

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

ARNOLD JABLON  
ZONING COMMISSIONER

July 22, 1987

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

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING VARIANCE  
S/S Beaconsfield Dr. opposite Berryhill Circle  
11th Election District - 5th Councilmanic District  
Lincoln White Marsh Limited Partnership - Petitioner  
Case No. 88-55-A

Dear Mr. Howard:

This is to advise you that \$73.65 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 the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

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

DATE 7/27/87 ACCOUNT R-01-615-000

AMOUNT \$ 73.65

SIGN & POST RETURNED 7/29/87

COOK, HOWARD, JAMES & TRACY, 210 ALLEGHENY AVE., P.O. BOX 5517, TOWSON, MD. 21204

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-55-A

FOR: B 8056\*\*\*\*\*735518 82787

VALIDATION OR SIGNATURE OF CASHIER

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

June 18, 1987

### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
S/S Beaconsfield Dr. opposite Berryhill Circle  
11th Election District - 5th Councilmanic District  
Lincoln White Marsh Limited Partnership - Petitioner  
Case No. 88-55-A

TIME: 1:50 p.m.

DATE: Tuesday, July 28, 1987

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

AJ:med

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

DATE 5/6/87 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: Cook H.D.T.

FOR: Van. # 468

B 8051\*\*\*\*\*100008 81106

VALIDATION OR SIGNATURE OF CASHIER

### CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 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 July 9, 1987.

THE JEFFERSONIAN,

Susan Linder Obrecht  
Publisher

Petition for Zoning Variance  
11th Election District  
Case No. 88-55-A  
LOCATION: South Side of Beaconsfield Drive opposite Berryhill Circle  
DATE AND TIME: Tuesday, July 28, 1987, at 1:50 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 on the petition for zoning variance to permit a single-level, detached, one-story house with a detached garage, located on the south side of Beaconsfield Drive, opposite Berryhill Circle, in the 11th Election District, 5th Councilmanic District, Lincoln White Marsh Limited Partnership, as shown on plan filed with the Zoning Office.

### The Times

Middle River, Md., July 9, 1987

This is to certify, that the annexed advertisement was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 10 successive weeks before the day of July 28, 1987.

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 10 successive weeks before the day of July 28, 1987.

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1126 Date of Posting 7/6/87

Posted for: Lincoln White Marsh Limited Partnership

Petitioner: Lincoln White Marsh Limited Partnership

Location of property: S/S Beaconsfield Drive, opposite Berryhill Circle

Location of signs: Beaconsfield Drive, opposite Berryhill Circle

Remarks: 10' x 6' x 6' x 6'

Posted by: M. H. Jung

Date of return: 7/28/87

Number of Signs: 1

Case No. 88-55-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 5th day of June, 1987.

Petitioner: Lincoln White Marsh Limited Partnership  
Petitioner's Attorney: John B. Howard, Esquire

ARNOLD JABLON  
Zoning Commissioner

Received by: Chairman, Zoning Plans Advisory Committee

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: June 30, 1987

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

SUBJECT: Zoning Petition No. 88-55-A

This attractive type of signage should be encouraged in Baltimore County.

Norman E. Gerber, AICP  
Director

NEG:JGH:sib

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

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

RE: Item No. 468 - Case No. 88-55-A  
Petitioner: Lincoln White Marsh Limited Partnership  
Petition for Zoning Variance

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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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

JED:bjs

Enclosures

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

File



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

STEPHAN KERN  
DIRECTOR  
C. Richard Moore  
Acting Director

June 10, 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 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464, 465, 466, 468, 469, 470, 471, 472, and 473.

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

MSF:lt

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

May 26, 1987

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

Re: Property Owner: Lincoln/White Marsh Ltd. Partnership

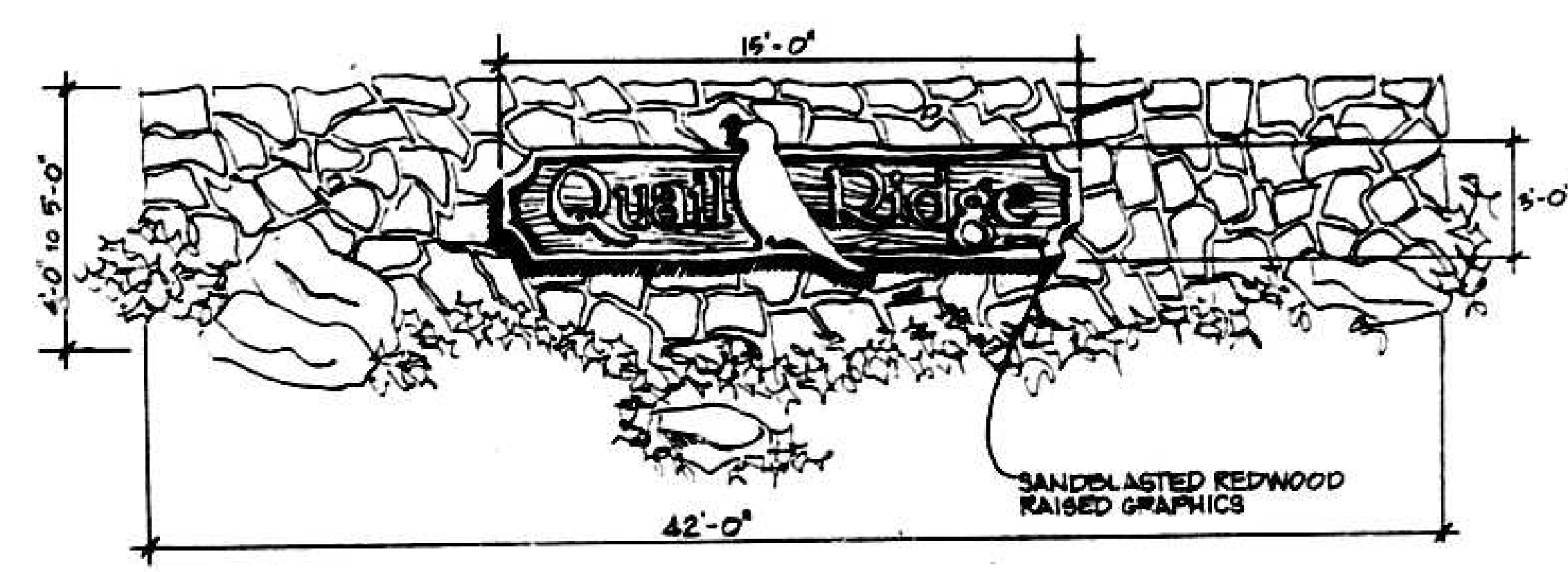
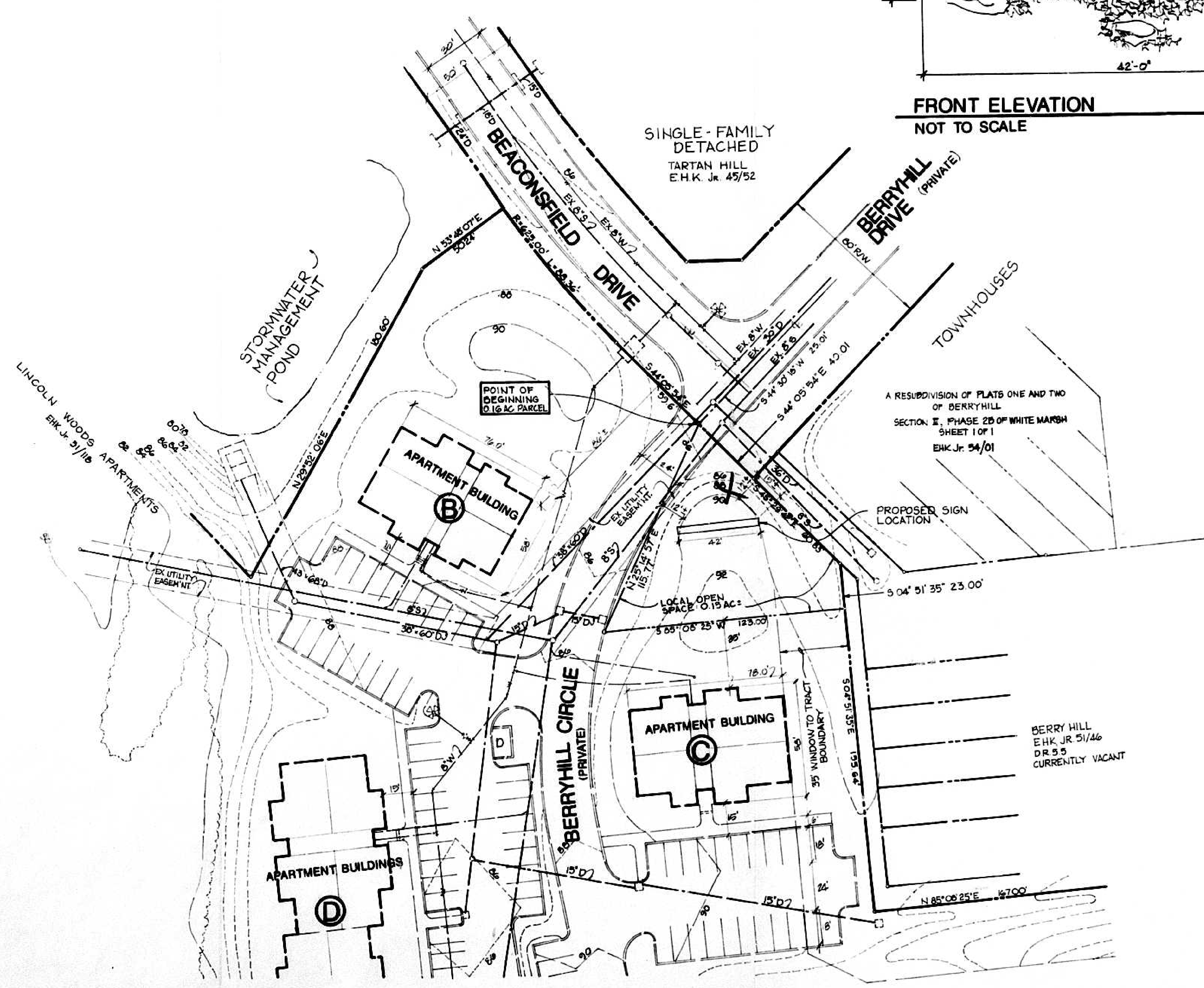
Location: S/W Beaconsfield Dr. opp. Berry Hill Dr. w. of Feather Hill Road  
Item No.: 468 Zoning Agenda: Meeting of 5/19/87

Gentlemen:

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

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. J. J. Kelly 5-20-87 Noted and Approved: John F. O'Neill  
Planning Group Fire Prevention Bureau  
Special Inspection Division



**FRONT ELEVATION**  
NOT TO SCALE

SIGN AREA = 47s.f.±  
WALL AREA = 210s.f.±



Quail Ridge Variance Petition  
Job Order No. 85113A

Plan and Plan to Accompany Variance Petition

Variance Requested

413.1e(1) A single-faced, informational sign identifying the name of the "Quail Ridge" community on a stone-wall background containing 210 square feet with a sign containing 47 square feet instead of the permitted 15 square foot maximum area.

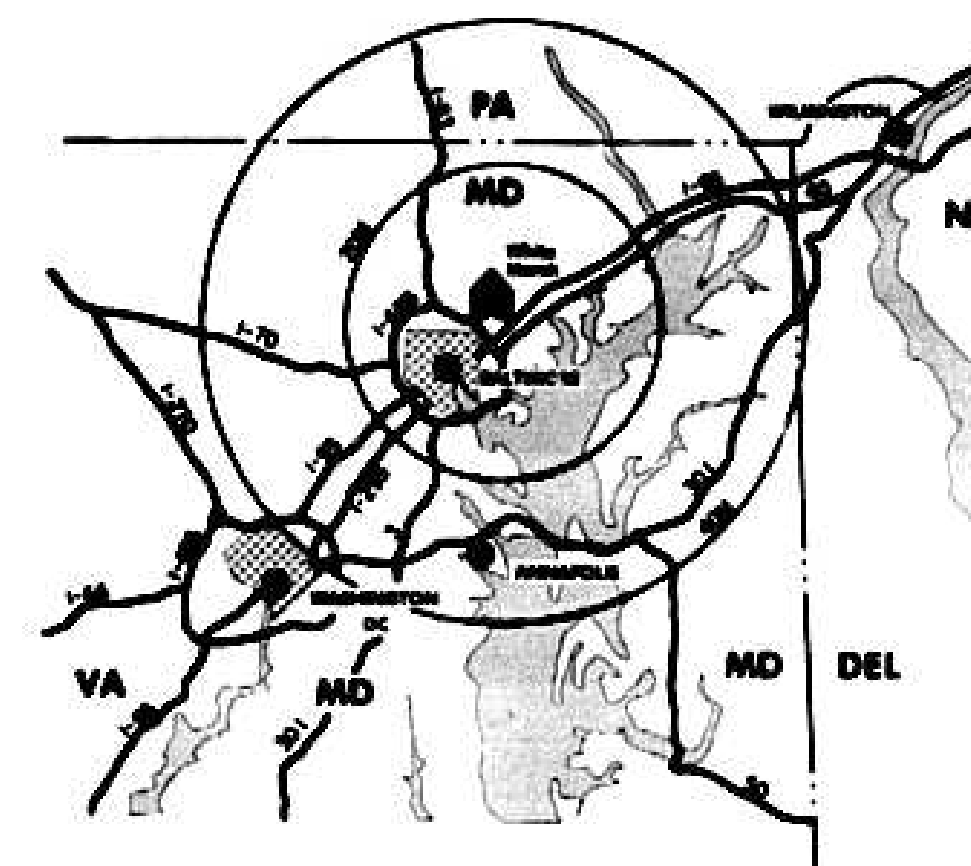
Notes

1. 11th Election District, 5th County Council District
2. Existing Zoning DE 5.5
3. Quail Ridge is an apartment development with all units for rent. It was approved by CBC on 10/10/85 as Lincoln Woods II. A final development plan for Quail Ridge was approved on 04/13/86.
4. The sign will not be lighted.

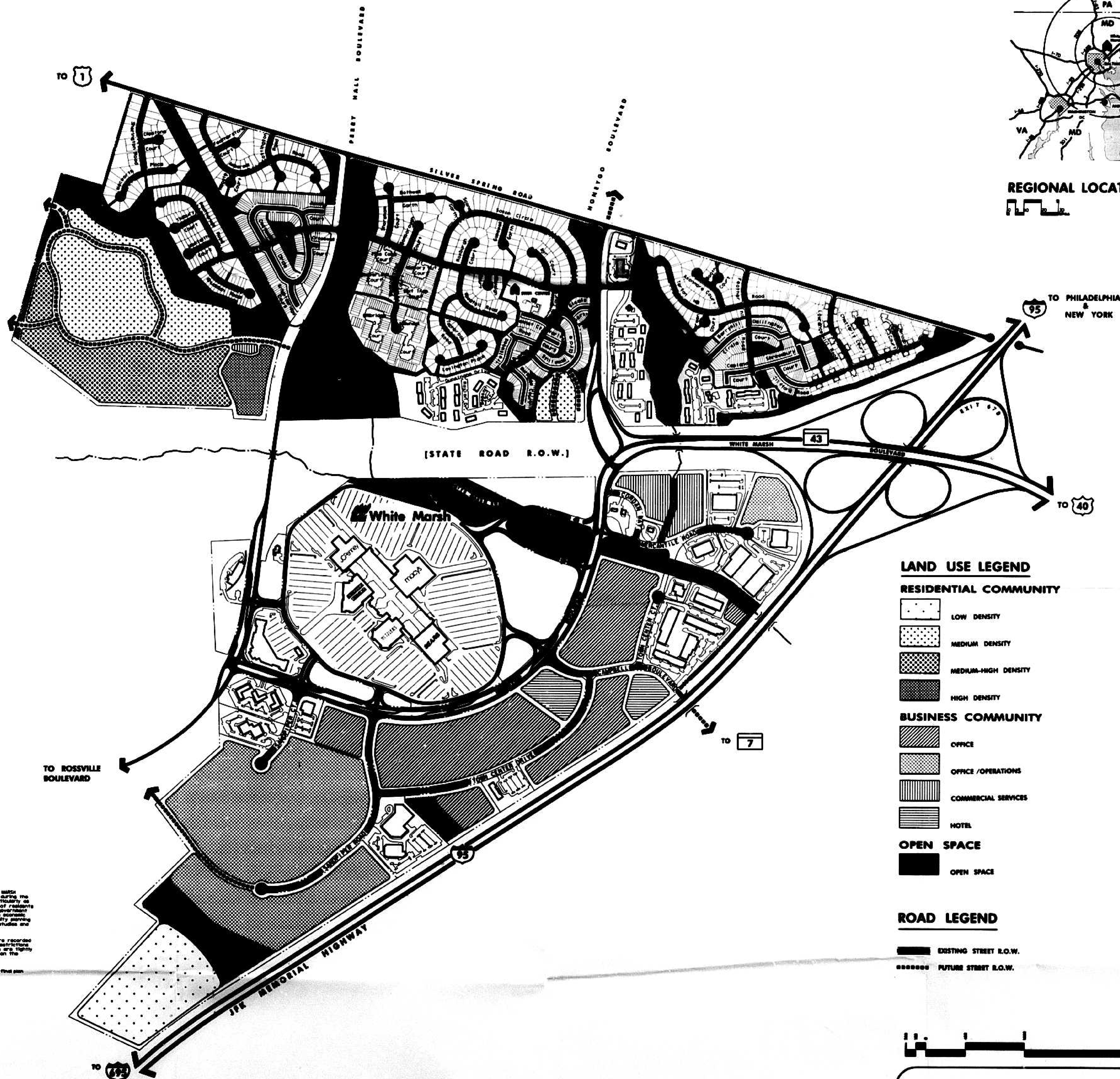
**PETITIONER'S EXHIBIT**

12/18/87  
468  
88-55A  
OFFICE COPY

|                                                                                                                                                                            |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>DAFT - McCUNE - WALKER INC.</b><br>LAND PLANNING CONSULTANTS<br>LANDSCAPE ARCHITECTS<br>ENGINEERS<br>530 EAST JOPPA ROAD<br>TOWSON, MD. 21204<br>TELEPHONE 301-296-3333 |           |
| <b>QUAIL RIDGE</b><br>ELECTION DISTRICT 11 BALTIMORE MD                                                                                                                    |           |
| <b>PLAN TO ACCOMPANY PETITION FOR VARIANCE</b>                                                                                                                             |           |
| PRINTED<br>MAY 05 1987<br>DAFT-McCUNE-WALKER, INC.                                                                                                                         |           |
| DATE                                                                                                                                                                       | REVISIONS |
|                                                                                                                                                                            |           |
|                                                                                                                                                                            |           |
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|                                                                                                                                                                            |           |
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|                                                                                                                                                                            |           |
|                                                                                                                                                                            |           |
| SCALE:<br>1"=30'                                                                                                                                                           |           |
| JOB ORDER NO.<br>85113-A                                                                                                                                                   |           |
| ISSUE DATE<br>4-9-87                                                                                                                                                       |           |



**REGIONAL LOCATION**



**LAND USE LEGEND**

**RESIDENTIAL COMMUNITY**

- LOW DENSITY
- MEDIUM DENSITY
- MEDIUM-HIGH DENSITY
- HIGH DENSITY

**BUSINESS COMMUNITY**

- OFFICE
- OFFICE / OPERATIONS
- COMMERCIAL SERVICES
- HOTEL

**OPEN SPACE**

- OPEN SPACE

**ROAD LEGEND**

- EXISTING STREET R.O.W.
- FUTURE STREET R.O.W.

Land use plans for the community of WHITE MARSH are designs which will be modified regularly during the years required to build the community, particularly as the developer responds to changing needs of residents and businesses, changing requirements of government agencies and financial institutions, changing economic and social conditions, evolution of community planning and development processes, new research studies and technological innovations.

In contrast to shapable land use plans are recorded plans for subdivisions and recorded deed restrictions affecting them. These are documents which are tightly restricted as to changes, and are binding on the developer, residents, and businesses.

The developer reserves the right to make final plan change decisions.

MAJOR DEVELOPER  
**Nottingham Properties Inc.**  
100 West Pennsylvania Avenue  
Towson, Maryland 21204  
301 / 255 - 0545

COMPUTER GRAPHICS BY:  
 RUFF-BECK-BRAINERD, INC.  
300 WEST BALTIMORE AVENUE  
BALTIMORE, MARYLAND 21201  
7-78-55

REVISED MARCH, 1987

A PLANNED COMMUNITY  
**WHITE MARSH**  
BALTIMORE COUNTY, MARYLAND



PETITIONER'S  
EXHIBIT 2