

88-133-A
#499

W/S York Rd. between Timonium Rd. and
Landstreet Rd.

8th E.D.

8/28/87 Variance - filing fee \$100.00 - Maryland State Fair and Agricultural Society, Inc.

8/28/87 Hearing set for 10/7/87, at 10:15 a.m., before Mrs. Nastarowicz

10/7/87 Advertising and Posting - \$106.82

10/13/87 Ordered by the Deputy Zoning Commissioner that the Petition for Zoning Variances to permit a side yard setback of 20' in lieu of the required 50', a front yard setback of 30' in lieu of the required 75', a rear yard setback of 35' in lieu of the required 50' for Building "A" and additionally, a front yard setback of 30' in lieu of the required 75' for Building "C" are 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(s) 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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of October, 19⁸⁷, that the herein Petition for Variance(s) to permit a side yard setback of 20 feet in lieu of the required 50 feet, a front yard setback of 30 feet in lieu of the required 75 feet, and a rear yard setback of 35 feet in lieu of the required 50 feet for Building "A"; and additionally, a front yard setback of 30 feet in lieu of the required 75 feet for Building "C", be and are hereby GRANTED, subject to the following:

- 1) The 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.

Ann M. Nastarowicz
ANN McLAUGHLIN-NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjs

499

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

88-133-A

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 Building "A": To permit a 20' side yard instead of the required 50' and a 30' front yard instead of the required 75' and a rear yard of 35' instead of the required 50'; Building "C" to permit a front yard of 30' instead of the required 75'.

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

All of the buildings indicated herein are contained entirely within the State Fair property. The building to be constructed, Building "A", must be completed in time for the Annual State Fair in August of 1987. There are no property owners or persons affected in any manner by the request for variance.

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

P.O. Box 188

Address

Timonium, Maryland 21093

City and State

Legal Owner(s):

MARYLAND STATE FAIR & AGRICULTURAL SOCIETY, INC.

(Type or Print Name)

Signature

Howard M. Mosner, Jr.

(Type or Print Name)

Signature

Attorney for Petitioner:

Thomas J. Peddicord, Jr.

(Type or Print Name)

Signature

404 Allegheny Ave

Address

Towson, Md 21204

City and State

404 Allegheny Avenue

Address

821-1013

Phone No.

Towson, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Attorney's Telephone No.: 821-1013

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of August, 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 October, 1987, at 10:15 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING -1 1/2 HR. + 1 HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: ucy/JP DATE 5/28/87

Thomas J. Peddicord, Jr., Esquire
404 Allegheny Avenue
Towson, Maryland 21204

September 4, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S York Rd. between Timonium Rd. and
Landstreet Rd.
8th Election District - 4th Councilmanic District
Maryland State Fair and Agricultural Society, Inc. -
Petitioner
Case No. 88-133-A

TIME: 10:15 a.m.

DATE: Wednesday, October 7, 1987

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

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
Baltimore County

No. 36164

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

DATE: 9/28/87 ACCOUNT: 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: Marlow & Peddicord

FOR: Variance # 499 (M.L. St. Fair)

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

October 13, 1987

Thomas J. Peddicord, Jr., Esquire
404 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
W/S York Road between Timonium Road and Landstreet Road
8th Election District, 4th Councilmanic District
Maryland State Fair and Agricultural Society, Inc. - Petitioner
Case No. 88-133-A

Dear Mr. Peddicord:

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,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner

AMN:bjs

Enclosures

cc: Robert A. Hoffman, Esquire
216 Allegheny Avenue, Towson, Md. 21204

Mr. Dennis Medlin
103 Rose Street, Timonium, Md. 21093

Mr. Gordon Schwind
107 Rose Street, Timonium, Md. 21093

People's Counsel

File



Dennis F. Rasmussen
County Executive

MARLOW, PEDDICORD & YOUNG

ATTORNEYS AT LAW
404 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 821-1013

WILLIAM F. C. MARLOW, JR.
THOMAS J. PEDDICORD, JR.
THOMAS G. YOUNG, III
KENNETH H. MELTZER
DAVID A. FRIEDMAN
ADMITTED IN MARYLAND AND DISTRICT OF COLUMBIA

WASHINGTON, D.C. ADDRESS
AIR RIGHTS BUILDING
SUITE 800 E
7315 WISCONSIN AVENUE
WASHINGTON, D.C. 20014

September 15, 1987

Mr. James E. Dyer
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Maryland State Fair &
Agricultural Society, Inc.
Petition for Zoning Variance
Case No.: 88-133-A

Dear Jim:

This is to confirm our telephone conversation of yesterday in which I questioned the Notice of Hearing dated September 4, 1987 relating to the above captioned case, a copy of which Notice is enclosed.

It is my understanding that the October 7 hearing for Case No. 88-133-A relates only to the matter of the Petition for Zoning Variance filed by The State Fair on May 28, 1987 for the three buildings which it constructed for the 1987 Fair. Accordingly, I will advise the Fair that the issue of the parking lot on Landstreet Road (Case No. C-88-31) is not involved in the October 7 hearing. Likewise, Case No. C-87-1883 is not involved in the October 7 hearing.

Thank you for clarifying this matter for me.

Very truly yours,

Thomas J. Peddicord, Jr.
Thomas J. Peddicord, Jr.

TJP,jr:sd
cc: Mr. Howard M. Mosner, Jr.

RECEIVED
SEP 16 1987

ZONING OFFICE

Thomas J. Peddicord, Jr., Esquire
404 Allegheny Avenue
Towson, Maryland 21204

September 4, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S York Rd. between Timonium Rd. and
Landstreet Rd.
8th Election District - 4th Councilmanic District
Maryland State Fair and Agricultural Society, Inc. -
Petitioner
Case No. 88-133-A

TIME: 10:15 a.m.

DATE: Wednesday, October 7, 1987

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

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
Baltimore County

JRH:med

ccs: Mr. Gordon Schwind
107 Rose Street
Timonium, Maryland 21093

Mrs. Emory Kerin
105 Rose Street
Timonium, Maryland 21093

Ms. Patricia Egan
16 Rose Street
Timonium, Maryland 21093



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

J. ROBERT HAINES
ZONING COMMISSIONER

September 29, 1987

Thomas J. Peddicord, Jr., Esquire
404 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S York Rd. between Timonium Rd. and Landstreet Rd.
8th Election District - 4th Councilmanic District
Maryland State Fair and Agricultural Society, Inc. - Petitioner
Case No. 88-133-A

Dear Mr. Peddicord:

This is to advise you that \$106.82 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 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.

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

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

DATE: 10/7/87 ACCOUNT: R-01-615-000

SIGN & POST TO BE RETURNED

AMOUNT \$ 106.82

RECEIVED FROM: Maryland State Fair & Agricultural Society, Inc., P.O. Box 180, Timonium, Md. 21093

FOR: ADVERTISING & POSTING COSTS RE CASE #88-133-A

VALIDATION OR SIGNATURE OF CASHIER

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

Paul H. Reincke
Chief

June 11, 1987

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

Re: Property Owner: Md. State Fair and Agricultural Society, Inc. Dennis F. Rasmussen
Location: W/S York Rd., bet. Timonium Rd. & Landstreet Rd. County Executive

Item No.: 499 Zoning Agenda: Meeting of 6/9/87

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 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.

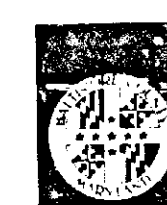
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1987

COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

200

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

Thomas J. Peddicord, Jr., Esquire
Marlow & Peddicord
404 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 499 - Case No. 88-133-A
Petitioner: Maryland State Fair and
Agricultural Society, Inc.
Petition for Zoning Variance

Dear Mr. Peddicord:

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
JAMES E. DYER

Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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

XXXXXXXXXX
XXXXXXXXXX
C. Richard Moore
Acting Director

June 11, 1987

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

Item No. 499 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Area:
District:

Dear Mr. Jablon:

We have reviewed the site plan and recommend that the eastern most entrance to the site on Timonium Road be closed.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

July 29, 1988



Maryland Department of Transportation
State Highway Administration

RICHARD A. TRAINOR
Secretary
HAL KASSOFF
Administrator

June 29, 1987

RE: Baltimore County
Item No. 409
Property Owner: Maryland
State Fair and
Agricultural Society, Inc.
Location: W/S York Road
(Maryland Route 45)
between Timonium Road
and Landstreet Road
Existing Zoning: M.R. IM
Proposed Zoning: Variance
to permit a 20 foot side
yard setback instead of
the required 40 ft. and
a 20 foot front yard
instead of the required
75 feet and a rear yard
of 35 feet instead of
the required 50 feet for
Building A and to permit
a front yard of 30 feet
instead of the required
75 feet for Building C
Area: 92 acres
District: 8th

Dear Mr. Jablon:

On review of the submittal of 10/29/86 (revised), for
variance of setbacks, the State Highway Administration
finds the submittal generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW/es
cc: J. Ogle

RECEIVED
JUL 2 1987

My telephone number is 333-1350 ZONING OFFICE
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 800-491-8525 Toll Free
107 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Bert Haines
Commissioner
Date: September 18, 1987
FROM: Norman E. Gerber, AICP
Planning and Zoning
Petitioner No. 88-122-SPH, 88-123-SPH,
88-124-SPH, 88-125-SPH, 88-126-SPA, 88-127-A
SUBJECT: 88-122-A, 88-123-A, 88-124-A, 88-125-A

There are no comprehensive planning factors requiring comment on the above
numbered petitions.

Norman E. Gerber, AICP
Director

NEG:KAR:dlw

cc: Mr. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
SEP 23 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer
Zoning Supervisor
Date: August 25, 1987
FROM: James Thompson
Zoning Enforcement Coordinator
Item No. 88-31 (If known)
SUBJECT: Petitioners (If known)
Thomas J. Redmond
2nd State Fair & Agric. Society
VIOLATION CASE # 88-31
LOCATION OF VIOLATION Landstuhl & Thibault St.
DEFENDANT 2nd State Fair & Agric. Society ADDRESS Timonium, Md 21093

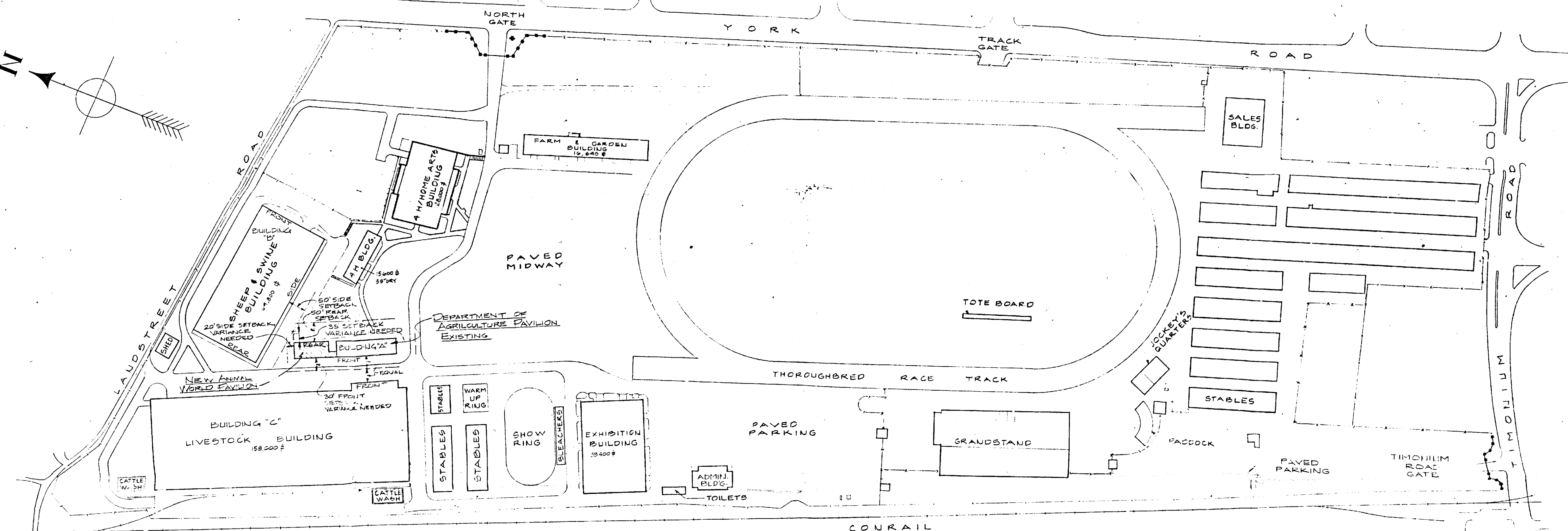
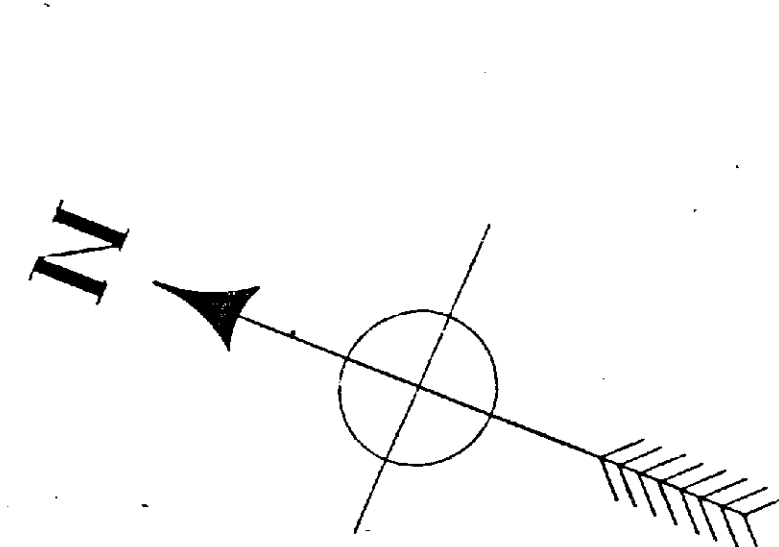
Please be advised that the aforementioned petition is the subject of an
active violation case. When the petition is scheduled for a public hearing,
please notify the following persons:

JANE ADDRESS
Mr. Gordon Schwins Ms Patricia Egan
107 Rose Street 16 Rose St.
Timonium, Md 21093 Timonium, Md. 21093

Mrs. Emory Kerin
105 Rose St.
Timonium, Md.
21093

After the public hearing is held, please send a copy of the Zoning
Commissioner's Order to the Zoning Enforcement Coordinator, so that the
appropriate action may be taken relative to the violation case.

CPS-008



SITE PLAN
0 50 100 200
SCALE IN FEET

EXHIBIT 1

Zoning MR-IM

REVISED OCT. 29, 1986

MARYLAND STATE FAIR AND
AGRICULTURAL SOCIETY, INC.
Timonium, Maryland

SITE PLAN

Greiner Engineering Sciences, Inc.
Baltimore, Maryland

DESIGNED R.V.D., JR. DRAWN R.V.D., JR. DATE MAR. 1981
ARCHITECTURAL SHEET 1 OF 1