

259
PETITION FOR SPECIAL HEARING 87-387-SPHA
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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the approved plan and Order in Case Number 87-5-ASPH to permit a change in location of an approved 54 square foot sign.

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

I, or we, agree to pay expenses of the above Special Hearing 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
Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-4111

Legal Owner(s):
Tripec Associates Ltd. Partnership
(Type or Print Name)
Signature
Jack H. Pechter, General Partner
(Type or Print Name)
Signature
908 York Road 823-5151
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name 210 Allegheny Avenue
Towson, Maryland 21204
Address
Phone No. N 435-5215

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1987, 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 7th day of April, 1987, at 11:00 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, to grant the approval requested in the special hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the variance requested would not be detrimental to 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 23rd day of April, 1987, that an amendment to the approved plan and Order in Case No. 87-5-ASPH to permit a change in location of an approved 54 sq.ft. sign, be approved, and in addition, a variance to permit two (2) freestanding, single-faced, illuminated identification signs, each 17 sq.ft., or 34 sq.ft. total (in addition to the freestanding sign allowed by the variance granted in Case No. 87-5-ASPH), be approved and as such, the Petition for Special Hearing and Zoning Variance is hereby GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner of Baltimore County

259
PETITION FOR ZONING VARIANCE 87-387-SPHA
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 203.3C to permit 2 freestanding single-faced, illuminated identification signs each 17 sq. ft. (in addition to a freestanding sign allowed by variance in Case 87-5-ASPH) in lieu of the permitted 8 sq. ft., non-illuminated building sign 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 the 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
Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
908 York Road 823-5151
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name 210 Allegheny Avenue
Towson, Maryland 21204
Address
Phone No. N 435-5215

Legal Owner(s):
Tripec Associates Ltd. Partnership
(Type or Print Name)
Signature
Jack H. Pechter, General Partner
(Type or Print Name)
Signature
908 York Road 823-5151
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name 210 Allegheny Avenue
Towson, Maryland 21204
Address
Phone No. N 435-5215

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1987, 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 7th day of April, 1987, at 11:00 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)

Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
484-3333

Arnold Jablon
Zoning Commissioner

April 23, 1987

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

Deputy F. Rasmussen
County Executive

RE: Petition for Special Hearing and Zoning Variance - NW/cor. York Road and Othoridge Road 9th Election District 4th Councilmanic District Case No. 87-387-SPHA

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Special Hearing and Zoning Variance has been Granted 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
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: People's Counsel

IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE - NW/cor. of York Road & Othoridge Road 9th Election District 4th Councilmanic District
Tripec Assoc. Ltd. Partn.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-387-SPHA

AMENDED ORDER

IT IS HEREBY ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of April, 1987, that the Order dated April 23, 1987 be and the same is hereby amended to correct the last paragraph to read:

"...and in addition, a variance to permit two (2) freestanding, single-faced, illuminated identification signs, not to exceed 34 sq.ft. total (in addition to the freestanding sign allowed by the variance granted in Case No. 87-5-ASPH), be approved, and as such, the Petition for Special Hearing and Zoning Variance is hereby GRANTED, from and after the date of this Order."

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 4/23/87
By Betty J. Johnson

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS

30 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition For Variance Request, "Orchard Square". November 17, 1986 Revised: December 10, 1986

Beginning for the first at a point distant North 73° 00' 00" West 230 feet from the intersection of the centerlines of York Road and Othoridge Road and running thence 1) South 56° 06' 13" West 10.00' 2) North 33° 53' 47" West 10.00' 3) North 56° 06' 13" East 10.00' and 4) South 33° 53' 47" East 10.00' to the place of beginning.

Containing 100 square feet ±.

Beginning for the second at a point distant North 89° 00' 00" West 175 feet from the intersection of the centerlines of York Road and Othoridge Road and running thence 1) South 56° 06' 13" West 10.00' 2) North 33° 53' 47" West 10.00' 3) North 56° 06' 13" East 10.00' and 4) South 33° 53' 47" East 10.00' to the place of beginning.

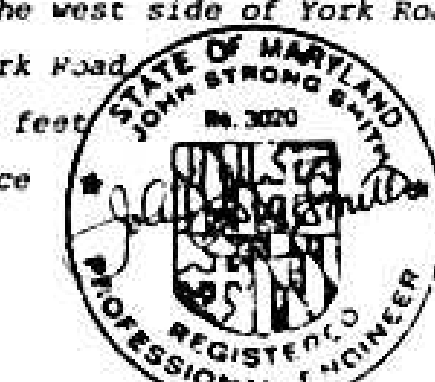
Containing 100 square feet ±.

Description to Accompany Zoning Petition For Special Hearing.

December 10, 1986

Beginning for the third on the west side of York Road said point being distant North 41° 00' 00" West 150 feet from the intersection of the centerlines of York Road and Othoridge Road, running thence and leaving the west side of York Road 1) South 64° West 10.00 feet more or less, 2) North 26° West 10.00 feet more or less, 3) North 64° East 10.00 feet more or less to the west side of York Road, running thence and binding along the west side of York Road 4) by a curve to the left having a radius of 7997.79 feet for a distance of 10.00 feet more or less to the place of beginning.

Containing 100 square feet ±.



OFFICE COPY

IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE - NW/cor. of York Road & Othoridge Road 9th Election District 4th Councilmanic District
Tripec Assoc. Ltd. Partn.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-387-SPHA

The Petitioner herein requests a special hearing to approve an amendment to the approved plan and Order in Case No. 87-5-ASPH to permit a change in location of an approved 54 sq.ft. sign and, in addition, a variance to permit two (2) freestanding single-faced, illuminated identification signs, each 17 sq.ft. (in addition to a freestanding sign allowed by the variance granted in Case No. 87-5-ASPH) in lieu of the permitted 8 sq.ft., non-illuminated building sign.

Testimony on behalf of the Petitioners indicated that the existing 54 sq.ft. freestanding, double-faced, and illuminated identification sign, which was permitted by Order in Case No. 87-5-ASPH, was inadvertently located as shown on the plan submitted, prepared by George W. Stephens, Jr. & Associates, Inc., revised April 7, 1987 (B) and identified herein as Petitioner's Exhibit 4. The sign serves the Class B office building well and the community does not object to the existing placement, as reflected in a letter dated April 7, 1987 from the Orchard Hills Community Association, Inc. and identified herein as Petitioner's Exhibit 2. The sign provides only the name of the building complex. The proposed Sign B would provide a directory of the tenants on the upper two levels of all three buildings in the complex. The proposed Sign C will be on the lower level and provide a directory of tenants on that lower level for all three buildings. The calculations for the total square footage for Signs B and C were incorrect on the plan initially submitted and identified herein as Petitioner's Exhibit 1. Subsequent to the hearing, Petitioner's Exhibit 4 was submitted to show that the total square footage of both Signs B and C will be 34 sq.ft.

ORDER RECEIVED FOR FILING
Date 4/23/87
By Betty J. Johnson

PETITION FOR SPECIAL HEARING AND VARIANCE
9th Election District - 4th Councilmanic District
Case No. 87-387-SPHA

LOCATION: Northwest Corner of York Road and Othoridge Road

DATE AND TIME: Tuesday, April 7, 1987, 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 Special Hearing to approve an amendment to the approved plan and Order in Case No. 87-5-ASPH to permit a change in location of an approved 54 square foot sign

Petition for Zoning Variance to permit two free-standing single-faced illuminated identification signs each 17 square feet (in addition to a free-standing sign permitted by variance in Case No. 87-5-ASPH) in lieu of the permitted 8 square foot, non-illuminated building sign

Being the property of Tripec 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

ORDER RECEIVED FOR FILING
Date 4/23/87
By Betty J. Johnson

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NW/Corner York & Othoridge Rds. : OF BALTIMORE COUNTY
9th District
TRIPEC ASSOCIATES LTD. : Case No. 87-387-SPHA
PARTNERSHIP, Petitioner :
: : : : :
ENTRY OF APPEARANCE

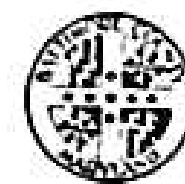
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 9th day of March, 1987, 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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 1, 1987

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

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/cor. York Rd. and Othoridge Rd.
9th Election District - 4th Councilmanic District
Tripec Associates Ltd. Partnership - Petitioner
Case No. 87-387-SPHA

Dear Mr. Howard:

This is to advise you that \$115.12 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.

Please make check payable to Baltimore County, Maryland, and remitting. Towson, Maryland
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33173

DATE 4/7/87 ACCOUNT 87-01-615-000
(2) SIGNS & POSTS RETURNED on 4/9/87 amount \$ 115.12
Robert Hoffman, Esq., Cook, Howard, Downes & Tracy, 210 Allegheny Ave., Towson, Md. 21204
RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-387-SPHA
FOR
B 0553 *****115.12 40741
VALIDATION OR SIGNATURE OF CASHIER

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

February 18, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/cor. York Rd. and Othoridge Rd.
9th Election District - 4th Councilmanic District
Tripec Associates Ltd. Partnership - Petitioner
Case No. 87-387-SPHA

TIME: 11:00 a.m.
DATE: Tuesday, April 7, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

John B. Howard
John B. Howard
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29889

DATE 12/17/86 ACCOUNT 01-615-000
AMOUNT \$ 200.00
RECEIVED FROM
Book H.D + T
FOR Sph + Variance # 259
Tripec
B 123 *****200.00 21048
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 18, 1987.
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 March 18, 1987.

TOWSON TIMES.

William L. Leland
William L. Leland
Publisher

49.72

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 3-18-87
Posted for Special Hearing and Variance
Petitioner: Tripec Associates Ltd. Partnership
Location of property: NW/Corner of York Rd. and Othoridge Rd.
Location of Signs: NW/Corner of York and Othoridge Rd.
Remarks:
Posted by *A. J. Roth* Date of return 3-22-87
Number of Signs: 2

PETITIONS FOR
SPECIAL HEARING
AND VARIANCE
9th Election District
4th Councilmanic District
Case No. 87-387-SPHA

LOCATION: Northwest Corner
of York Road and Othoridge Road
DATE AND TIME: Tuesday, April 7,
1987, 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 Special Hearing to approve an amendment to the approved plan and Order in Case No. 87-3-ASPH to permit a change in location of an approved 54 square foot sign. Petition for Zoning Variance to permit two free-standing single-faced illuminated identification signs each 17 square feet (in addition to a free-standing sign permitted by variance in Case No. 87-3-ASPH) in lieu of the permitted 8 square foot, non-illuminated building sign. Being the property of Tripec Associates Ltd. Partnership, as shown on plan filed with the Zoning Office. In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioners 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
3191 Mar. 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 19, 1987.
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 March 19, 1987.

THE JEFFERSONIAN,

Publisher

35.40

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
day of February, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Tripec Associates Ltd.
Petitioner's Attorney: John E. Howard, Esquire
Received by: James E. Dyer



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

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
number 251, 252, 253, 255, 256, 257, 259, 260, 261, 263, 265, 267
and 268.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:tt

MARCH 4, 1987

Re: Zoning Advisory Meeting of DECEMBER 30, 1986
Item # 259
Property Owner: TRIPEC ASSOCIATES LTD.
Location: PARTNERSHIP
NW/COR. YORK RD. & OTHERIDGE 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.
- ☒ A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ 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 _____.
- ☒ 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.
- ☒ Additional comments:

David Fields, Acting Chief
Current Planning and Development

cc: James Moswell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 19, 1987

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

SUBJECT: Zoning Petition No. AZ-387-SPHA

This office is not opposed to the change in location of the
approved sign; however, we fail to see the need for additional signs.
The regulations permit an 8 square foot, non-illuminated building sign.
The petitioner obtained approval for an attractive 54 square foot sign;
to grant further variances here merely would open the door to additional
variances along York Road.

NEG:IGH:slb

Norman E. Gerber, AICP
Director

RECEIVED
MAR 19 1987
ZONING OFFICE

CPS-008



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

PAUL H. REINCKE
CHIEF

January 27, 1987

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

RE: Property Owner: Tripec Assoc., Ltd. Partnership

Location: NW/C York Road and Otheridge Road

Item No.: 259

Zoning Agenda: Meeting of 12/30/86

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 of _____ 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

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 11, 1987

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

obo

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

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

RE: Item No. 259 - Case No. 87-387-SPHA
Petitioner: Tripec Associates Ltd.
Partnership
Petitions for Zoning Variance and
Special Hearing

Dear Mr. Howard:

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 suit-
ability 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, Jr.
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: George W. Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 259 Zoning Advisory Committee Meeting are as follows:

Property Owner: Tripec Associates Ltd. Partnership
Location: NW/C York Road and Otheridge Road
District: R.O.

APPLICABLE ITEMS ARE CIRCLED:

1. 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 (H.A.G.) #17-81 - 1987 and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. 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.
4. 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.
5. All Fire Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-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 601, Section 107, Section 108-2 and Table 107-2. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by the office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section 6 of the Baltimore
County Building Code.
8. 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 Use _____ See Section 312 of the Building Code.
9. 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
elevation above sea level for the lot and the finish floor levels including basement.
10. Comments: Signs shall comply to Article 19, and its amendments in Council
Bill # 17-85.
11. 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.

Mr. C. S. [Signature]
Building Plans Review



Maryland Department of Transportation
State Highway Administration

JAN 19 1987

ZONING OFFICE

William K. Hoffmann
Secretary
Hal Kessoff
Administrator

January 8, 1987

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

Att: James Dyer

Re: Baltimore County
Item #259
Property Owner: Tripec
Associates LTD.
Partnership
Location: NW/C York Road
Maryland Route 45
and Otheridge Road
Existing Zoning: R.O.
Proposed Zoning: Special
Hearing to approve an
amendment to the approved
plan and Order in Case
#87-5ASPH to permit a
change in location of
an approved 54 sq. ft.
sign and Variance to
permit 2 free-standing
single faced illuminated
identification signs
each 17 sq. ft. (In
addition to a free standing
sign allowed by Variance
in Case 387-5 ASPH) in
lieu of the permitted
of 8 sq. ft. non-
illuminated building sign
Area: 3 parcels -100
sq. ft. each
District: 9th

Dear Mr. Jablon:

On review of the submittal for variance of a business
sign, the submittal has been forwarded to the State Highway
Administration Beautification Section, C/O Morris Stein,
at 333-1642 for all comments relative to zoning.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

M. Stein

My telephone number is 333-1350

333-1350 Baltimore Metro - 565-0451 D.C. Metro - 1-800-495-5000 Statewide Toll Free
P.O. Box 717 North Calvert St. Baltimore, Maryland 21203-0717

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

HAND DELIVERY

December 29, 1986

Re: Tripec Associates Limited Partnership
Item No.: 259

Dear Carl:

Enclosed please find the 20' scale zoning map with the
property in connection with the above plotted thereon.

Sincerely,

Alice A. Malinowski
Legal Assistant

AAM:bw
Enclosure

cc: Robert A. Hoffman, Esquire



APRIL 7, 1987

CASE 87-087-FPHA

We, the Orchard Hills Community Association, have given our approval of the signs J H F Development Company, Inc. are placing according to the site plans in Orchard Square.

Should you have any questions, please feel free to call.

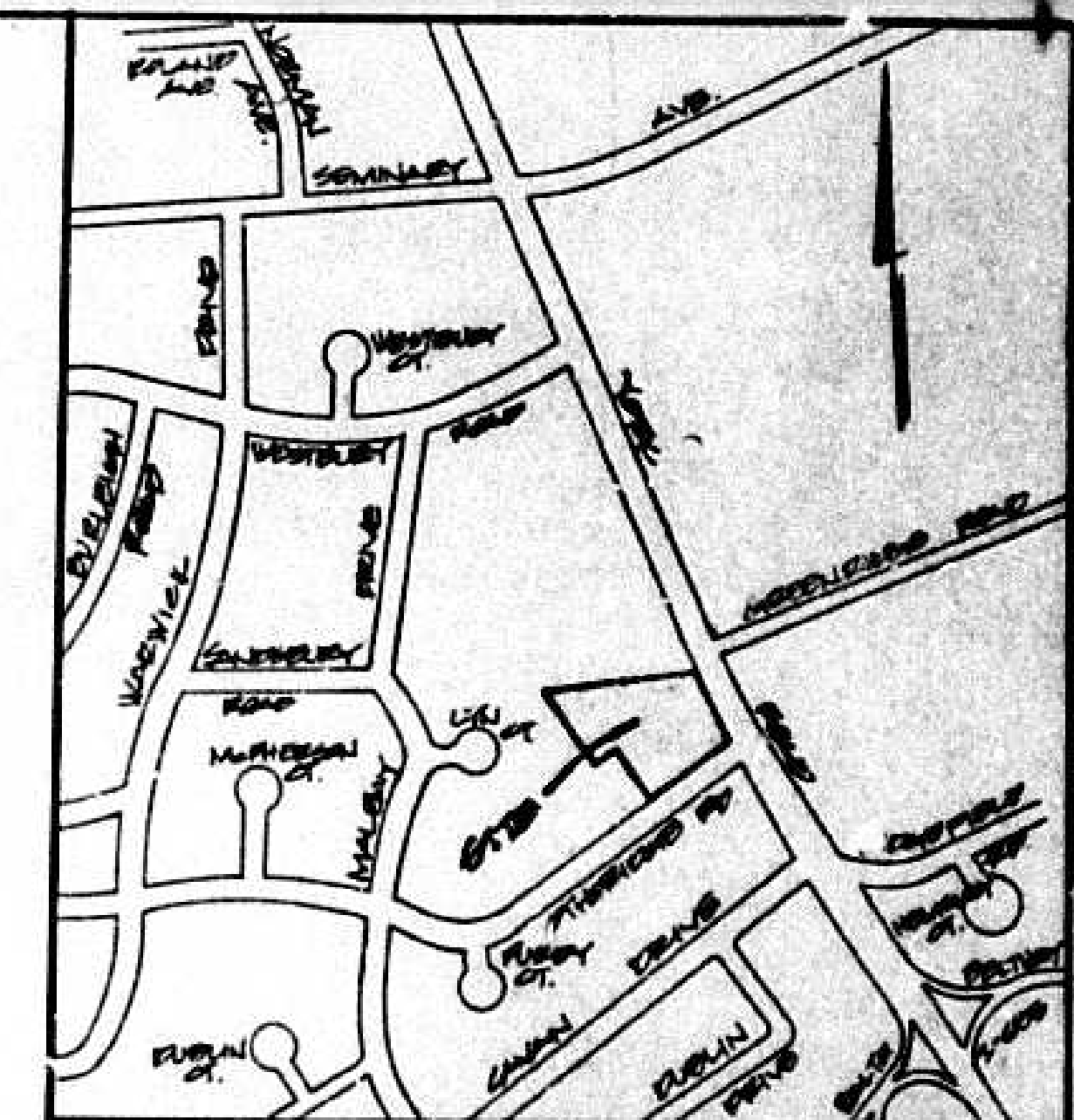
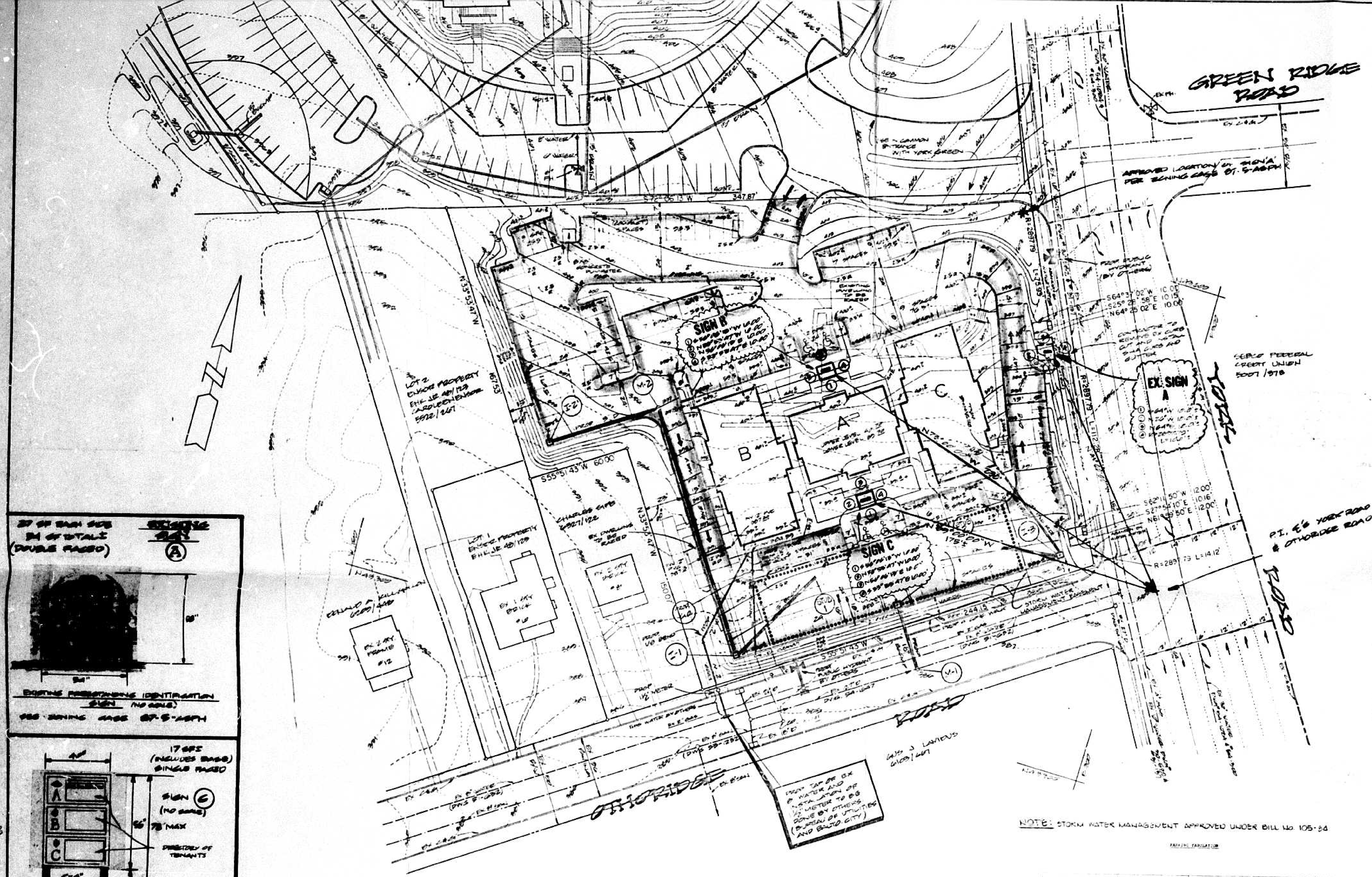
Carolyn A. Outen

Carolyn A. Outen, President
Orchard Hills Community Association
823-9170

cc:file

EXHIBIT 2



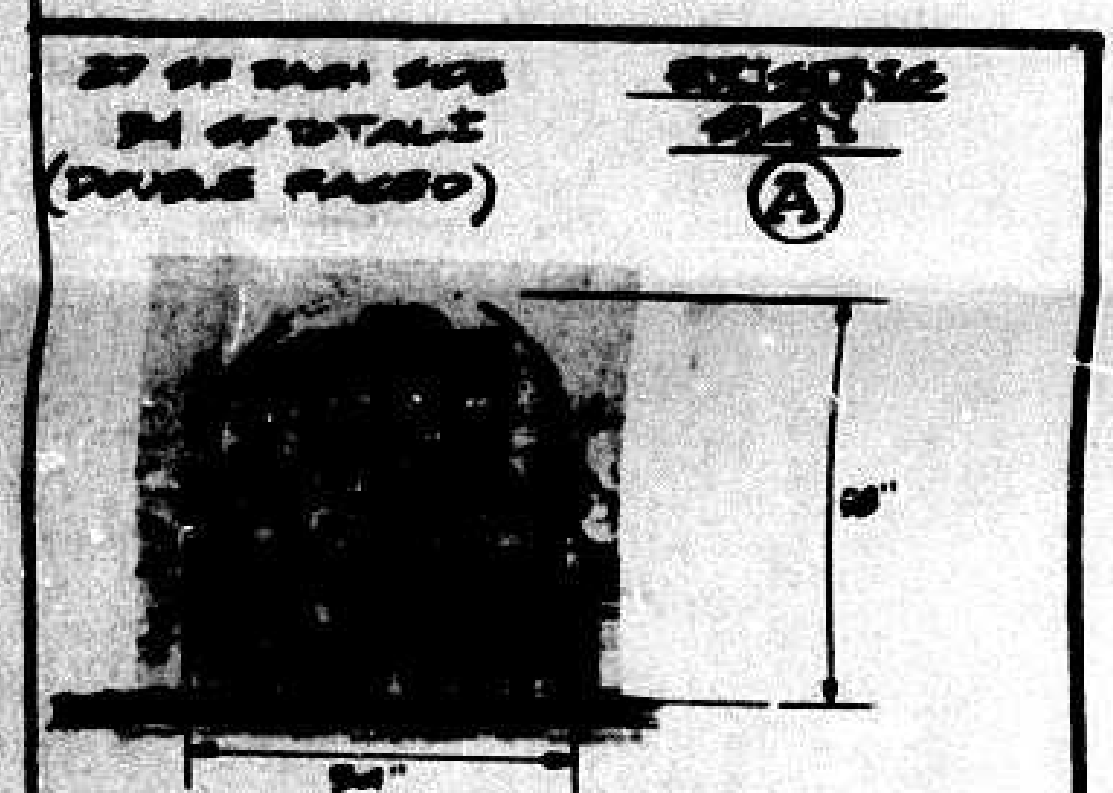


VICINITY MAP
SCALE: 1"=200'

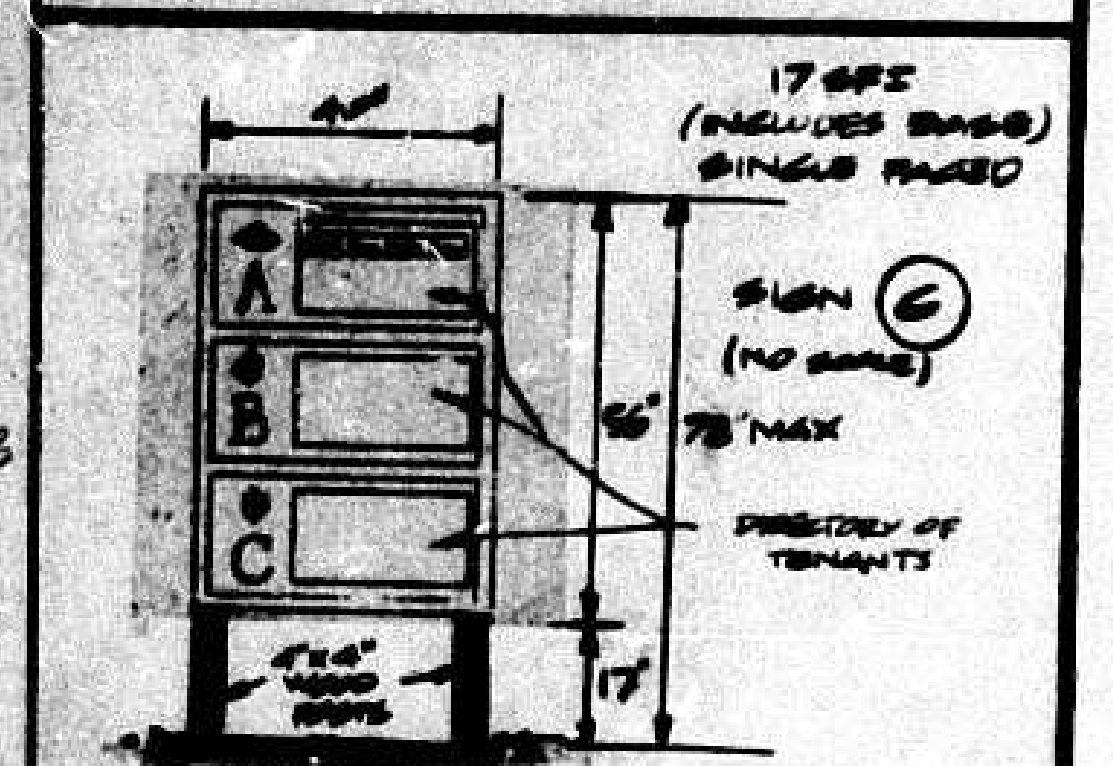
BENCH MARK: 81-0001 ELEVATION: 47.00
DESCRIPTION: 10" IRON BAR IN MASONRY 20' EAST OF WEST CURB OF YORK RD OPPOSITE ABENDIGUE ST.

LEGEND

EXISTING CONTAINERS	---
PROPOSED CONTAINERS	---
EXISTING DRAIN	---
PROPOSED DRAIN	---
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING WATER	---
PROPOSED WATER	---
PROPOSED CURB & GUTTER	---

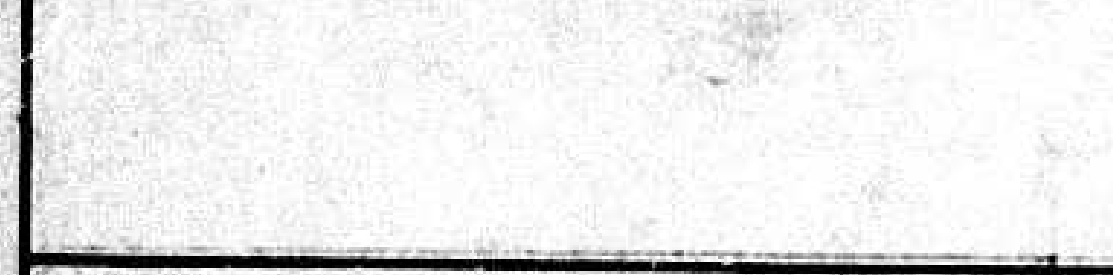


EXISTING SIGN (DOUBLE FACED)
SIGN A
80" H
54" W
EXISTING SIGN IDENTIFICATION (NO SIGN)
SEE ZONING CASE 87-5-ASPH



75" MAX
SIGN B (NO SIGN)
75" MAX
DIRECTION OF TRAVEL

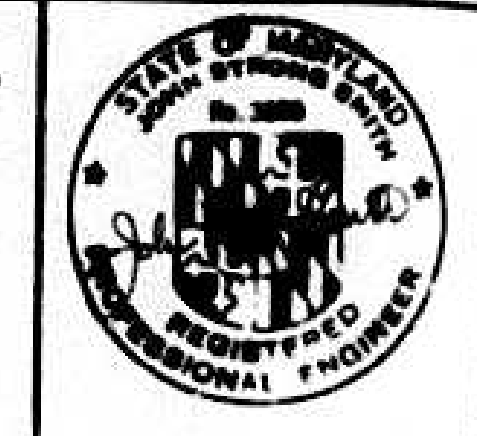
THE LIGHT FROM ANY ILLUMINATED SIGN OR FROM ANY LIGHT SOURCE SHALL BE SO SHIELDED, SCREENED OR OTHERWISE THAT THE LIGHT INTENSITY OR DISCOMFORT SHALL NOT UNNECESSARILY AFFECT THE VISION OF MOTOR VEHICLE OPERATORS.



72" MAX
SIGN C (NO SIGN)
25" W
DIRECTION OF TRAVEL

73

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



NOTE: THE STORMWATER MANAGEMENT FACILITY IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. THE OWNER IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS.

NOTE: STORM WATER MANAGEMENT APPROVED UNDER BILL NO. 105-84

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
AREA	2,400 S.F.	2,400 S.F.	2,400 S.F.
PERIMETER	110' 0" S.F.	110' 0" S.F.	110' 0" S.F.
AREA	1,400 S.F.	1,400 S.F.	1,400 S.F.
PERIMETER	110' 0" S.F.	110' 0" S.F.	110' 0" S.F.
AREA	1,400 S.F.	1,400 S.F.	1,400 S.F.
PERIMETER	110' 0" S.F.	110' 0" S.F.	110' 0" S.F.
AREA	1,400 S.F.	1,400 S.F.	1,400 S.F.
PERIMETER	110' 0" S.F.	110' 0" S.F.	110' 0" S.F.

1. TOTAL AREA: 7,200 S.F.
2. TOTAL PERIMETER: 440' 0" S.F.
3. TOTAL AREA: 7,200 S.F.
4. TOTAL PERIMETER: 440' 0" S.F.

SITE DATA

GROSS AREA = 2.0789 ACS.
NET AREA = 1.7691 AC.
EXISTING ZONING = R.O.
EXISTING USE = GENERAL AND MEDICAL OFFICE BUILDING
AMENITY OPEN SPACE = .59 AC. PROVIDED
F.A.R. = .37 < .50 ALLOWED
CEC GRANTED MAY 24, 1985

SEE ZONING CASE #85-317-K WHICH PERMITTED A CLASS 'B' OFFICE BUILDING SUBJECT TO THE FOLLOWING RESTRICTIONS:

- SIGNAGE TO BE IN TOTAL ACCORDANCE WITH THE R.O. REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- THE CONTRACT PURCHASER SHALL RECORD ITS MAY 9, 1985 AGREEMENT (PETITIONERS EXHIBIT 1) AMONG THE LAND RECORDS OF BALTIMORE COUNTY, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
- COMPLIANCE WITH THE RESTRICTIVE COVENANT AGREEMENT IN ALL MATTERS SAVE AND EXCEPTING THOSE PORTIONS PERTAINING TO ANY REQUEST FOR VARIANCE TO SIGN REGULATIONS.

SEE ZONING CASE #87-5-ASPH WHICH PERMITTED A 54 S.F. FREESTANDING DOUBLE FACED ILLUMINATED IDENTIFICATION SIGN IN LIEU OF THE ALLOWED 8 S.F. ON THE BUILDING NOW ILLUMINATED SIGN AND TO AMEND THE ORDER IN ZONING CASE #85-317-K TO DELETE RESTRICTION NO. 1) SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 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.
- A REVISED SITE PLAN SHALL BE SUBMITTED TO THE ZONING COMMISSIONER FOR APPROVAL.
- THE SIGN SHALL EXHIBIT ONLY THE NAME OF THE OFFICE BUILDING WITH NO DIRECTORY OF TENANTS.

A SPECIAL HEARING IS REQUESTED TO AMEND ZONING CASE NO. 87-5-ASPH TO PERMIT THE LOCATION OF THE SIGN (EX. SIGN A) TO BE 80' SOUTH FROM THE APPROVED LOCATION.

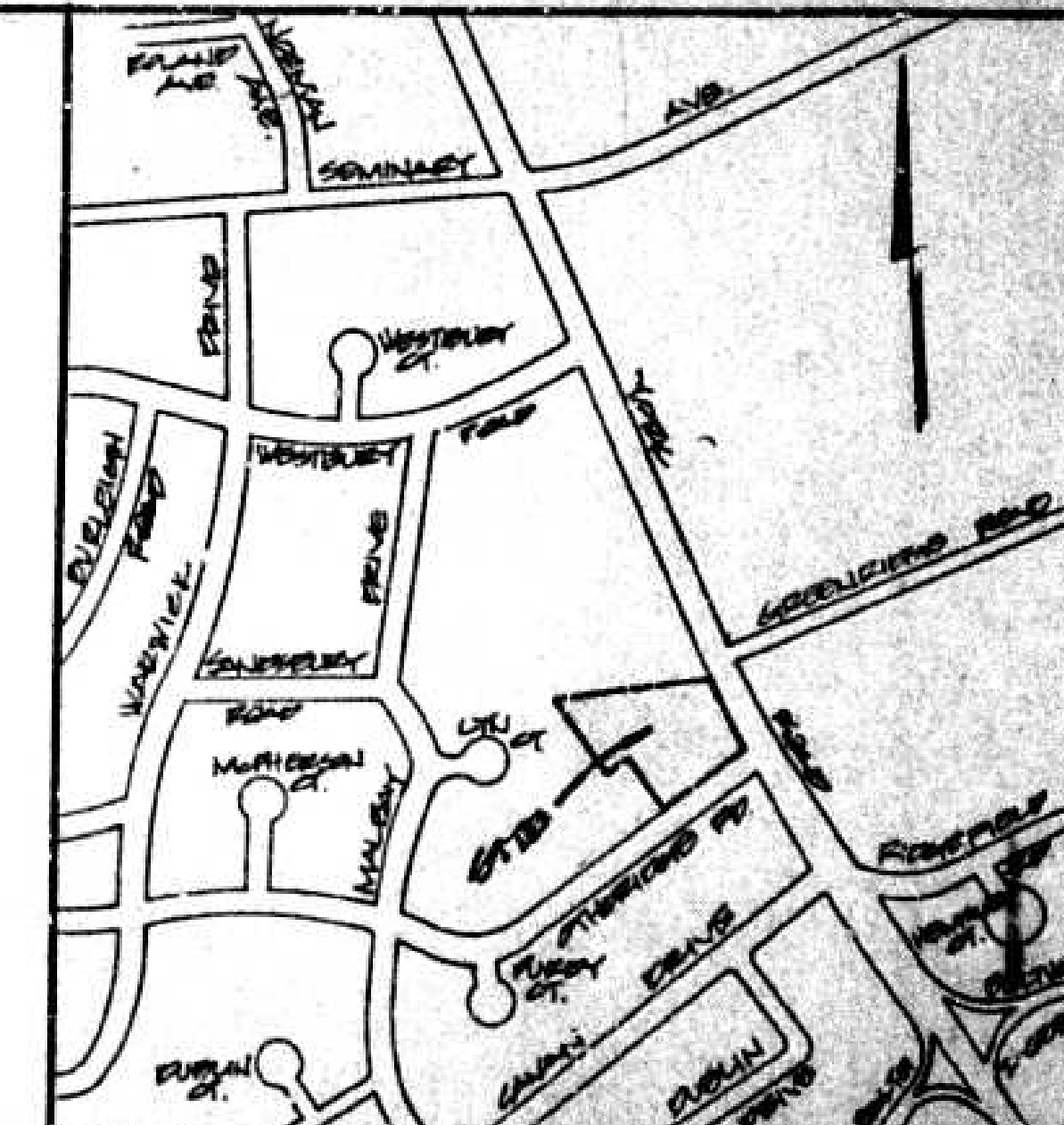
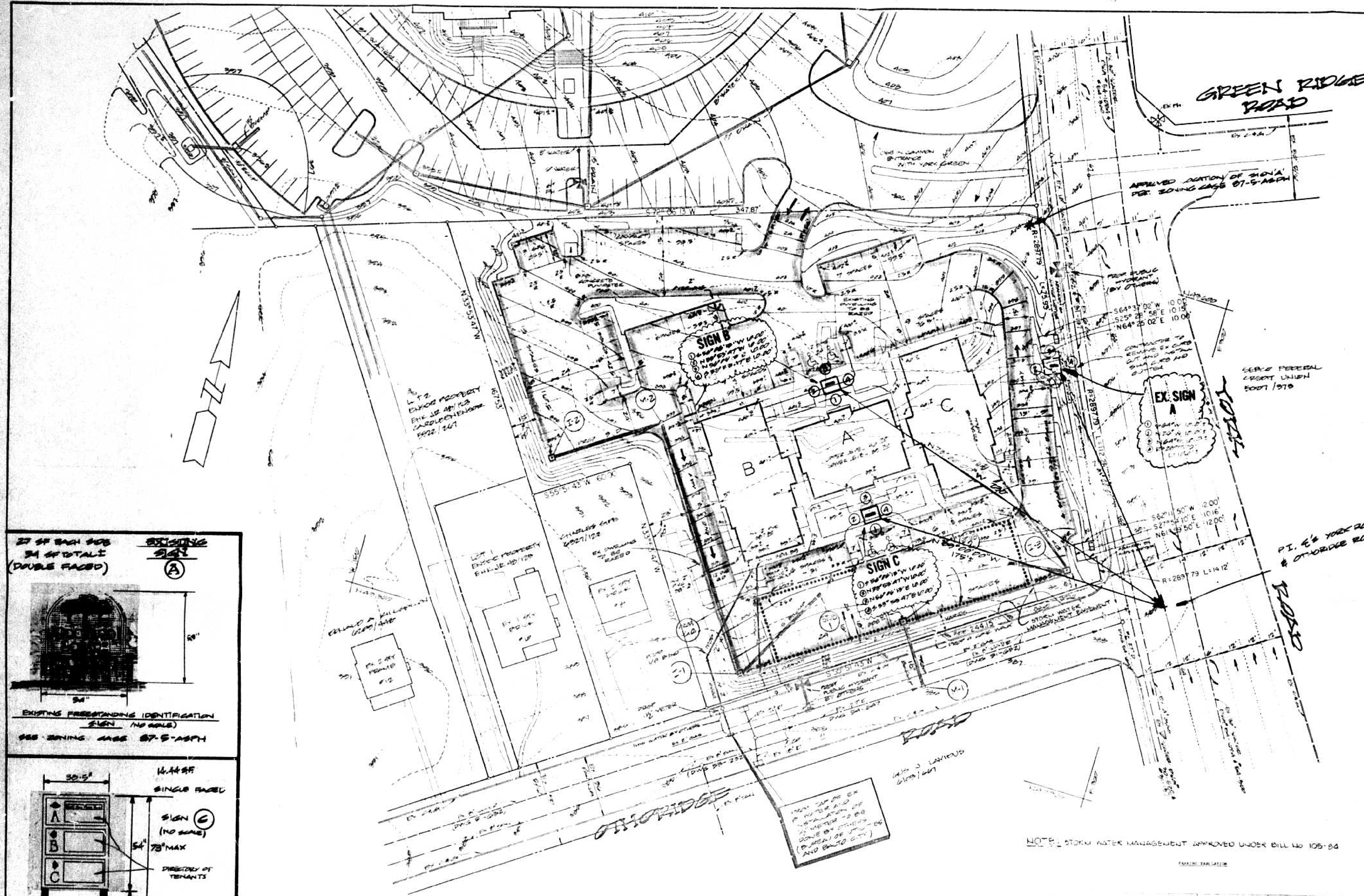
PETITIONER'S EXHIBIT

A VARIANCE IS REQUESTED TO SECTION 20.32 TO PERMIT TWO ADDITIONAL (175' AND 35' S.F.), (42 S.F. TOTAL) FREESTANDING, SINGLE FACED, ILLUMINATED IDENTIFICATION SIGNS, TOGETHER WITH THE EXISTING 34 S.F. FREESTANDING DOUBLE FACED, ILLUMINATED IDENTIFICATION SIGN ALLOWED PER CASE 87-5-ASPH IN LIEU OF THE PERMITTED 8 S.F. ON THE BUILDING, NON ILLUMINATED SIGN.

OWNER/DEVELOPER
J.H.P. DEVELOPMENT CO., INC.
908 YORK ROAD
TOWSON, MARYLAND 21204
823-5151

DESIGNED BY JEM
DRAWN BY JEM/DB
CHECKED BY

Plat to Accompany Zoning Petition for Variance Request
ORCHARD SQUARE
Baltimore County, Maryland
Scale: 1" = 30'
P.N. 05082
Election District 9
Date: R04/7/87



VICINITY MAP
 SCALE: 1"=500'
 BENCH MARK: 7-X-0001 ELEVATION: 40.20
 DESCRIPTION: 10' IRON PIPE IN MASONRY 2.0' EAST OF WEST CURB OF YORK RD OPPOSITE APPROPRIATE LOT

LEGEND

EXISTING CURB	---
PROPOSED CURB	---
EXISTING DRAIN	---
PROPOSED DRAIN	---
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING WATER	---
PROPOSED WATER	---
PROPOSED CURB + GUTTER	---

27 SF EACH SIDE
 54 SF TOTAL
 (DOUBLE FACED)

EXISTING SIGN A

SEE ZONING CASE 87-5-ASPH

14,445 SF
 SINGLE FACED

SIGN C
 (NO SIGN)

SEE ZONING CASE 87-5-ASPH

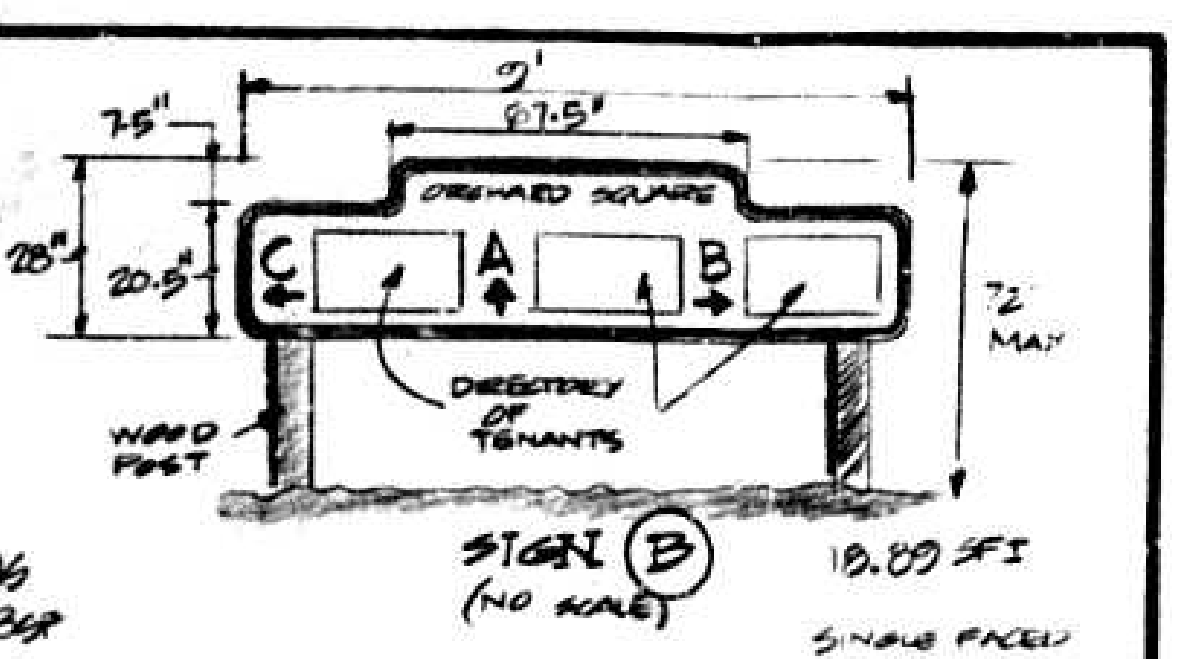
PROPOSED SIGNS B + C

SURFACE AREA WILL NOT EXCEED 100 S.F. PER FLOOR.

THE LIGHT FROM ANY ILLUMINATED SIGN OR FROM ANY LIGHT SOURCE SHALL BE SO SHIELDED, DIRECTED OR DIMMED THAT THE LIGHT INTERFERENCE OR BRIGHTNESS SHALL NOT ADVERSELY AFFECT THE VISION OF MOTOR VEHICLE OPERATORS.

SIGN WILL NOT BE PLACED WITHIN OR PROJECT INTO ANY STREET RIGHT OF WAY.

TOTAL
 SIGN B + SIGN C = 20,890 SF
 14,445 SF + 10,995 SF = 25,440 SF



NOTE THE STORMWATER MANAGEMENT FACILITY IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. THE OWNER IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS.

NOTE: STORM WATER MANAGEMENT APPROVED UNDER BILL 40-105-84

FLOOR	AREA	PERMIT
FIRST FLOOR	2,442 S.F.	1,442 S.F.
SECOND FLOOR	2,442 S.F.	1,442 S.F.
THIRD FLOOR	2,442 S.F.	1,442 S.F.
FOURTH FLOOR	2,442 S.F.	1,442 S.F.
FIFTH FLOOR	2,442 S.F.	1,442 S.F.
SIXTH FLOOR	2,442 S.F.	1,442 S.F.
SEVENTH FLOOR	2,442 S.F.	1,442 S.F.
EIGHTH FLOOR	2,442 S.F.	1,442 S.F.
NINTH FLOOR	2,442 S.F.	1,442 S.F.
TENTH FLOOR	2,442 S.F.	1,442 S.F.

SITE DATA

GROSS AREA = 2.0789 ACS.
 NET AREA = 1.7691 ACS.
 EXISTING ZONING = R.O.
 EXISTING USE = GENERAL AND MEDICAL OFFICE BUILDING
 AMENITY OPEN SPACE = .59 AC. PROVIDED
 F.A.R. = .32 < .50 ALLOWED
 CRG GRANTED MAY 24, 1985

SEE ZONING CASE 85-317-X WHICH PERMITTED A CLASS 'B' OFFICE BUILDING SUBJECT TO THE FOLLOWING RESTRICTIONS:

- SIGNAGE TO BE IN TOTAL ACCORDANCE WITH THE R.O. REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- THE CONTRACT PURCHASER SHALL RECORD ITS MAY 9, 1985 AGREEMENT (PETITIONERS EXHIBIT 1) AMONG THE LAND RECORDS OF BALTIMORE COUNTY, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
- COMPLIANCE WITH THE RESTRICTIVE COVENANT AGREEMENT IN ALL MATTER SAVE AND EXCEPTING THOSE PORTIONS PERTAINING TO ANY REQUEST FOR VARIANCE TO SIGN REGULATIONS.

SEE ZONING CASE 87-5-ASPH WHICH PERMITTED A 54 S.F. FREESTANDING DOUBLE FACED ILLUMINATED IDENTIFICATION SIGN IN LIEU OF THE ALLOWED 8 S.F. ON THE BUILDING NON ILLUMINATED SIGN AND TO AMEND THE ORDER IN ZONING CASE 85-317-X TO DELETE RESTRICTION NO. 1) SUBJECT TO THE FOLLOWING RESTRICTIONS:

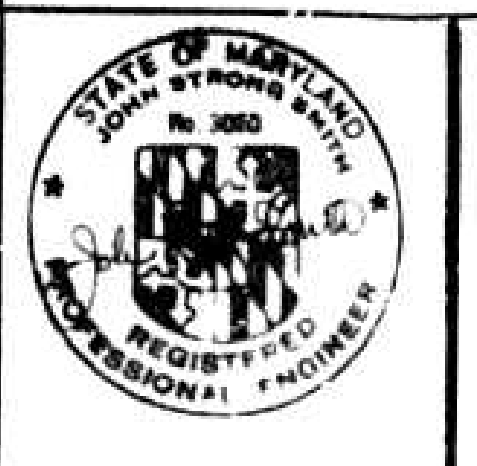
- THE PETITIONER MAY APPLY FOR ITS SIGN PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER, HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE APPLICABLE APPEAL PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
- A REVISED SITE PLAN SHALL BE SUBMITTED TO THE ZONING COMMISSIONER FOR APPROVAL.
- THE SIGN SHALL EXHIBIT ONLY THE NAME OF THE OFFICE BUILDING WITH NO DIRECTORY OF TENANTS.

A SPECIAL HEARING IS REQUESTED TO AMEND ZONING CASE NO. 87-5-ASPH TO PERMIT THE LOCATION OF THE SIGN (EX SIGN A) TO BE 80' SOUTH FROM THE APPROVED LOCATION.

PETITIONER'S EXHIBIT 4

A VARIANCE IS REQUESTED TO SECTION 208.26 TO PERMIT TWO ADDITIONAL (175 SF AND 25 SF), (42 SF TOTAL) FREESTANDING, SINGLE FACED, ILLUMINATED IDENTIFICATION SIGNS, TOGETHER WITH THE EXISTING 54 SF FREESTANDING DOUBLE FACED, ILLUMINATED IDENTIFICATION SIGN ALLOWED PER CASE 87-5-ASPH IN LIEU OF THE PERMITTED 8 SF FT ON THE BUILDING, NON ILLUMINATED SIGN

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120



OWNER/DEVELOPER
J.H.P. DEVELOPMENT CO., INC.
 908 YORK ROAD
 TOWSON, MARYLAND 21204
 823-5151

PREPARED BY JEM
 TOWSON, MD
 DATE: 4/7/87

Plat to Accompany Zoning Petition for Variance Request and a Special Hearing
ORCHARD SQUARE
 Baltimore County, Maryland Election District 9
 Scale: 1" = 30'
 P.N. 05082
 Date: MAY 4/7/87 B.M.