455

PETITION FOR ZONING VARIANCE

88-70-A

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 413.1.e.(3), 1502.5) to permit three illuminated, free-standing signs totaling 96 square feet in lieu of the permitted 25 square foot non-illuminated sign

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

1. OTHER TENANTS ON PREMISES ALREADY HAVE FREE STANDING SIGNS.
2. 4 LANE, 40 M.P.H. STATE HIGHWAY REDUCES VISIBILITY OF SMALL SIGN ON BUILDING.
3. IMMEDIATE, NEIGHBORING BUSINESSES HAVE LARGE, 24 HR. FREE STANDING ILLUMINATED SIGNS.
4. PROPOSED NEIGHBORING OFFICE BUILDINGS HAVE APPLIED FOR FREE STANDING ILLUMINATED DIRECTORIES.
5. 606 MAIN ST. WON'T BE REGARDED AS AN OFFICE BUILDING UNLESS IT OBTAINS SIGNAGE SIMILAR TO ITS SURROUNDINGS.

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:
NICHOLAS H. CARUSO, D.C., P.A.
(Type or Print Name)
Nicholas H. Caruso, DC, Pres.
Signature
606 MAIN ST. - P.O. BOX 630
Address
REISTERSTOWN, MD. 21136
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
S. LIMAWARARUT
(Type or Print Name)
Signature
(Type or Print Name)
Signature

1905 York Rd (301) 561-2424
Address Phone No.
TIMONIUM, MD 21093
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
NICHOLAS H. CARUSO, D.C.
Name
P.O. Box 630 REISTERSTOWN 833-5880
Address Phone No.

MAP NW 5D
ZONING
E.D. 4
DATE 6/12/87
200
1000
DP.
NEW CASE
FEE $75.00
PRIOR
CASE #

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of June, 19 87., 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 3rd day of August, 19 87, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ESTIMATED LENGTH OF HEARING: +1HR.
ALL OTHER ZONING/REZONING PETITIONS IN THE NEXT SIX MONTHS
REVIEWED BY: CLC DATE 5/7/87

ORDER RECEIVED FOR FILING
Date 5/7/87
By

88-70-A
#455
S. Limawararut
SW/S Reisterstown Rd., 145' SE of c/l of Berrymans La. (606 Reisterstown Rd.) 4th E.D. 3rd C.D.

PROPERTY DESCRIPTION

Beginning on the west side of Reisterstown Road (Rt. 140, Main St.) 66 feet wide, at the distance of 145 feet southeast of the centerline of Berrymans Lane. Being lot 35, in the subdivision of Park Hill Manor. Book No. 18 Folio 95. Also known as 606 Main Street in the 4th Election District.

PETITION FOR ZONING VARIANCE

4th Election District - 3rd Councilmanic District

Case No. 88-70-A

LOCATION: Southwest Side of Reisterstown Road, 145 feet Southeast of Centerline of Berrymans Lane (606 Reisterstown Road)

DATE AND TIME: Monday, August 3, 1987, at 10:15 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 three illuminated, free-standing signs totaling 96 square feet in lieu of the permitted 25 square foot non-illuminated sign

Being the property of S. Limawararut, 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
SW/S Reisterstown Rd., 145' SE of C/L of Berrymans La. (606 Reisterstown Rd.), 4th District
S. LIMAWARARUT, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 88-70-A

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
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 13th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to S. Limawararut, Petitioner, 1905 York Rd., Timonium, MD 21093; and Nicholas H. Caruso, D.C., P.A., 606 Main St., P.O. Box 630, Reisterstown, MD 21136, Contract Purchaser.

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

July 29, 1987

Nicholas H. Caruso, D.C.
606 Main Street
P.O. Box 630
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
SW/S Reisterstown Rd., 145' SE of c/l of Berrymans La. (606 Reisterstown Rd.)
4th Election District - 3rd Councilmanic District
S. Limawararut - Petitioner
Case No. 88-70-A

Dear Mr. Caruso:

This is to advise you that $77.63 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 [illegible] ding, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37831
8/3/87 R-01-615-000
SIGN & POST RETURNED $ 77.63
Dr. Nicholas H. Caruso, 606 Reisterstown Rd., Reisterstown, Md. 21136
ADVERTISING & POSTING RE CASE #88-70-A
B B159*****7763la 3048F

Nicholas H. Caruso, D.C.
606 Main Street
P.O. Box 630
Reisterstown, Maryland 21136

June 25, 1987

NOTICE OF HEARING
RE: PETITION FOR ZONING VARIANCE
SW/S Reisterstown Rd., 145' SE of c/l of Berrymans La. (606 Reisterstown Rd.)
4th Election District - 3rd Councilmanic District
S. Limawararut - Petitioner
Case No. 88-70-A

TIME: 10:15 a.m.
DATE: Monday, August 3, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 36053
5/8/87 ACCOUNT 01-615
AMOUNT $ 100.00
RECEIVED FROM Dr. NICHOLAS H CARUSO DC
FOR Filing Fee for Variance Item 455
B B071*****10000a 5056F
LIMAWARA RUT - PETITIONER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 16, 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 16, 1987

THE JEFFERSONIAN,
Susan Sindwell Obrecht
Publisher

[illegible] Zoning Case No. 88-70-A
LOCATION: Southwest Side of Reisterstown Road, 145 feet Southeast of Centerline of Berrymans Lane (606 Reisterstown Road)
DATE AND TIME: Monday, August 3, 1987, at 10:15 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 three illuminated, free-standing signs totaling 96 square feet in lieu of the permitted 25 square foot non-illuminated sign
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

[illegible]NITY NEWSPAPERS OF MARYLAND, INC.
Westminster, Md. July 16, 1987
[illegible]TIFY that the annexed Req.#M03376 P.O.#80806
[illegible] (1)
[illegible]ay of July 19 87 in the
[illegible]County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
[illegible]town News, a weekly newspaper published in Baltimore County, Maryland.
[illegible]ily Times, a weekly newspaper published in Baltimore County, Maryland.
[illegible]UNITY NEWSPAPERS OF MARYLAND, INC.
Per

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
88-70-A

District 4th
Posted for: Variance
Petitioner: S. Limawararut
Location of property: SW/S Reisterstown Rd., 145' SE of c/l of Berrymans La. (606 Reisterstown Rd.)
Location of Signs: Front of subject property, 606 Reisterstown Rd.
Remarks:
Posted by S.J. Costa Signature
Number of Signs: 1
Date of Posting July 16, 1987
Date of return July 17, 1987

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of August, 19 87, that the Petition for Zoning Variance to permit three free-standing, illuminated signs totaling 96 square feet in lieu of the permitted 25 square foot non-illuminated sign be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Dr. Nicholas H. Caruso
People's Counsel

RECEIVED FOR FILING
Date 8/2/87
By Arnold Jablon

88-70-A

Petitioner's Exhibit No. 1

Date No. 88-70-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 2nd day of August, 1987.

Received by: Arnold Jablon
Petitioner's Attorney

Reviewed by: James E. Dyer
Zoning Supervisor

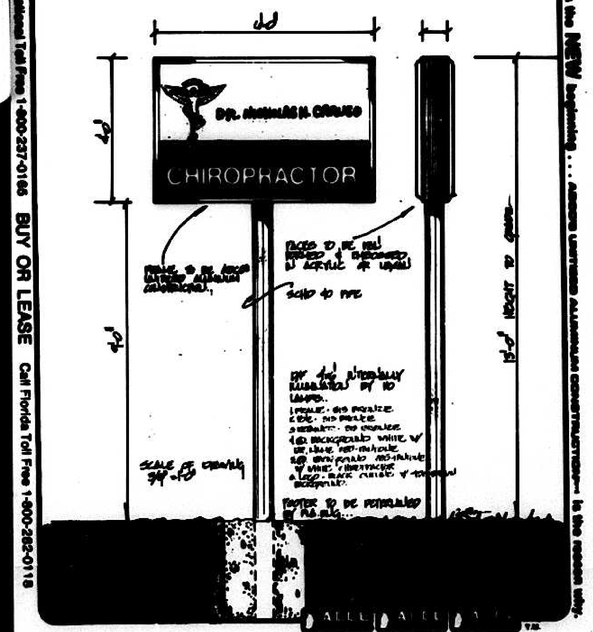
AIDCO

7892-S
3/4"=1'-0" DATE 6-15-84
PMA SIGNS
APPROVED BY

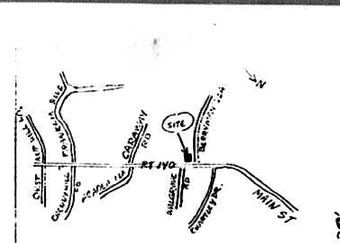
103

AIDCO is the NEW beginning... AIDCO LIMITED ALUMINUM CONSTRUCTION

Call National Toll Free 1-800-237-0165 BUY OR LEASE Call Florida Toll Free 1-800-282-0118



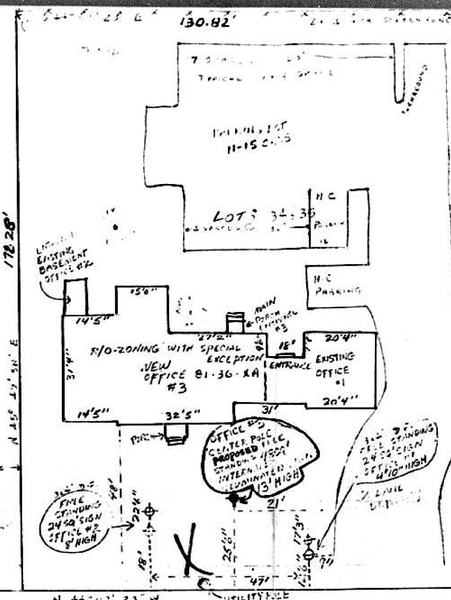
Petitioner's Exhibit 88-70-A



PROPOSED CLASS B OFFICE BUILDING
616 REISTERSTOWN RD
R-O ZONE
CASE NO 87-355-XA

FIRE DAMAGED EXISTING BUILDING

FREE STANDING SIGN PERMITTED BY VARIANCE



40 m.p.h. SPEED LIMIT
4 LANE HIGHWAY

REISTERSTOWN ROAD (80' R/W, 33' PAVING)
(ALSO KNOWN AS MAIN ST.)

OFFICE COPY 88-70-A

LOT FOR SIGN PURPOSES
OWNER - SALLEN'S ... PUT
PETITIONER - NICHOLAS ... BALTO. CO., MD.
DISTRICT 4, ZONED R-O WITH SPECIAL EXCEPTION
SUBDIVISION - PARK HILL MANOR
LOTS 34-35 BLOCK #18 FOLIO #42
EXISTING UTILITIES IN MAIN ST.
SCALE: 1"=20' LOT SIZE: 0.514 ACRES

LOTS #34-35

N

CROWN SERVICE STATION
24 HR.
BR-GSA

FREE STANDING 12' INTERNALLY ILLUMINATED

145' FROM R/W OF BERRYMANS LANE

BERRYMANS LANE

PARKING REQUIREMENTS
TOTAL FLOOR AREA DEVOTED TO GENERAL OR MEDICAL OFFICES
3900 ft² @ 1/300 = 13 SPACES REQUIRED
13 SPACES PROVIDED
INCLUDING 2 H.C. SPACES

5

Petitioner's Exhibit 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: July 8, 1987

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

SUBJECT: Zoning Petition No. 88-70-A

This type of signage, if permitted, would violate the spirit and intent of the R.O. zone.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
JUL 10 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cdo

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

July 20, 1987

Mr. S. Limawararut
1905 York Road
Timonium, Maryland 21093

RE: Item No. 455 - Case No. 88-70-A
Petitioner: S. Limawararut
Petition for Zoning Variance

Dear Mr. Limawararut:

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: Mr. Nicholas H. Caruso
P.O. Box 630, 606 Main Street, Reisterstown, Md. 21136

File

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

RECEIVED
JUN 1 1987
ZONING OFFICE

May 28, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Item #455
Property Owner:
S. Limawararut
Location: SW/S
Resisterstown Road
Maryland Route 140
145 feet SE centerline
Berrymans Lane
Existing Zoning: R.O.
Proposed Zoning:
Variance to permit three illuminated, free-standing signs totaling 96 square feet in lieu of the permitted 25 square foot non-illuminated sign
Area: 130.82 x 172.28
District: 4th

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 Steing (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 w/att.

My telephone number is 333-1350
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
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

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, 451, 467, and 463.

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

Dennis F. Rasmussen
County Executive

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

Re: Property Owner: S. Limawarut

Location: SW/S Reisterstown Road, 145' SE c/l Berrymans Lane

Item No.: 455 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: [illegible] 5-27-87
Noted and Approved: John E. Hike
Fire Prevention Bureau
Special Inspection Division

/jl