

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Ms. Swengosh testified that many of the patients have difficulty finding the office because of inadequate signs. She indicated that many of the patients

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. However, in the opinion of the Deputy Zoning Commissioner, the size of the sign proposed by Petitioner is greater than necessary

-2-

4) If the sign is illuminated, the hours of illumination shall not exceed 8:00 AM to 9:00 PM Monday through Saturday.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjs

-3-

ARN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ATT:bj's
Enclosures

cc: People's Counsel

File

Mr. & Mrs. Emil A. Sueck
4747 Ridge Road, Baltimore, Md. 21236

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 413.1.1.a to permit a 120 square foot sign (60 sq. ft. per side) in lieu of the permitted 1 square foot

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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Bashar Pharoan

(Type or Print Name)

Signature

Address

City and State

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

Bashar Pharoan

4744A Ridge Road 661-9300

Address 21236 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of Nov, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building, Towson, Baltimore County, on the 22 day of Dec, 1988, at 2 o'clock PM.

(over)

Located at the northeast corner of Ridge Road at its intersection with Gumspring Road and running thence along the center of Ridge Road South 59° 15' East, 194.0 feet; thence North 24° 52' East, 224.0 feet; thence North 59° 18' West, 198.58 feet to the center of Ridge Road; thence running along the center of Ridge Road South 23° 45' West, 224.0 feet to the point of beginning. Containing one acre of land, more or less.

#165

District 1476 Date of Posting 1/21/28
 Posted for: Vernice
 Peditioner: Barber Pharmacy
 Location of property: NELC Ridge Rd. & Gwynn Rd.
4744 Ridge Rd.
 Location of Signs: Facing intersection of Ridge & Gwynn Rd.
approx. 35' from rd. way, on property of Philbin
 Remarks:
 Posted by: W. H. H. H. Date of return: 1/21/28
 Number of Signs: Signs

TOWSON, MD., Feb. 4, 1988
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
Feb. 4, 1988

THE JEFFERSONIAN

Susan Hedden Orest
Publisher

NOTICE OF HEARING

The Zoning Commissioner of the Prince George's County, by authority of the Board of Zoning Adjustment, is hereby giving notice that a public hearing will be held on the proposed rezoning of the property herein in Room 106 of the County Office Building, located at 11111 New River Road, Prince George's County, Maryland as follows:

DATE: February 28, 2007
TIME: 10:00 AM
LOCATION: N.E.C. Ridge Road & Gunston Road
(4740 Ridge Road)
14th Election District
all Councilmembers District
Prince George's County
DATE/TIME: Monday,
February 26, 2007 at 6:00 PM
FOR SNOW DATE: April 23, 2007
Veto: not to permit a less than
one (1) acre parcel in less of
permitted 1/4.

In the event that this 30-day notice period is interrupted or delayed in the thirty (30) day period, the Zoning Commission and permit applicant, certain as good cause shown, shall be permitted to extend the notice period for a stay of the issuance of the permit. The applicant must be in writing and received by the Zoning Commission not later than the date set above or presented at the hearing.

BY: ROBERT HAINES
Zoning Commission
of Baltimore County

2007 Feb.

**NOTICE
OF HEARING**

The Zoning Com-
missioner of Baltimore
County, Md., authorized
Zoning Adm. and Per-
mitting Division will
hold a public hearing
on the property identified
herein at 1211 W. Bel-
mont Avenue, Baltimore
County Office Building,
Room 1115 W. Bal-
timore Avenue in Towson,
Maryland on the follow-
ing date:

Case number: 18-0004
N.E.C. Road Right & Gut-
ter
(4644 Ridge Road)
1211 Belmont Avenue
Baltimore, District 6th
Commissioner: David
Pfeiffer, Bachelor Permit
Examiner
February 22,
1988

at 8 p.m.

*FOR SHOW DATE CALL
502-763-3591

1211 Belmont Avenue, permit
a 120 sq. ft. sign to permit
a 120 sq. ft. sign on the
premises 1 sq. ft.

In the event that the
Petition is granted, a build-
ing permit may be issued
within thirty (30)
calendar periods. The Zoning
Commissioner will not have
over, entertain any request
for a variance during the
period of the issuance
of said permit. The time
period for good cause
may be requested and
be in writing and received
by the date of the
hearing or by the date of
the presentation of the
petition at the hearing.

Presented at the hearing of
the following:

DAVID PFEIFFER
Zoning Commissioner
of Baltimore County

502-763-740, 4

Publishing Company
10750 Little Patuxent Pkwy.
Columbia, MD 21044

FEBRUARY 4 19 88

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING 96235

was inserted in the following:

☐ Catonsville Times	☐ Booster Weekly
☐ Arbutus Times	☐ Owings Mills Flier
☐ Reporter Weekly	☒ Towson Flier

PATUXENT PUBLISHING COMPANY
By Maureen Gunn

**IN THE CIRCUIT COURT
OF BALTIMORE COUNTY, IN EQUITY**

CERTIFICATE OF PUBLICATION OF

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
24th day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

Petitioner: Bashar Pharoan Received by: James E. Dyer
Petitioner's Attorney: _____ Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

No. 41782

DATE: 11/24/87 ACCOUNT: 88-329-AAMOUNT: \$ 100.00RECEIVED FROM: J. Robert HainesFOR: Sign Post

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

No. 45973

DATE: 2-22-88 ACCOUNT: P.O. 115-100AMOUNT: \$ 95.43RECEIVED FROM: Bashar PharoanFOR: Sign Post

VALIDATION OR SIGNATURE OF CASHIER

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

J. Robert Haines
Zoning Commissioner

Mr. Bashar Pharoan
4744A Ridge Road
Baltimore, Maryland 21236

Re: Case number: 88-329-A
NE/C Ridge Road & Gumspring Road
(4744 Ridge Road)
14th Election District - 6th Councilmanic District
Petitioner: Bashar Pharoan

Dear Mr. Pharoan:

Please be advised that \$85.43 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

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.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: File

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

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-329-A
NE/C Ridge Road & Gumspring Road
(4744 Ridge Road)
14th Election District - 6th Councilmanic District
Petitioner: Bashar Pharoan
DATE/TIME: MONDAY, FEBRUARY 22, 1988 at 2:00 p.m.

Variance to permit a 120 sq. ft. sign (60 sq. ft. per side) in lieu of the permitted 1 sq. ft.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

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

cc: Mr. Bashar Pharoan

File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1988

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

cc:

Mr. Bashar Pharoan
4744A Ridge Road
Baltimore, Maryland 21236

RE: Item No. 165 - Case No. 88-329-A
Petitioner: Bashar Pharoan
Petition for Zoning Variance

Dear Mr. Pharoan:

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 listing 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 Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

December 2, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items numbers 159, 160, 161, 162, 163, 165, 166, and 167.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:sh

RECEIVED
DEC 23 1987

ZONING OFFICE

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

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

November 25, 1987

Re: Property Owner: Bashar Pharoan

Location: NE/C Ridge Rd., and Gumspring Road

Item No.: 165 Zoning Agenda: Meeting of 11/10/87

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: *John F. O'Hill* Noted and
Planning Group Approved: *John F. O'Hill*
Special Inspection Division Fire Prevention Bureau

/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO: Zoning Commissioner

Date: January 14, 1987

P. David Fields

FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-329-A

This office is opposed to the granting of the subject request. It is our opinion that a freestanding sign of this size and in this location violates the spirit and intent of the R.O. zoning classification. With the exception of the abutting property to the north, zoned R.O., the surrounding properties are zoned D.R. 3.5 and D.R. 5.5, and the uses are residential and a public elementary school.

P. David Fields per J. H. Howell
P. David Fields
Director

PDF:JGH:dme

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

RECEIVED
JAN 19 1988
ZONING OFFICE

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

J. Robert Haines
Zoning Commissioner

March 31, 1988

Bashar Pharoan, M.D., P.A.
General Surgery and Nutrition Center
4744-A Ridge Road
Baltimore, Maryland 21236

RE: Sign plat
Case No. 88-329-A
14th District

Dear Dr. Pharoan:

This office has reviewed your sign proposal submitted with the letter dated March 25, 1988. The 6' x 4'9" double-faced sign will meet the set of 28 sq. ft. per face established in the above referenced case. This office will approve a building permit on such a sign; but be advised that the other restrictions listed in the variance case are in force and those restrictions must be listed on the building permit site plan.

If you should have any questions, please do not hesitate to contact me.
Thank you for your consideration.

Sincerely,

Ann M. Nastarowicz
Ann M. Nastarowicz
Deputy Zoning Commissioner

A.M:nm

88-329

Bashar Pharoan, physician - General Surgery
 Chuan Swengosh - secretary
 own building here @ 2455 -
 medical office -
 1 full time 1 part time -
 General Surgery & nutrition care -
 near location - no sign
 number of patients elderly can't see sign -
 confusion regarding roads -
 Crossway Rd - Ridge Rd
 Ridge Rd - King Ave -
 Proposal will be ref - o
 sign be out of sight of way -
 so far - no - emergency - however concerned -
 end of emergency -
 patients - not likely -
 no objection - from neighbors

Mr Suek - no objection - neighbor for sign as

#4 3 patients

Would like to keep original sign
 b/c of discolored ->

447 = 28
 28
 56

General Surgery and Nutrition Center

BASHAR PHAROAN, M.D., P.A.

February 24, 1988

Ms. Ann Nastarowicz
 Deputy Zoning Commissioner
 Baltimore County Zoning Office
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Dear Ms. Nastarowicz:

Please find enclosed the letter from our neighbor, Mr. Suek not objecting the erection of our proposed sign.

To answer the concerns mentioned in his letter, we would like to mention that the sign will be on an automatic timer and would not be lit all through the night. Also the only areas in the sign that will be lighted will be the letters.

Also, enclosed is a copy of the proposed sign.

If any other information is needed, please do not hesitate to contact us.

Thank you for your time and consideration on our behalf.

Sincerely,

B. Pharoan
 Bashar Pharoan, M.D., P.A.

BP:cms

RECEIVED
 FEB 29 1988
 ZONING OFFICE

4744-A Ridge Road • Baltimore, Maryland 21236 • 301-661-9300

February 24, 1988

4747 Ridge Road,
 Baltimore, Md. 21236

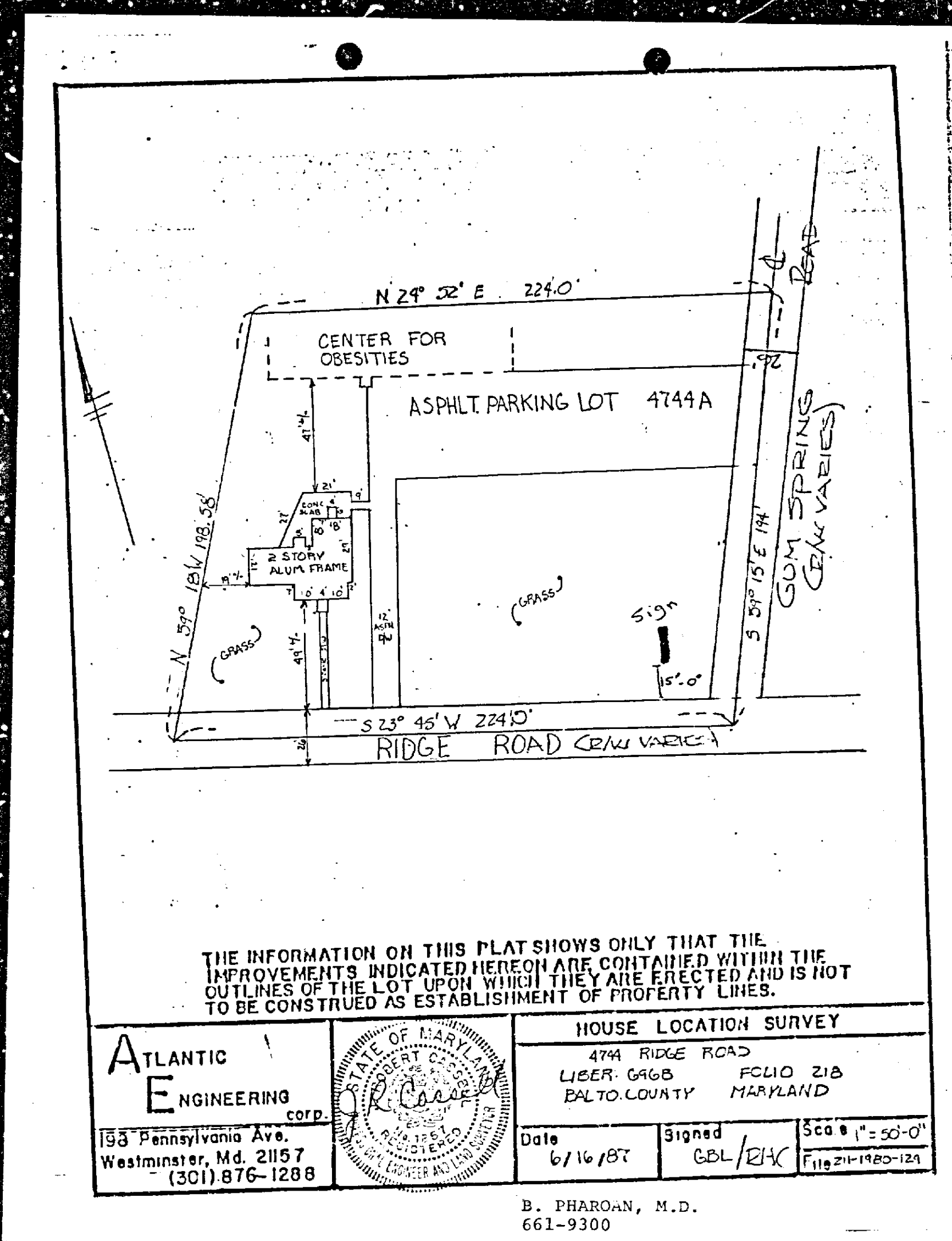
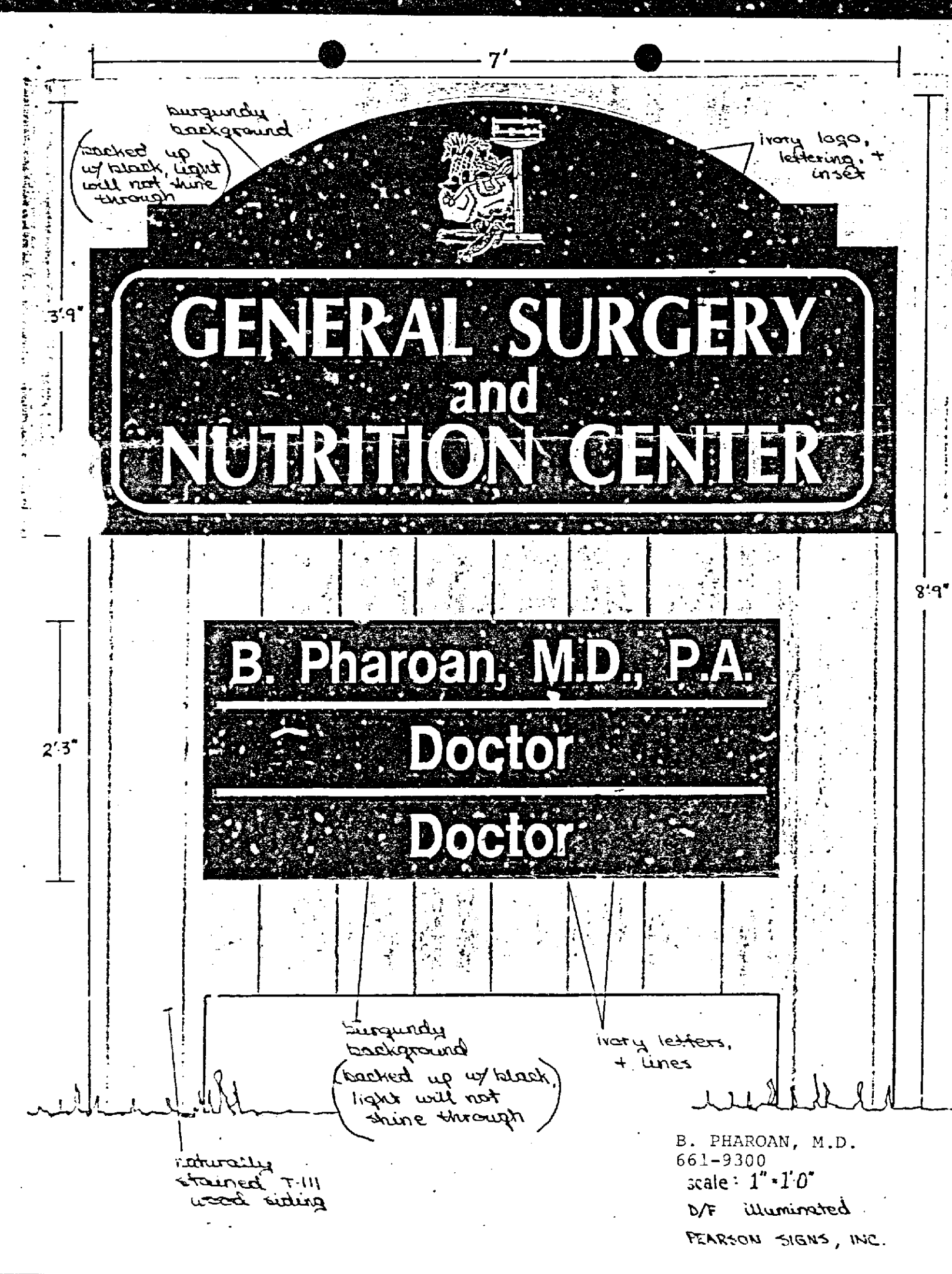
Dr. Bashar Pharoan
 4744-A Ridge Road,
 Baltimore, Maryland 21236

Dear Sir:

My wife and I reside at the above address which is across the street from your offices. We have no objection to a variance in the size of an outdoor sign designating your location and services. However, we feel that the sign should be so illuminated as not to disturb neighbors at night, during summer months, when many window drapes are opened.

Sincerely yours,

Emil A. & Genevieve M. Suek



General Surgery and Nutrition Center

BASHAR PHAROAN, M.D., P.A.

March 25, 1988

Ms. Ann M. Nastarowicz
 Deputy Zoning Commissioner
 for Baltimore County
 Office of Planning and Zoning
 Towson, Maryland 21204

Dear Ms. Nastarowicz:

Re: Case No. 88-329-A

As per your request in your letter dated March 9, 1988, please find enclosed a copy of the revised sign plan which will be based upon your approval, before a permit would be granted.

We also understand that there is a 30 day waiting period in case of an appeal, and to our knowledge that after April 9, 1988, and your approval of the new size, we will be allowed to resume with the necessary plans to obtain the permit and proceed with the process of having the sign made and erected.

If our understanding is not clear, please let us know the correct process.

Thank you for your help in this matter.

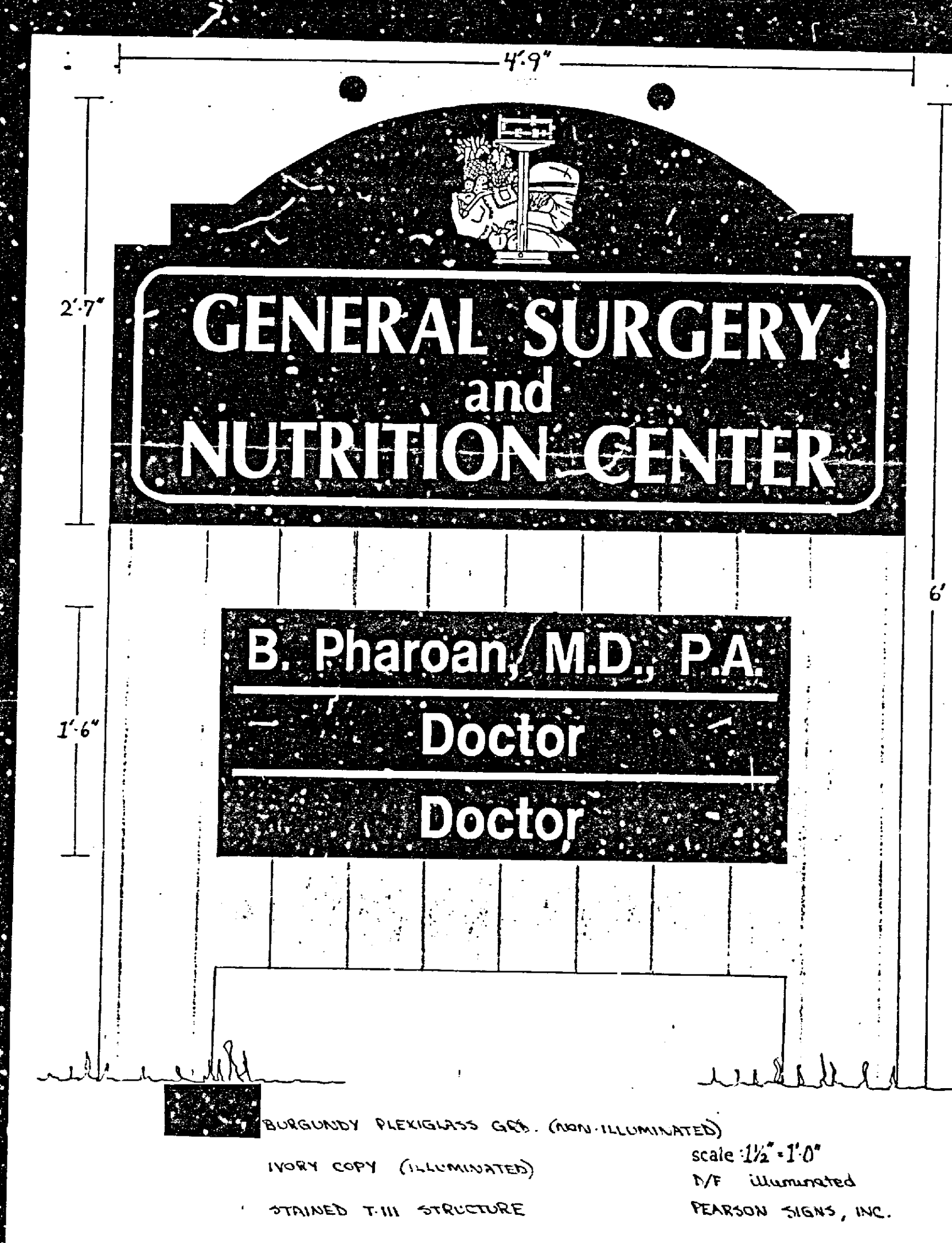
Sincerely,

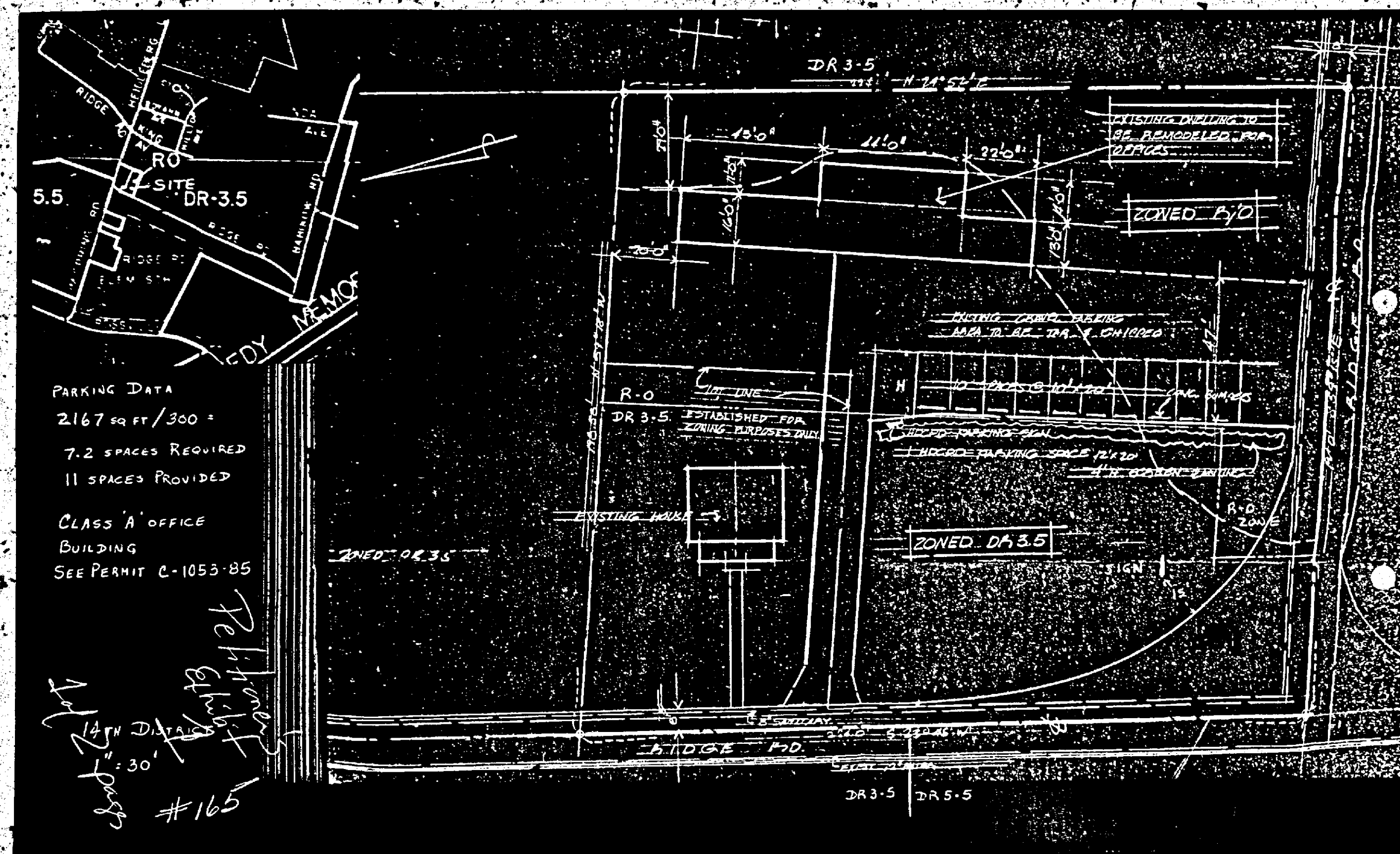
B. Pharoan
 B. Pharoan, M.D., P.A.

BP:cms

RECEIVED
 FEB 29 1988
 ZONING OFFICE

4744-A Ridge Road • Baltimore, Maryland 21236 • 301-661-9300





August J. Seifert
Seifert's Florist, Inc.
 - Flowers For All Occasions -
 ESTABLISHED GROWERS
 4741 RIDGE ROAD • BALTIMORE, MD. 21236 • 665-1560

February 18, 1988

TO WHOM IT MAY CONCERN
 Re: Lighted Sign at property located- 4744-A Ridge Road

We would like to advise that we do not object to the lighted sign to be erected at 4744-A Ridge Road. On occasions, we have had customers stop at our shop asking the location of the doctor's office. Therefore, we feel the sign to be very helpful.

Very truly yours,
SEIFERT'S FLORIST, INC.
John A. Seifert
 John A. Seifert
 President

JAS/18.

Petitioner's Exhibit 2

2-18-88

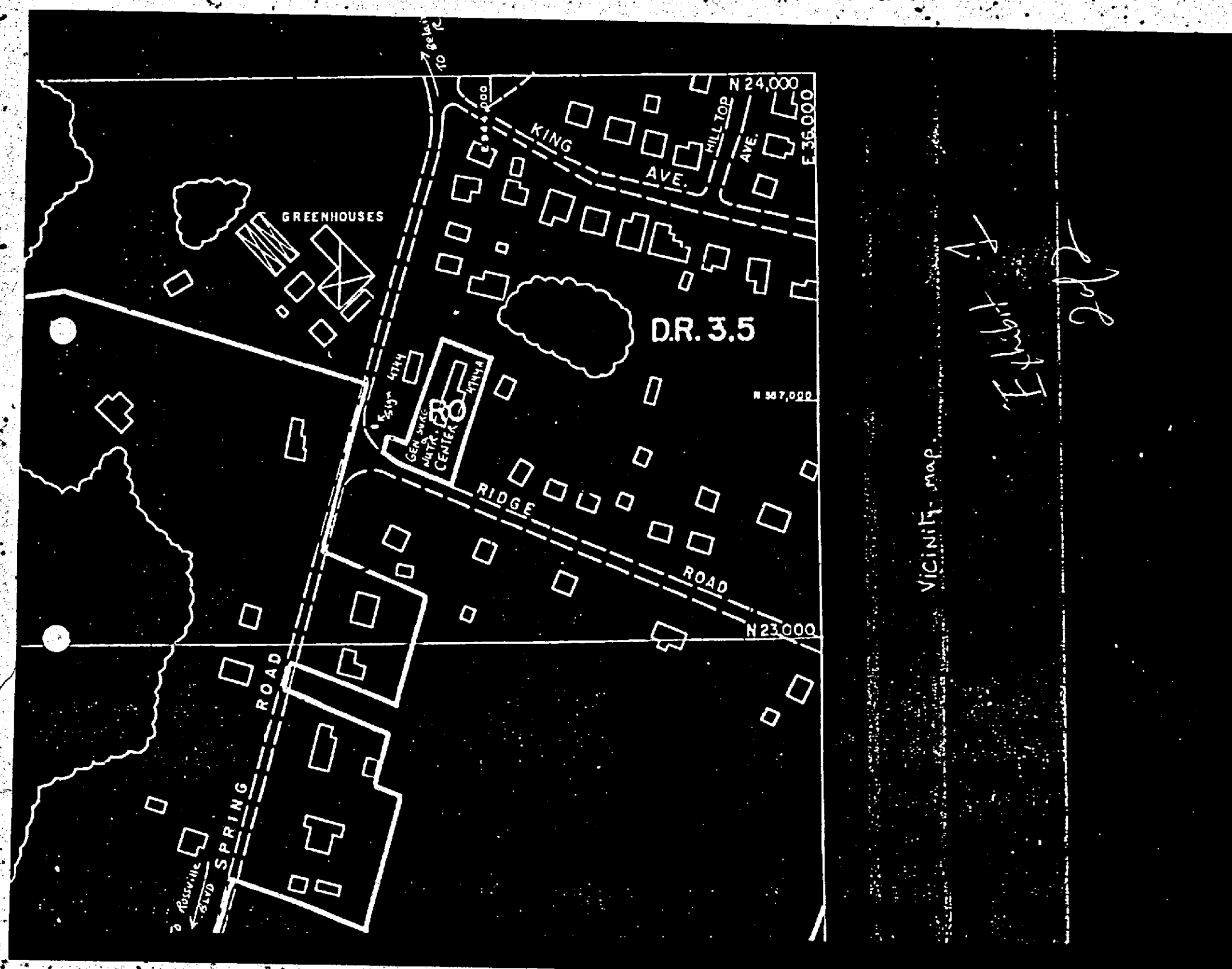
To all concerned
 We have no objection to
 have a sign placed on
 the property of Dr. Pharaon
 on the corner of Ridge Road
William J. H. Burkhardt
 4805 Ridge RD 713-37

Petitioner's Exhibit 3

12-8-87

To whom it may concern:
 On Nov. 30th I had an appointment
 with Dr. Pharaon, for a consultation
 regarding the implantation of a much
 needed catheter. However I went
 right by his medical building due
 to no sign on the corner or any
 where on the grounds.
 A sign of some sort should be
 erected to indicate where he is
 located. His patients could lose
 precious time in locating his office.
 Time is an important factor
 when a person is in dire need
 of medical help due to a major
 health problem & should not waste
 it by getting lost due to the
 lack of an appropriate sign
 being erected.

*A patient of
 Dr. Pharaon's
 Margaret D. [illegible]*



Please make or put a sign on Ridge Road at
 General Surgery and Yuhitown Center to let
 patients where it is located

William H. Ligon

Petitioner's Exhibit 5