## PETITION FOR ZONING VARIANCE

TO THE ZONING COMMUSSIONER OF BALITMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Beltimore County and which is described in the description and plot attached hereto and made a part bereaf, hereby potition for a

Variance from Section .413.1.e(1) to permit a single facéd informational sign identifying the community name "Quail Ridge" on a stone wall background of 210 square feet, with a sign of 47 square feet in

lieu of the permitted 15 square foot maximum.

of the Sening Regulations of Soltimore County, to the Zoning Law of Beltimore County; for the following recesses: (indicate hardship or practical difficulty)

To be determined at hearing.

rtnershi

I/We do selemnly declare and affirm, under the penalties of perjury, that I/we

	which is the subject of this Petition.
Contract Purchaser:	Legal Owner(a):
(Type or Print Name)	Cippe or Print Name)
Lipsium	Roger A Blair, General Partner
Admi	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
John B. Howard, Esquire	Address Phone No.
Signature -	City and Spin
210 Allegheny Avenue	Name, address and phone number of legal estate, con- tract purchaser or representative to be contacted
Towson, Maryland 21204	John B. Howard, Esquire Plane 210 Allegheny Avenue

Towson, Maryland 21204 823-4111 823-4111

IN RE: PETITION FOR ZONING VARIANCE S/S Beaconsfield Drive. opposite Berryhill Circle 11th Election District

5th Councilmanic District Lincoln White Marsh Limited Partnership, Petitioner

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 88-55-A

BEFORE THE

■ 10 100 200 W W 10 100 N W 10 100 W

The Petitioner herein requests a variance to permit a single faced informational sign of 47 sq.ft. identifying the community name "Quail Ridge" on a stone wall background of 210 sq.ft., in lieu of the permitted 15 sq.ft. maximum, as more particularly described on the plan submitted, prepared by Daft-McCune-Walker, Inc., dated April 9, 1987 and identified as Petitioner's Exhibit 1.

Information proferred by Counsel for the Petitioner and testimony given on behalf of the Petitioner indicated that the community of "Quail Ridge" needs identification to distinguish this subcomponent from the large community of White Marsh. The proposed sign has been designed by an architect to be in keeping and in scale with the three-story apartments which are constructed with stained wood siding. Contrary to Note #4 on Petitioner's Exhibit 1, the Petitioner proposes exterior illumination for the sign by means of one inground spot light screened and aimed at the community name. A June 30, 1987 memo from the Director of Planning states "This attractive type of signage should be encouraged in Baltimore County." There were no Protestants.

After due consideration of the testimony and evidence presented, and ic appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, 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 \_\_\_ day of August, 1987 that a variance to permit a single faced informational sign of 47 sq.ft. identifying the community name "Quail Ridge" on a stone wall background of 210 sq.ft.. in accordance with Petitioner's Exhibit I, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED. subject to the following condition:

> The sign may be illuminated in accordance with the Petitioner's proposal as indicated herein.

> > Deputy Zoning Cornissionen // of Baltimore County .

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner

August 4, 1987



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

RE: Petition for Zoning Variance S/S Beaconsfield Drive opposite Berryhill Circle 11th Election District, 5th Councilmanic District Case No. 88-55-A

Dear Mr. Howard:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the condition noted in the attached Order.

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

> Very truly yours, Lan Ill. H JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

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ephone: 301-286-3333 Land Planning Consultants Landscape Architects

ath Massico District. Bulticope Gounty, Mayland

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PETITION FOR ZONING VARIANCE

11th Election District - 5th Councilmanic District

Case No. 88-55-A

LOCATION:

square foot maximum

South Side of Beaconsfield Drive opposite Berryhill Circle

Tuesday, July 28, 1987, at 1:50 p.m.

PUBLIT SEARING: 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 single-faced informational sign identifying the community name "Quail Ridge" on a stone wall background of 210 square feet with a sign of 47 square feet in lieu of the permitted 15

Partnership Being the property of Lincoln White Marsh Limited / . 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 VARIANCE S/S Beaconsfield Dr. opposite

: BEFORE THE ZONING COMMISSIONER

Berryhill Circle, 11th District :

OF BALTIMORE COUNTY

LINCOLN WHITE MARSH LIMITED : Case No. 88-55-A

PARTNERSHIP, Petitioner

ENTRY OF APPEARANCE

. . . . . . . .

Please enter the apparance of the People's Counsel in the abovecaptioned 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.

> Harley Cole Freel . Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House

Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 8th day of July, 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 Zinnerman

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

July 22, 1987

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

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

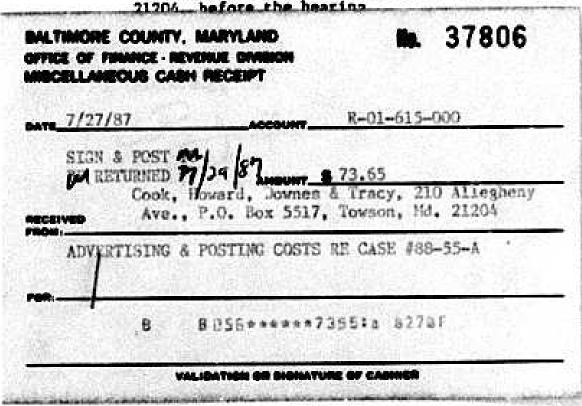
Dear Mr. Howard:

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

WITER-OFFICE CORRESPONDENCE

Arnold Jablon

TO Zoning Commissioner Date June 30, 1987

PROM Office of Planning and Zoning

SUBJECT Zoning Patition No. 86-55-A

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



NEG: JGH: slb



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.	90 E. E. E.
DATE:	Tuesday, July 28, 1987	

PLACE: Room 106, County Office Building, 111 West Chesaperke

Avenue, Towson, Maryland

Zoning Compressioner of Baltimore County

PRICE OF PHANCE	ITY, MARYLAND - No. 36078 - REVENUE SHIRKON CASH RECEIPT
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	s /00.00
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-00	SPECIFIC AND ENGINEERING CONTRACTOR IN THE WARREST CONTRACTOR OF THE PARTY OF THE P
Van.	# 468
Van.	# 4-68 B 051 *** ** 10000:a \$119F

John B. Howard, Esquire

Towson, Maryland 21204

210 Allegheny Avenue

Dear Mr. Howard:

AJ:med

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

COUNTY OFFICE SLDG. 111 W. Chesapeake Ave. Towson, Haryland 21204

Chairman

REMBERS Bureau of Engineering

Department of
Traffic Engineering
State Boads Commission
Bureau of
Fire Prevention
Health Department

Health Department
Project Planning
Building Department
Board of Education
Boning Administration
Industrial

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.

RE: Item No. 468 - Case No. 88-55-A

- Limited Partnership

Petition for Zoning Variance

Petitioner: Lincoln White Marsh

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 & Degr, bee

Chairman Zoning Plans Advisory Committee

JED:bjs

Enclosures

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

File

PERSONNI FOR
ACTIONS: WATERACT

THE Blocks Plants

THE Contribution Plants

Case No. 69-69-A

CCATION: South Side of Broconsisted Drive opposite Resystali
Cords

AFE AND TIME: Torontoy, July 26,
1907, at 1-59 p.m.

URLIC HEARING: Room 106.

Ste Constituents Blanket
Case No. 6948-A

LOCATION: South Side of Beaconclude Drive opposite Burryiell
Carde

DATE AND TIME: Twenday, July 28,
1967, at 1-30 p.m.

PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesaponke Aretime, Towner,
Maryland

The Zoning Communication of Boltonere County, by authority of the
Zoning Act and Bagulations of Bultenere County, will hold a public
bearing.

Prettion for Zoning Verlance to
pertil a single-faced informational
trackground of 210 square feet with a
sign of 67 square feet in live of the
permitted 15 square feet in live of the
permitted 15 square feet in live of the
permitted 15 square feet manifests.

Being the property of Lincoln
Writer Inforth Lincoln Partnership,
as shown on plat plan filed with the
Zoning Office:
In the event that this Petition(s) is
practed, a building permit may be
seed within the thirty (30) day ap-

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1987.

THIS IS TO CERTIFY, that the amexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 9..., 1987.

THE JEFFERSONIAN,

Shusan Sender Obrest

BALTINORE 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

STATE OF THE COURT STATE OF THE

Potitioner Limited Partnership Received by: Potitioner's John B. Musert, Require

Chairman, Zoning Plans Advisory Committee

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

June 10, 1987

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Haryland 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) 451, 467, and 463.

Michael S. Flanigan
Traffic Engineer Associate II

MSF:1t

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Jish Dente Direct

Goodfa Good Side

LOCATION: South Side

LOCATION: South Side

Location South Side

Control

Tible: Tempty, July 28, 1997,

1997-19.

PUBLIC: HEARING: Been Jones Jones State

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Ge Times

Description of Penning 1/6/87

Description of Penning 1/6/87

Posted for 1/2/2016 at 1/6/87

Posted for 1/2/2016 at 1/6/87

Lecation of property 5/5 Beschart Field Printy apres to Beschool 1/6/87

Lecation of Base Facing intersection of Beschool On & Bonyhillian 1/2/2016 for 1/6/87

Posted by 1/6/6/87

Date of return 1/6/87

Posted by 1/6/6/87

THE REPORT OF BALTIMORE COUNTY

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

Paul H. Reincke Ouel

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: SN/S Beaconsfield Dr. opp. Berry Hill Dr. w. of Feather

Location: SW/S Beaconsfield Dr. opp. Berry Hill Dr. w. of Hill Road

Item No.: 468

Zoning Agenda: Mee

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.

 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 \_\_\_\_\_

EXCREDS 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.

Approved:

Approved:

Fire Prevention Bureau

Approved:

