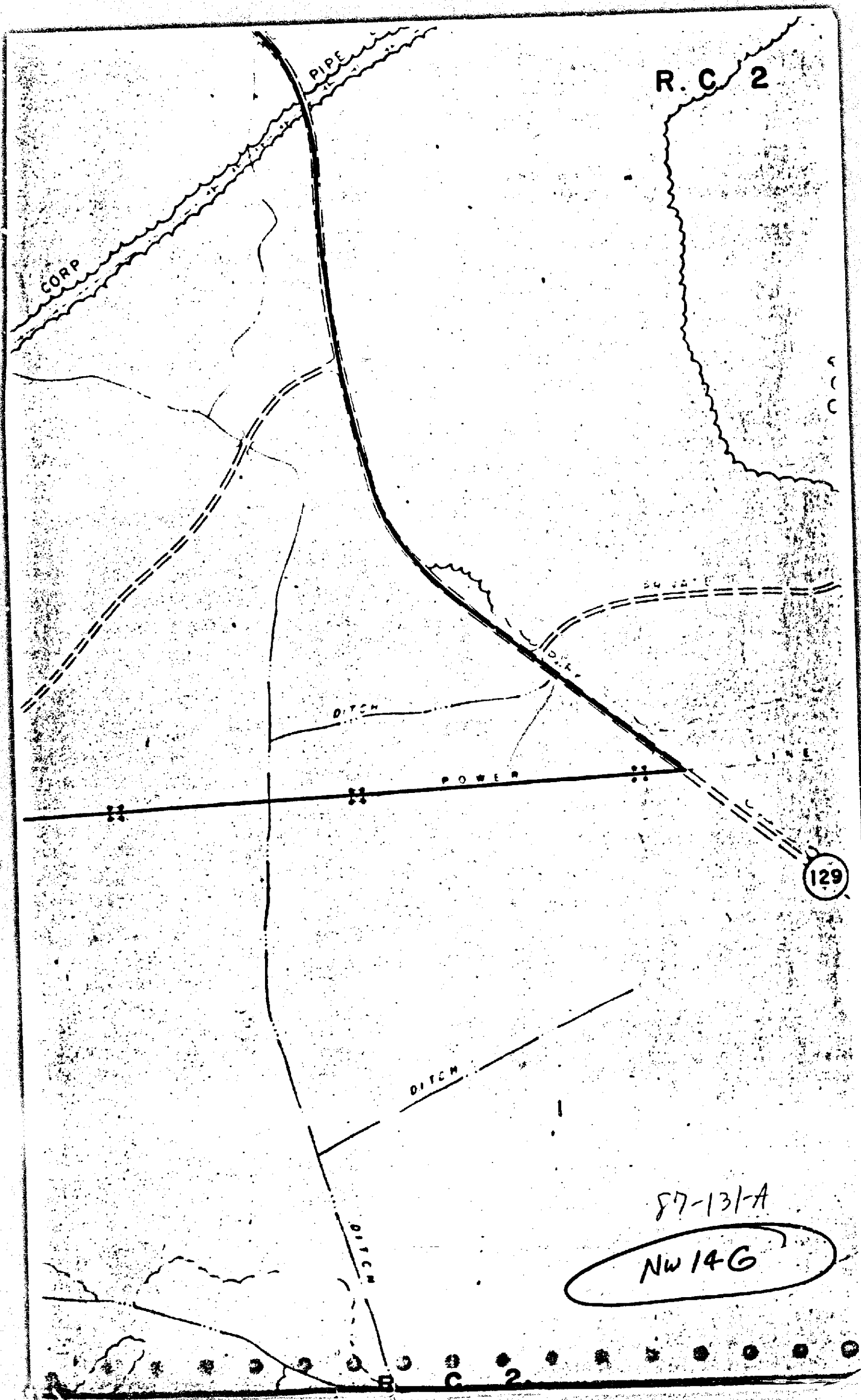
Property Owner: Huntington Development Corporation
Location: SW/C Park Heights Avenue and Hunting Tweed Drive
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Group except B-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. All the Group require a one hour wall if clear wall. See Table 401, Section 1401, Section 1402, and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. 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.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a renewed Change of Use/Conversion Permit, an alternative 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 Group are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Highway. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Also please show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Signs shall comply to Article 19 as amended by Bill #17-85.

L/22/86

James E. Dyer
JAMES E. DYER
Building Plans Review



1