

Please File

LAW OFFICES
WARTZMAN, ROMBRO, OMANSKY, BLJBAUM & SIMONS, P.A.
341 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21204
Telephone (301) 686-9111
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JOSEPH H. OMANSKY
DAVID BLJBAUM
MICHAEL H. SIMONS
ALVIN J. HUBERT, JR.
NATHAN ROMBRO
L. DAVID JONES
OF COUNSEL
RONALD L. SCHREIBER
(1984-1985)

DANIEL W. QUINCY
ADAM SCHENBERG
DAVID S. STEIN

April 22, 1988

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

ATTN: Mr. J. Robert Haines,
Zoning Commissioner

RE: Case No. 88-352-A
Petition for Zoning Variance
SW/corner Baltimore National
Pike and Kent Avenue
(5801 Baltimore National Pike)

Dear Mr. Haines:

You will recall at the conclusion of the Hearing in the above case, you requested that a copy of the exhibit showing the exact layout of the sign to be sent to you for inclusion in the file.

In accordance with that request, enclosed herewith please find photographs of the large exhibit which was used at that time.

Very truly yours,
Richard T. Rombro
Richard T. Rombro

RTR/rab
52672
enclosure

APR 25 1988
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-5353

J. Robert Haines
Zoning Commissioner

DATE: MAR 02 1988

Mr. Joseph Winberg
Nejo, Inc.
Quality Inn
7901 Eastern Avenue
Silver Spring, Maryland 20910

Re: Case number: 88-352-A
Petition for Zoning Variance
SW/C Baltimore National Pike and Kent Avenue
(5801 Baltimore National Pike)
1st Election District - 1st Councilmanic District
Petitioner: Nejo, Inc.

Dear Mr. Winberg:

Please be advised that \$4.42 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.

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

No. 50263
Sign Post Recd.

DATE 3/10/88 ACCOUNT 201-05-000

AMOUNT \$ 85.42

RECEIVED FROM Nejo, Inc.

FOR Posting Order 3/10/88 hearing

B 053*****054218 0163F
50-218

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-5353

J. Robert Haines
Zoning Commissioner

DATE: MAR 10 1988

Mr. Joseph Winberg/Nejo, Inc.
Ms. Barbara Simon/Art Display Co.
File

NOTICE OF HEARING

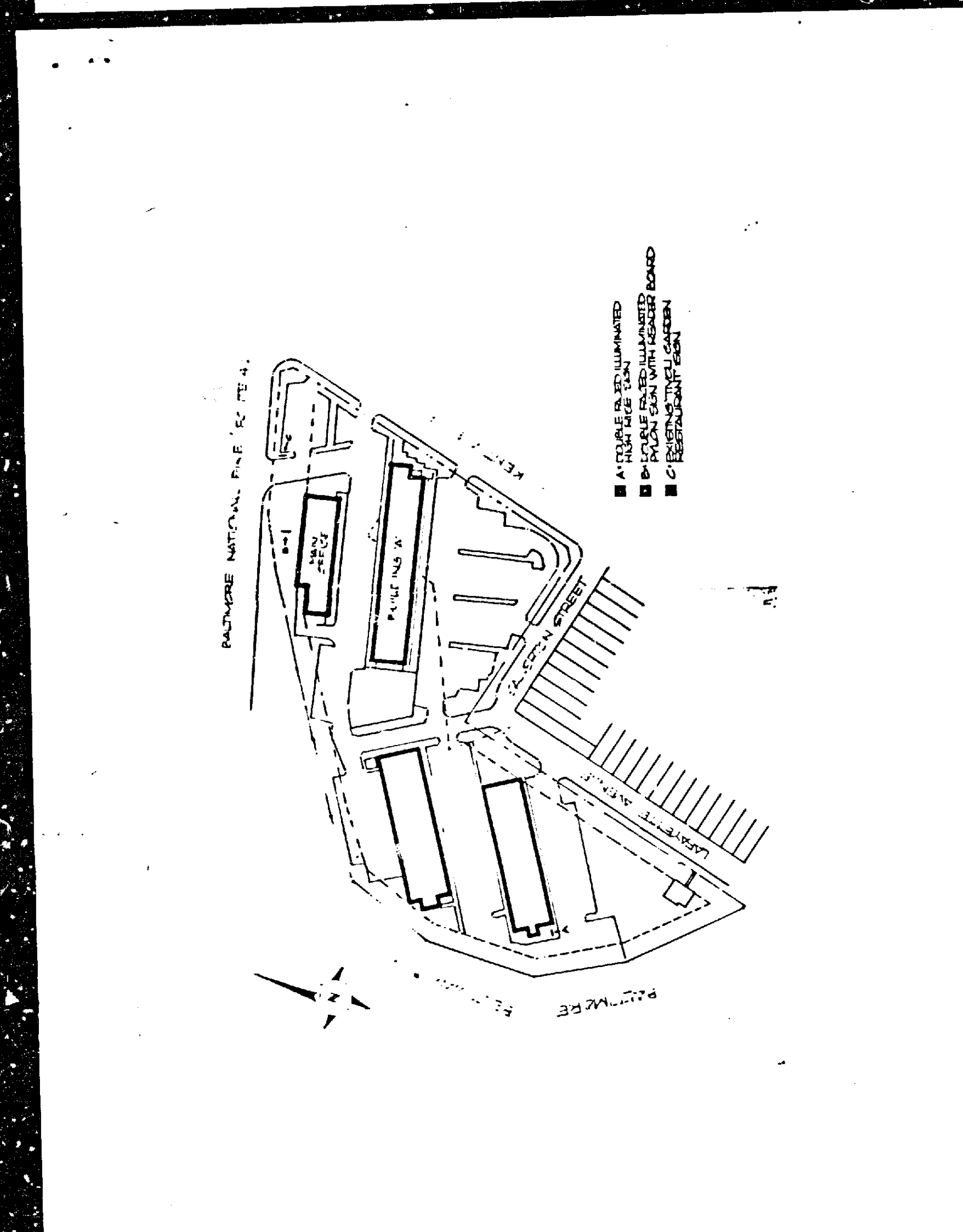
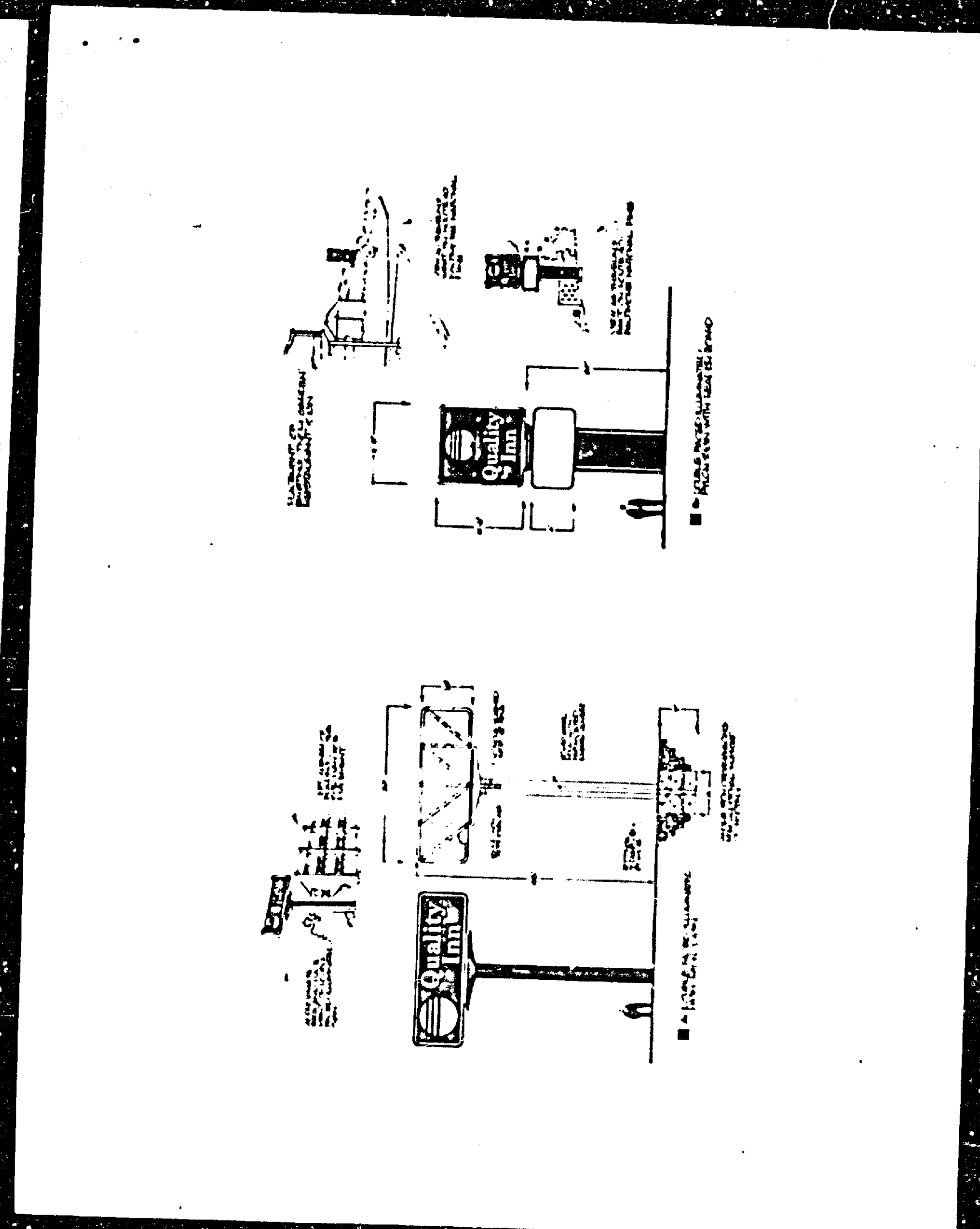
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-352-A
Petition for Zoning Variance
SW/C Baltimore National Pike and Kent Avenue
(5801 Baltimore National Pike)
1st Election District - 1st Councilmanic District
Petitioner: Nejo, Inc.
DATE/TIME: THURSDAY, MARCH 10, 1988 at 11:00 a.m.

Variance to permit three (3) freestanding signs totaling 1071 sq. ft. in lieu of the permitted 100 sq. ft. and to permit the height of one (1) sign to be 45 feet in lieu of the permitted 25 feet.

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
Zoning Commissioner of
Baltimore County



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

Re: Property Owner: NEJO, Inc.
Location: SW/C Balto., Nat'l. Pike and Kent Avenue
Item No.: 187 Zoning Agenda: Meeting of 12/1/87

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 100 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.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: C. H. Reincke 12-10-87 Noted and Approved: J. E. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1988

Nejo, Inc.
Winberg Development
7901 Eastern Avenue
Silver Spring, Maryland

RE: Item No. 187 - Case No. 88-352-A
Petitioner: Nejo, Inc.
Petition for Zoning Variance

Gentlemen:

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. Dyck
JAMES E. DYCK
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures

cc: Barbara Simon
Art Display Co.
2315 16th Place, N.E.
Washington, D.C. 20018

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Variance
Petitioner: Nejo, Inc.
Location of property: SW/C Baltimore National Pike and Kent Avenue
Location of Sign: SW/C Baltimore National Pike and Kent Avenue
Remarks: As per zoning agenda meeting of 12/1/87
Posted by: J. Robert Haines
Number of Signs: 1

Date of Posting: February 23, 1988
Date of return: March 4, 1988

88-352-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
29th day of March, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Nejo, Inc.
Petitioner's Attorney: _____
Received by: J. Robert Haines
Chairman, Zoning Plans Advisory Committee



**Maryland Department of Transportation
State Highway Administration**

Richard M. Trainor
Secretary
Hal Kassoff
Administrator

December 3, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Item # 187
Property Owner:
Nepo, Incorporated
Location: SW/C
Baltimore National
Pike
Maryland Route 40
and Kent Avenue
Existing Zoning:
B.R. -B.R.-CSA-R.O.
Proposed Zoning:
Variance to permit
three free standing signs
totaling 107 sq. feet in
lieu of the permitted
100 sq. feet and to
permit the height of one
sign to be 45 feet in
lieu of the permitted 25
feet
Area: 5.92 acres
District 1st

RECEIVED
DEC 7 1987
ZONING OFFICE

Dear Mr. Haines:

After reviewing your submittal for a variance of a business sign, the State Highway Administration-Bureau of Engineering Access Permits offers the following comments.

The submittal for variance of a business sign has been forwarded to the S.H.A. Beautification Section, C/O Morris Stein (333-1642), for all comments relative to zoning.

If you have any questions, please call Larry Brocato of this office at 333-1350.

Very truly yours,

James Dyer
James Dyer
Creston J. Mills, Jr.
Acting Chief-Bureau of
Engineering Access Permits

My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 665-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. J. Robert Haines
Page 2
December 3, 1987

LB/es

cc: J. Ogle
Morris Stein w/att.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner
P. David Fields
FROM Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-352-A

Date: February 23, 1988

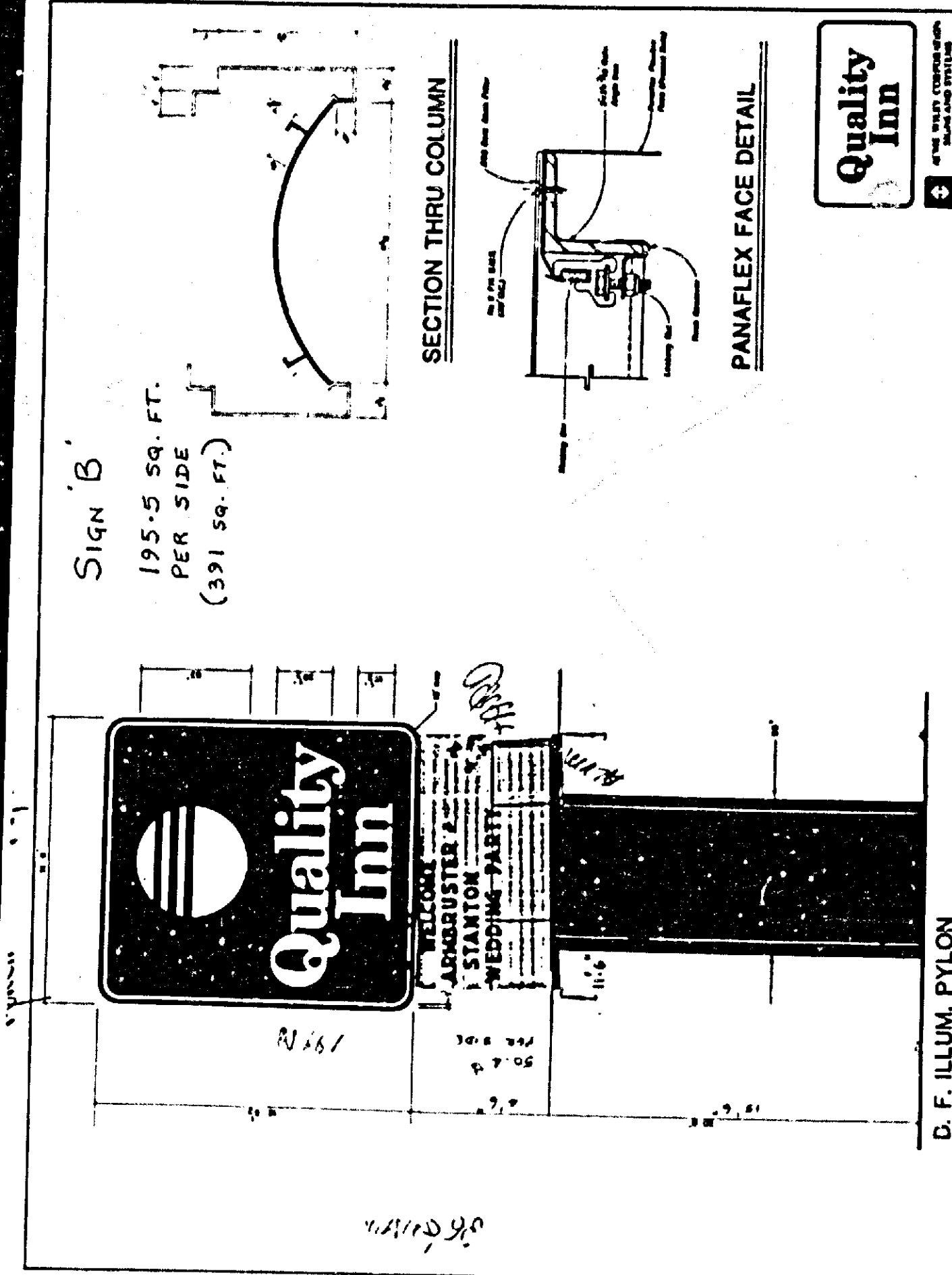
RECEIVED
MAR 1 1988
ZONING OFFICE

The office is opposed to the granting of the request. It is the opinion of this office that the standards set forth in the Baltimore County Zoning Regulations adequately provide for signage, that this area has already been "blessed" with a plethora of signs, and that this type of excess signage results in visual chaos.

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

PDC:jgh:dme

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



PETITIONER(S) EXHIBIT (2)



*Old sign on
Roof top*

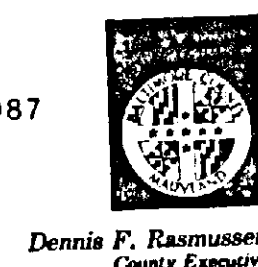


16' x 12' 5/8"

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

December 14, 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 number 184, 185, 186 (187) 188, 189, 190, 191, 192, and 193.

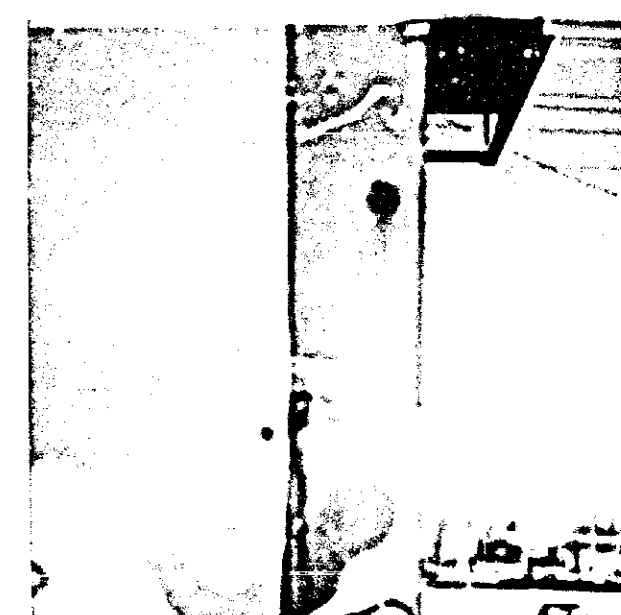
Very truly yours,

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

MSP:sb

RECEIVED
JAN 20 1988
ZONING OFFICE

PETITIONER(S) EXHIBIT (3)



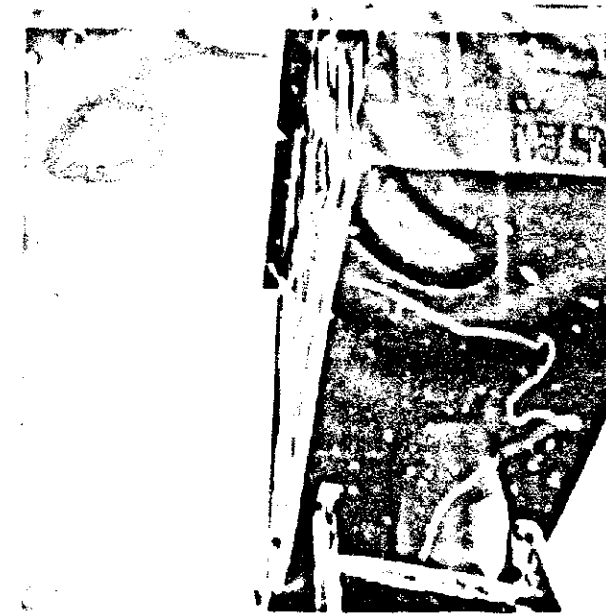
Old sign



PETITIONER(S) EXHIBIT (4)



16' x 12' 5/8"



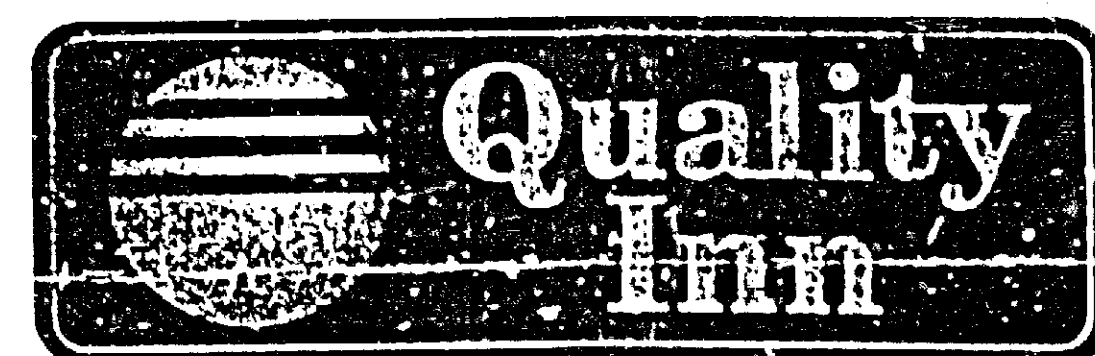
High-Rise



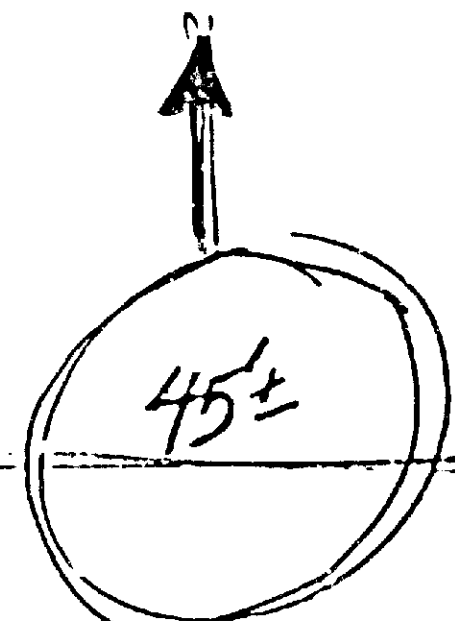
SKN "A" - REMOVE ROOF SIGN
REPLACE w/ PUL (45' to TOP)

MODEL #	SIZE
QI-496 SIE	13' x 38'
Double-face sign cabinet only	73.500
QI-290 IE	10' x 29'
Double-face sign cabinet only	16.443
QI-190 IE	8' x 24'
Double-face sign cabinet only	

* Model #s are equivalent to the approximate square footage of the sign faces.

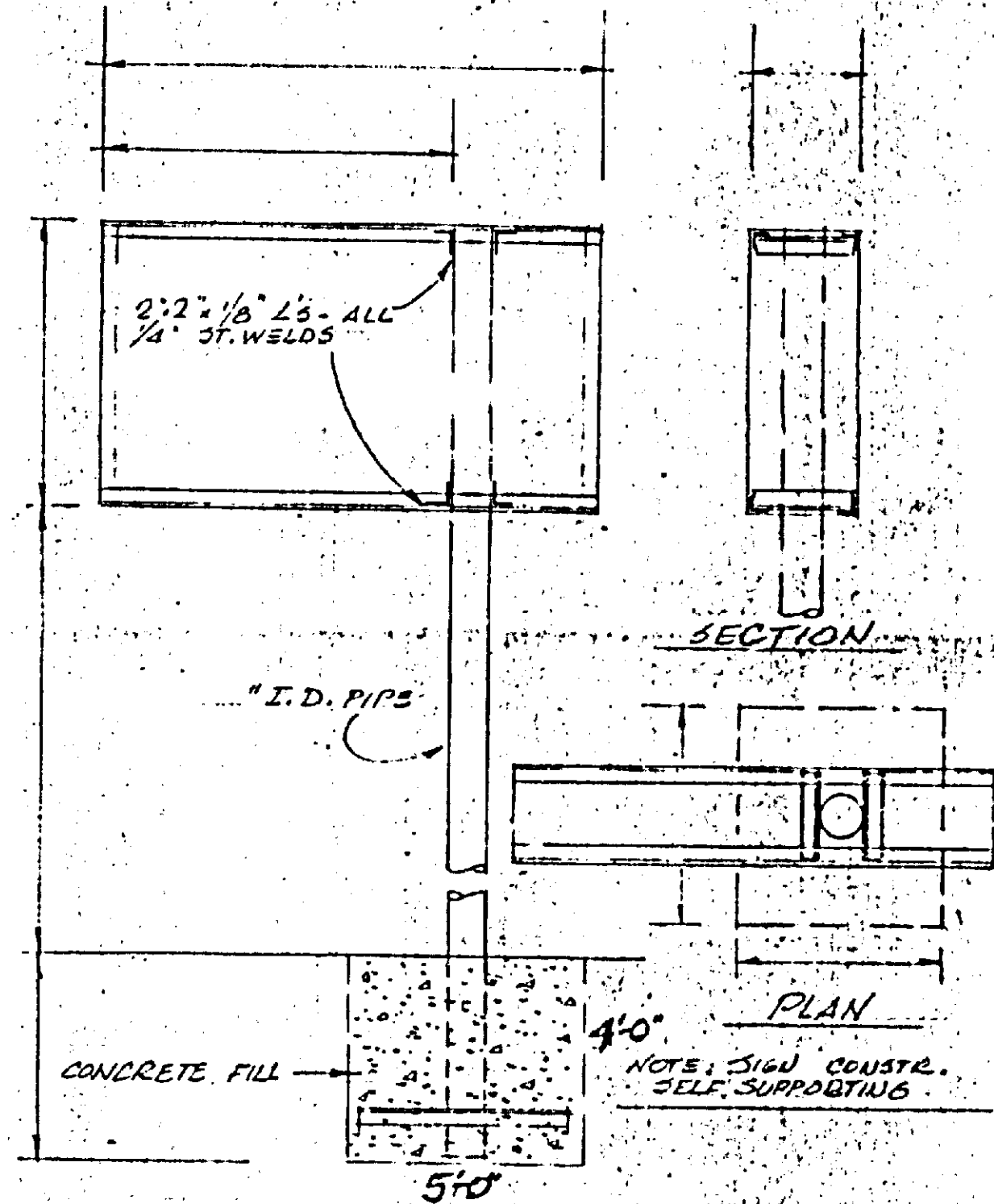


**PETITIONER'S
EXHIBIT 5**



pipe
WILL HAVE
STRUCTURAL
10' AWAY FROM
BUILDING

53' 5/8"



STRUCTURAL / INSTALLATION POLE MOUNTED, ILLUM. SIGN

ART DISPLAY COMPANY

#310 1H PL N E
WASH. D. C. 20018



High-Rise

The QI-496, QI-290, and QI-190 are designed for high-rise applications on interstate and primary highway systems. These signs are essential in leading the potential guest to your property.

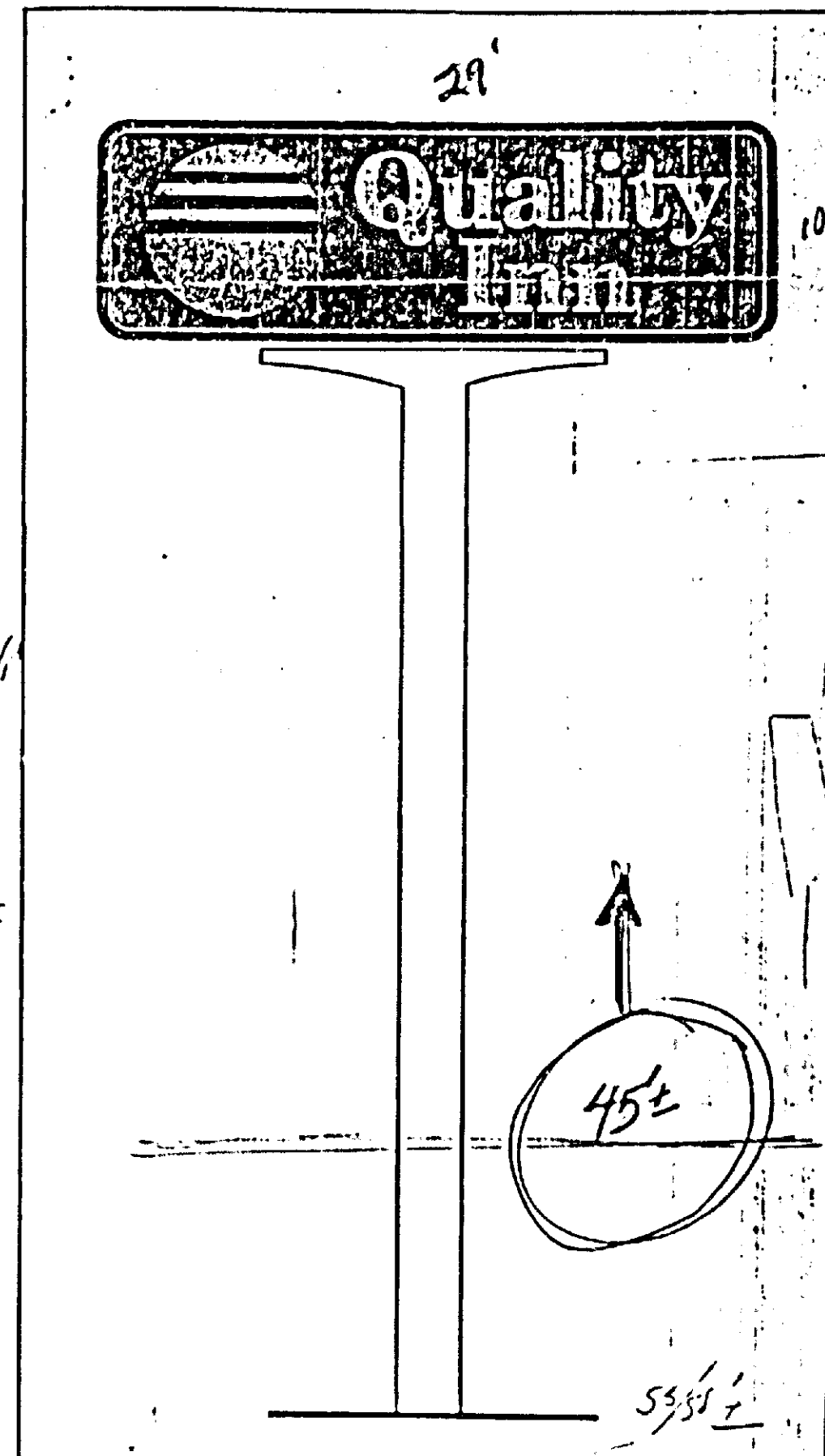
The Interstate Estate Signs are used to their best advantage where installations exceed 40 feet in height. These double-face sign cabinets can be adapted for single or double pole use.

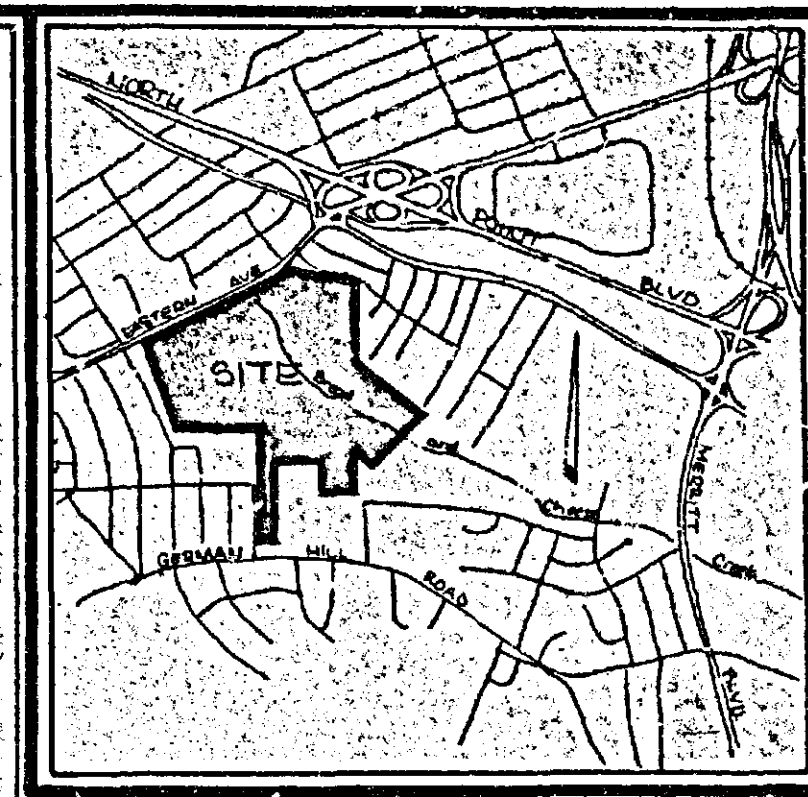
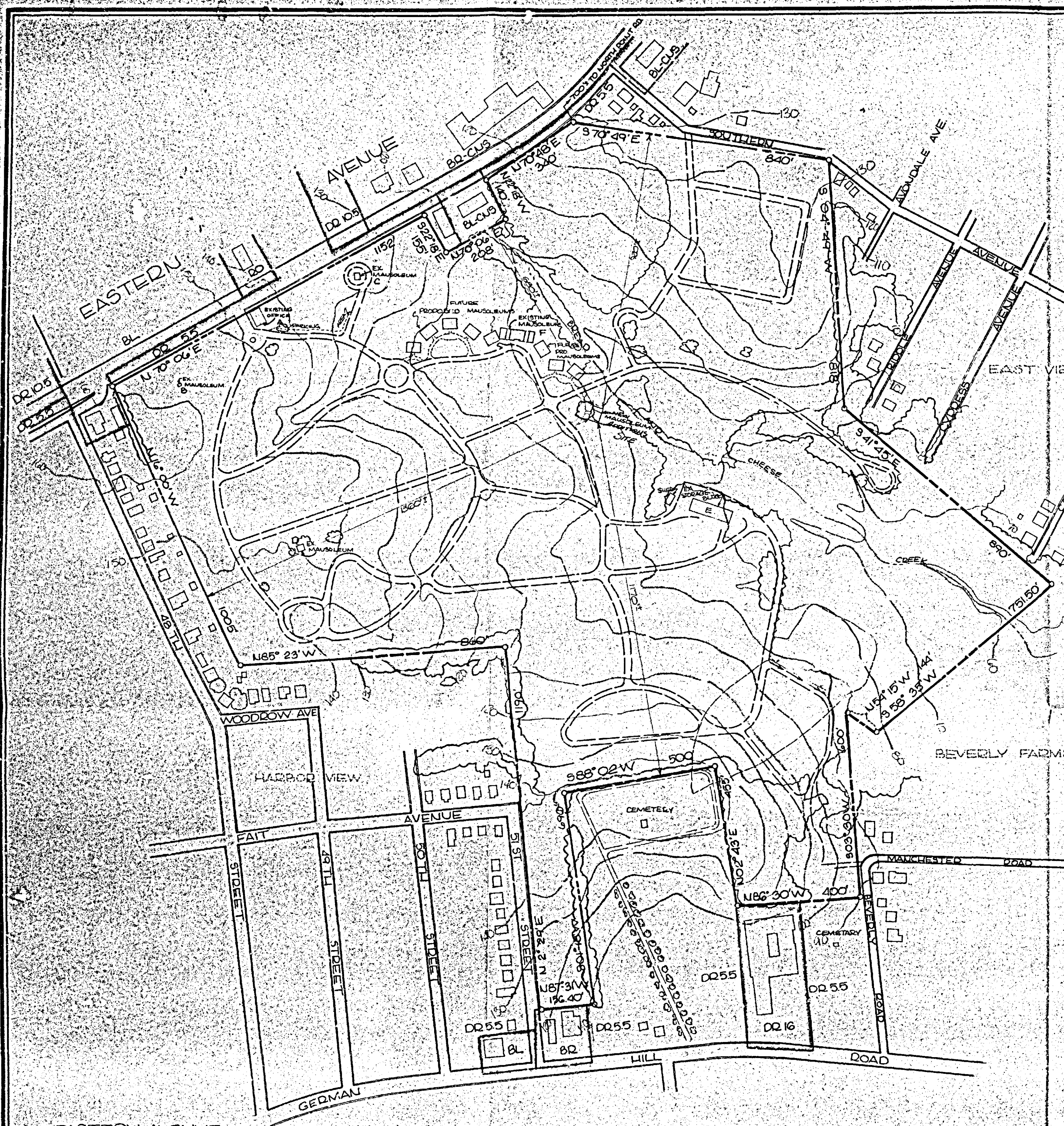
MODEL #	SIZE
QI-496 SIE Double-face sign cabinet only	13' x 38' 33,400
QI-290 IE Double-face sign cabinet only	10' x 29' 16,443
QI-190 IE Double-face sign cabinet only	8' x 24'

* Model #'s are equivalent to the approximate square footage of the sign faces.

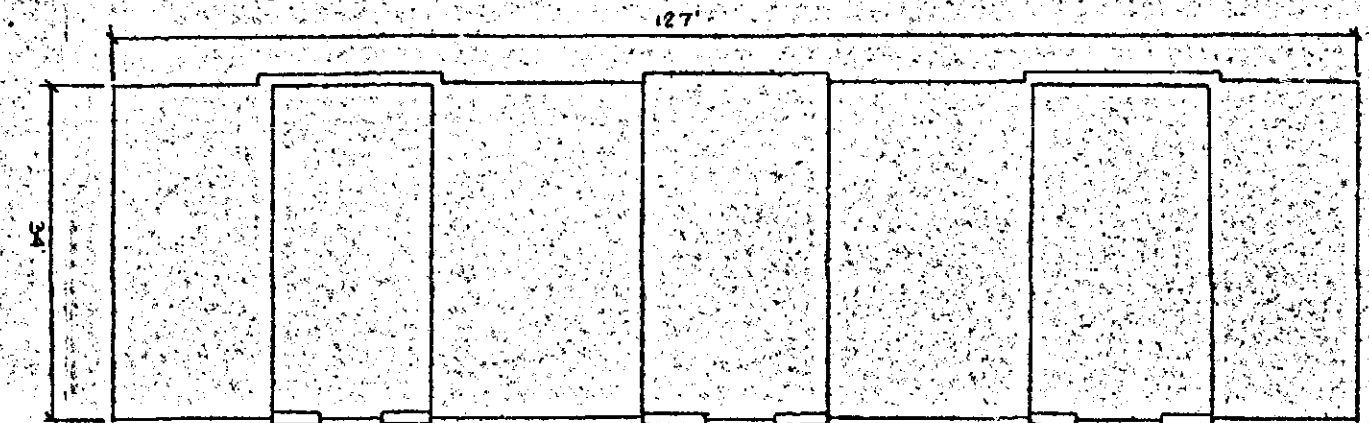
SIGN 'A'

290 SQ. FT. PER SIDE
(580 SQ. FT. TOTAL)





VICINITY MAP
1" = 2000'



DETAIL F
EXISTING MAUSOLEUM
SCALE: 1" = 20'

LEGEND

- TREE LINES
- STREAMS
- TOPOGRAPHY LINES
- MACADAM BOUNDARY
- MACADAM WITH CURB AND GUTTER BOUNDARY
- CONCRETE
- ZONING LINE

GENERAL NOTES

1. FOR SANITARY SEWER SEE DRAWING NO. 62-1130.
2. FIRE HYDRANTS EXIST ALONG RIDDLE, CARSON, WOODROW, AND EASTERN AVENUES; AND ALSO 48" AND 51" STREETS.
3. SCREENING EXISTS AROUND PERIMETER OF PROPERTY.
4. PAVING EXIST'S - FOR PROPOSED PAVING SEE DETAIL ON THE PARTIAL SITE DEVELOPMENT PLAN BY ROBERT J. BAYER & ASSOCIATES.
5. PARKING DATA (CASE 88-355-SX)
EXISTING OFFICE - 1 SPACE PER 3 EMPLOYEES
REQUIRED - 3 SPACES
PROVIDED - 3 SPACES
NEW STORAGE BUILDING
REQUIRED - 5 SPACES
PROVIDED - 6 SPACES
6. EXISTING ZONING - DR 5.5 (ENTIRE TRACT)
7. TAX ACCOUNT NUMBERS:
12-15-000123888
12-19-039080887
12-11-036840884
8. TOPOGRAPHY SHOWN HEREON IS APPROXIMATE AND COMPILED FROM BALTIMORE COUNTY TOPOGRAPHIC MAPS 1 & 2 E SE.

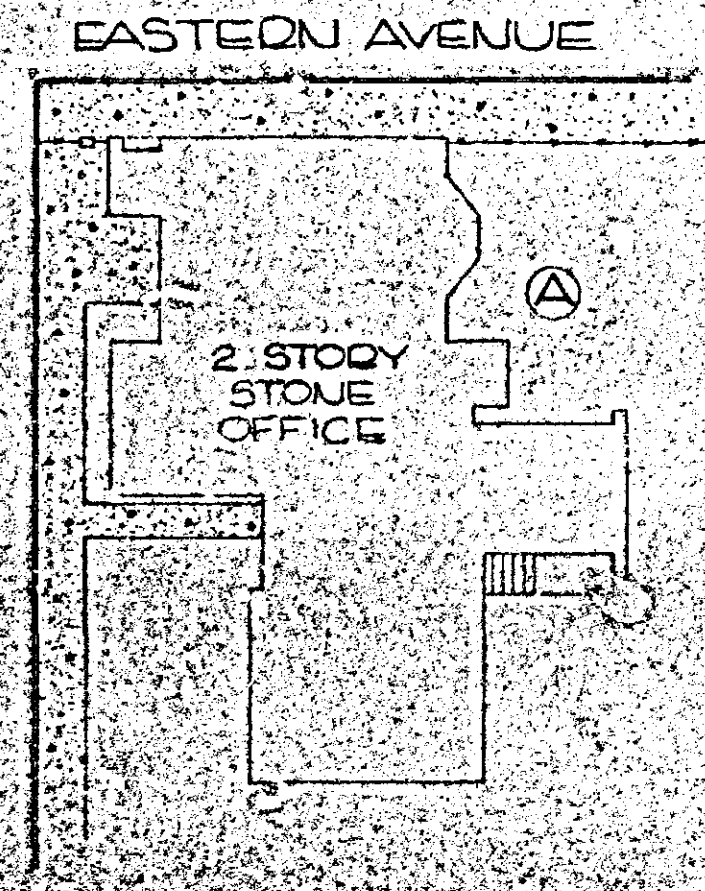
ADDITIONAL NOTES

9. ZONING CASES AND WAIVERS
SPECIAL EXCEPTION - 88-353-X
CRG WAIVER - W-89-78
LIMITED EXEMPTION - DRC No. 02056D
10. BUILDING PERMITS
STORAGE BUILDING - 5/88 98530
GRADING PERMIT - 7/88 39360GR
MAUSOLEUM - 9/89 B032563
ADDITIONS - 11/85 B252845

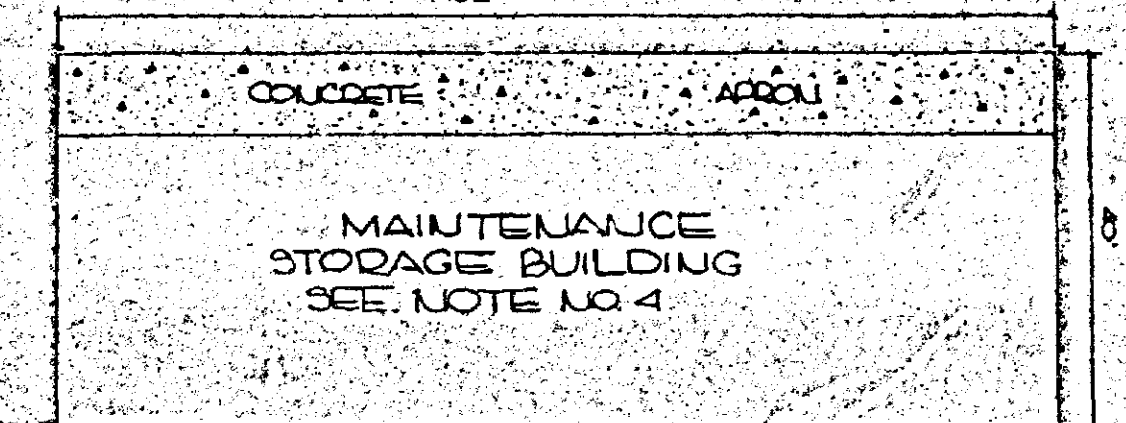
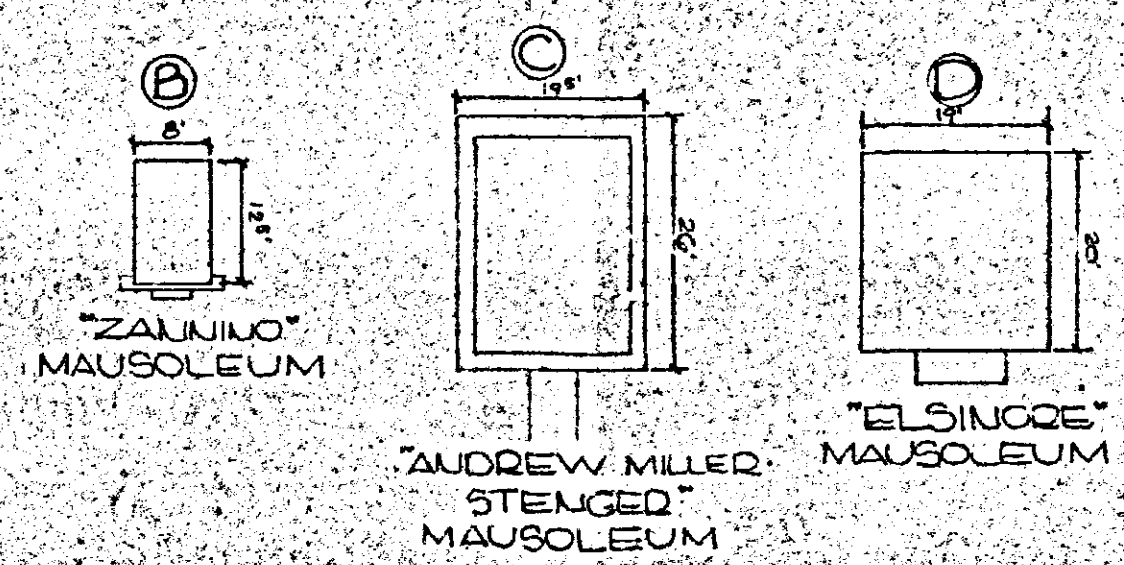
**PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR CEMETERY
OAKLAWN CEMETERY**

7225 EASTERN AVENUE BALTIMORE, MARYLAND 21224
12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

RECEIVED APR 09 1986
B-252845



DETAILS
SCALE: 1" = 8'



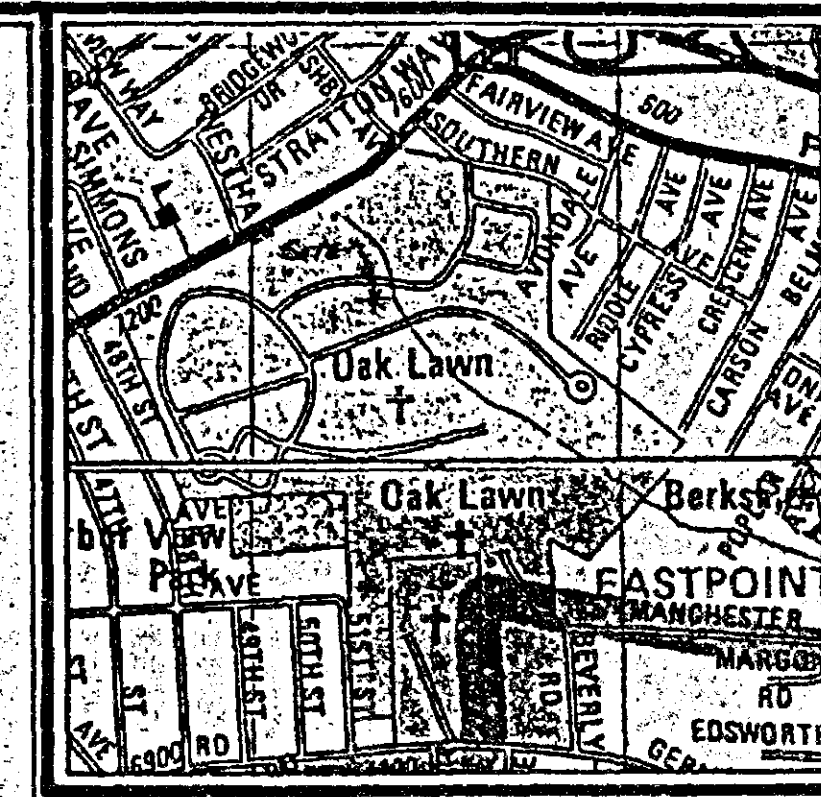
AMENDMENTS AND REVISIONS	
DATE	REASON
1/17/86	PER 246 COMMENTS AND BIDS DETAILS AND RENEWAL
2/11/87	ADD NEW MAUSOLEUM PERMIT # B-032563
10/31/85	ADD ADDITIONS TO MAUSOLEUM PERMIT # B-032563
3/13/86	REVISE GRADE NOTES 4 ADD #3 741C
11/24/86	REVISE SITE LAYOUT DATED 11/24/86 4 3/31/86

REVISION 27 JANUARY 1986

SCALE: 1" = 200' DATE: 20 NOVEMBER 1987

J. FINLEY RANSONE & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. BOX 10150
TOWSON, MARYLAND 21285-0160
666-4448

J# B704-304 Z F# 1287-02



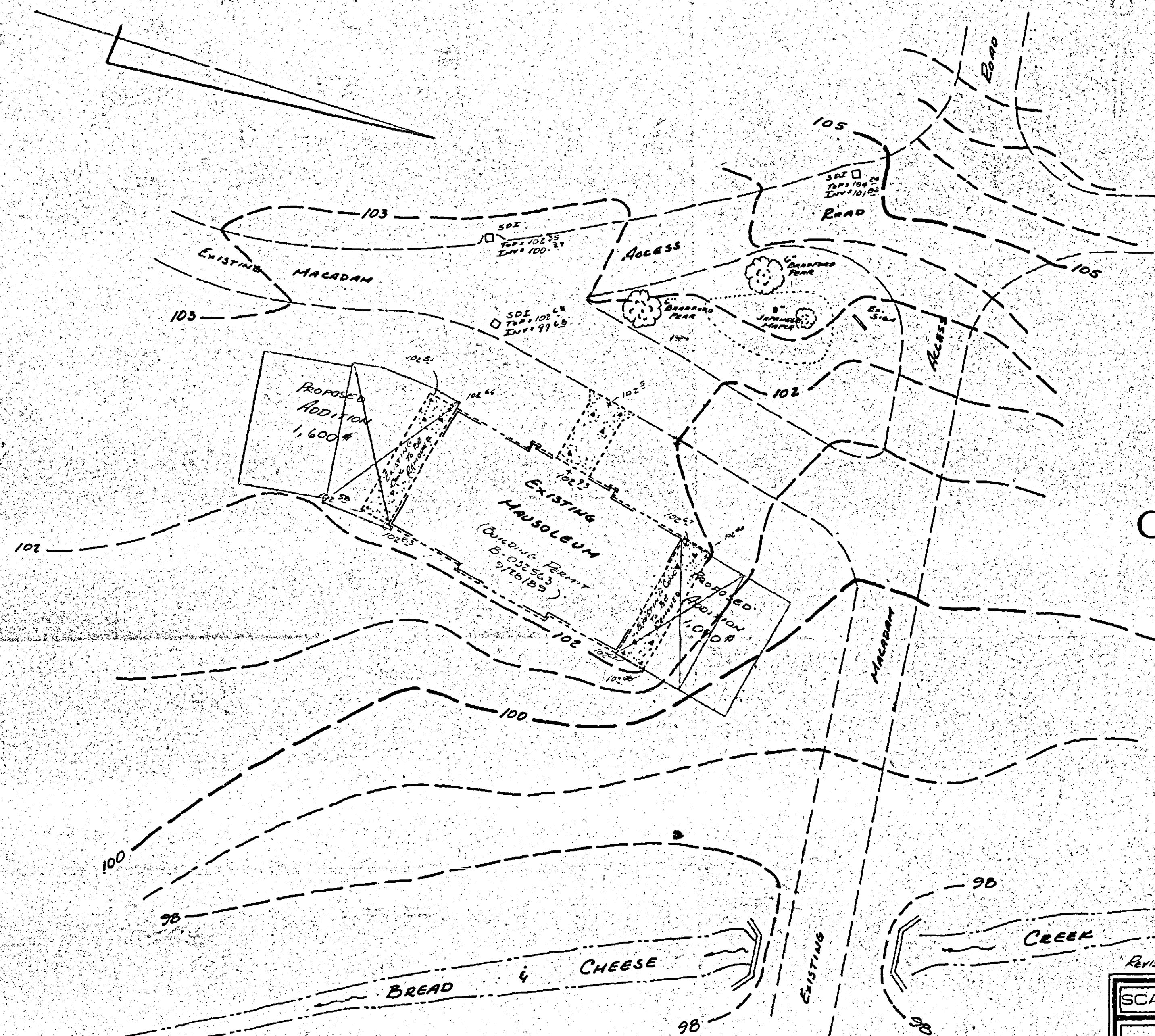
VICINITY MAP
1" = 1000'

PARTIAL TOPOGRAPHIC SURVEY AND AS-BUILT SURVEY OF EXISTING MAUSOLEUM PROPERTY OF OAKLAWN CEMETERY

7225 Eastern Avenue
12th ELECTION DISTRICT
BALTIMORE COUNTY MARYLAND

PERMIT No: B 252845 11/02/95

TOTAL DISTURBED AREA - 4,600 #



GENERAL NOTES

1. OWNER:
OAKLAWN CEMETERY INC.
7225 EASTERN AVENUE
BALTIMORE MD 21224
ATTN: Mr. BARRY ALDERSON
PHONE: 285-4144

2. TAX ACCOUNT No. 3:
12-15-030123888
12-17-033080887
12-11-036840884

3. CURRENT ZONING - DR 5.5

4. ZONING CASES & WAIVERS:

SPECIAL EXCEPTION - CASE No 88-353-X
CRG WAIVER - W-89-78
LIMITED EXEMPTION - DRC No 02056D

5. BUILDING PERMITS:

STORAGE BUILDING - 5/80 - 98630
GRADING PERMIT - 7/80 - 79360GR
MAUSOLEUM - 7/89 - 8032563
ADDITIONS - 11/95 - B252845

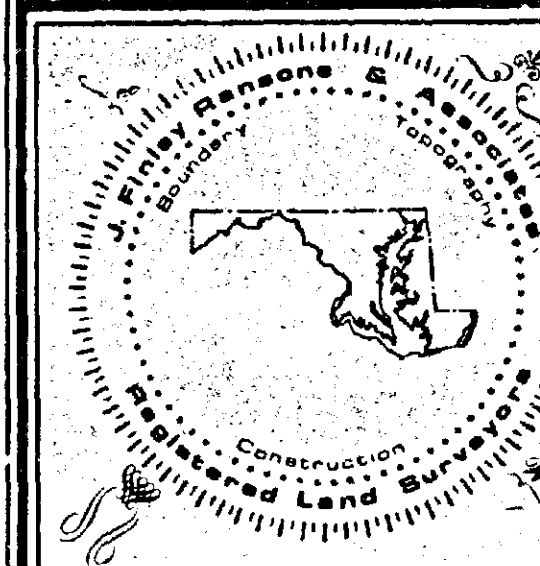
6. SEE ALSO:

SPIRIT & INTENT LETTER DATED 1/18/96
APPROVED 1/22/96
SPIRIT & INTENT LETTER DATED 3/21/96
APPROVED 3/21/96

4/00/96 - ADD GENERAL NOTES / THEO 6 PER J.L.L. REQ.
REVISED 11/02/95 - ADD MAUSOLEUM ADDITIONS

SCALE: 1" = 20'

DATE: MAY 23, 1995



J. FINLEY RANSONE
& ASSOCIATES

REGISTERED
LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

J# 9505-1040

F# 12B-004