

88-362-A

#217

SW/Cor Reisterstown Road and McDonogh Road

3rd E.D.

12/8/87

Variance filing fee \$100.00 - McDonogh J. V. Ltd. Partnership

1/7/88

Hearing set for March 1, 1988 at 9:00 a.m.

1/28/88

Petition withdrawn by Petitioner.

PETITION FOR ZONING VARIANCE 217 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 205.3C2A to allow a total of three (3) stationary business signs with a cumulative area totaling 95 sq. ft. in lieu of the two (2) signs permitted with a permitted cumulative area of 202 sq. ft. (2 sq. ft. per 1,000 sq. ft. of floor area) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Long & Foster Realtors has rented space in MacKenzie's Midway Crossroads - Building "A", lot 1-A. This space has visibility from Reisterstown Road and from McDonogh Road, both major thoroughfares, and whereas adequate signage is critical to the operation of a real estate business, and whereas in addition to the one business sign to be provided for Long & Foster Realtors on the Reisterstown Road frontage under section 205.3C2A the 0-2 regulations will only allow one additional sign of 2 square feet on the McDonogh Road frontage, it is hereby requested that one additional 25 sq. ft. business sign on the building be allowed for Long & Foster Realtors under section 205.3C2A. Operation of a real estate business under the signage allowances provided in the existing regulations does constitute practical difficulty and hardship. Naturally, additional testimony will be provided at the hearing to further justify this request.

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
Address
City and State
Attorney for Petitioner:
Robert J. Amiller
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093
Attorney's Telephone No.: 821-8585

Legal Owner(s):
McDonogh J. V. Limited Partnership
By: McDonogh Crossroads Limited Partnership II
General Partner
By: Creative Equities Limited Partnership (ML4)
General Partner
By: MacKenzie Properties, Inc. General Partner
Clark F. MacKenzie, President
Signature
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
MacKenzie Properties, Inc.
Name
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of January, 1988, 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 1st day of March, 1988, at 9 o'clock a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

December 9, 1987

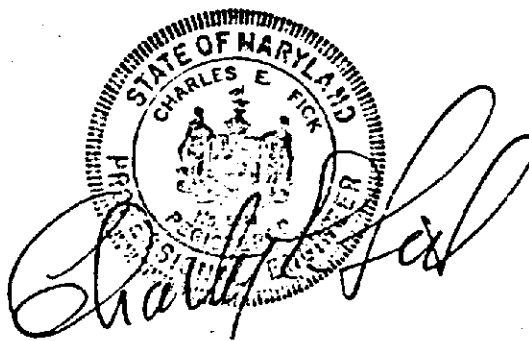
Description of Lot 1-A, McDonogh Crossroads, To Accompany Zoning Petition, 5.503 Acres.

Beginning for the same at the beginning of the cutoff leading from Reisterstown Road to McDonogh Road, said point being distant North 87° 53' 12" West 70.96' from the intersection of the centerlines of Reisterstown Road and McDonogh Road thence binding on said cutoff

- 1) South 01° 38' 01" West 14.06' to the north side of McDonogh Road thence binding on the north side of McDonogh Road the three following courses, viz:
- 2) South 47° 18' 45" West 262.51'
- 3) by a curve to the right having a radius of 721.57 feet for an arc distance of 292.82' and
- 4) South 70° 33' 50" West 61.97' to the beginning of the cutoff leading from McDonogh Road to the east side of Crossroads Drive thence binding on said cutoff
- 5) North 64° 26' 10" West 21.21' to the east side of Crossroads Drive thence binding on the east side of Crossroads Drive the three following courses, viz:
- 6) North 19° 26' 10" West 41.57'
- 7) by a curve to the left having a radius of 227.16 feet for an arc distance of 100.28' and
- 8) North 44° 43' 44" West 169.01' thence leaving said east side of Crossroads Drive
- 9) North 45° 16' 16" East 585.70' to the west side of Reisterstown Road thence binding along the west side of Reisterstown Road the two following courses, viz:
- 10) South 44° 19' 43" East 178.94' and
- 11) South 43° 22' 43" East 239.65' to the place of beginning.

Containing 5.503 acres.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45742
DATE 12/18/87 ACCOUNT 01-615
AMOUNT \$ 100.00
RECEIVED FROM MacKenzie Management Trust A/E
FOR FILING FEE FOR VARIANCE Item 217
8047*****1000004 5238F
MacKenzie J.V. Limited Partnership
VALIDATION OR SIGNATURE OF CARRIER

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:

Petition for Zoning Variance
Case number: 88-362-A
SW/C Reisterstown Rd. & McDonogh Road
3rd Election District - 3rd Councilmanic District
Petitioner: McDonogh J. V. Ltd. Partnership
HEARING SCHEDULED: TUESDAY, MARCH 1, 1988 at 9:00 a.m.

Variance to allow a total of 3 stationary business signs with a cumulative area totaling 95 sq. ft. in lieu of the 2 signs permitted with a permitted cumulative area of 202 sq. ft. (2 sq. ft. per 1,000 sq. ft. of floor area).

(FOR SNOW DATE, CALL 494-3391)

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: Clark MacKenzie
Robert J. Amiller
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

Mr. Clark MacKenzie
MacKenzie Properties, Inc.
2328 W. Joppa Road, Suite 200
Lutherville, Maryland 21093

Re: Petition for Zoning Variance
Case number: 88-362-A
SW/C Reisterstown Rd. & McDonogh Road
3rd Election District - 3rd Councilmanic District
Petitioner: McDonogh J. V. Ltd. Partnership
HEARING SCHEDULED: TUESDAY, MARCH 1, 1988 at 9:00 a.m.

Dear Mr. MacKenzie:

Please be advised that 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

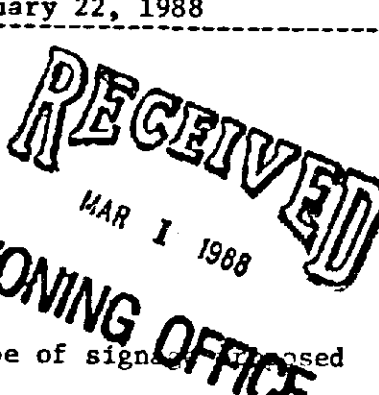
cc: Robert J. Amiller, Esq.
File

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. 88-362-A

Date: February 22, 1988



This office is supportive of the quality/minimal type of sign proposed here.

P. David Fields
Director

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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3354

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

January 7, 1988

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 217, 218, 219, 220, 221, 222, and 223.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:eb

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4300
Paul H. Reincke
Chief

January 11, 1988

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

Re: Property Owner: McDonogh J. V. Ltd. Partnership

Location: SW/C Reisterstown Rd., and McDonogh Road

Item No.: 217

Zoning Agenda: Meeting of 12/22/87

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.

REVIEWED: [Signature] 1-11-88 Noted and Approved: [Signature] 1-11-88
Special Inspection Division Fire Prevention Bureau

/s/

3-1-88



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

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

December 28, 1987

Re: Baltimore County
Meeting 12/22/87
Item #17
Property Owner:
McDonough J. V.
Limited Partnership
Location: SW/C
Reisterstown Road
Maryland Route 140
and McDonough Road
Existing Zoning: O-2
Proposed Zoning:
Variance to allow a
total of three stationary
business signs with a
cumulative area totaling
95 sq. feet in lieu of
the two signs permitted
with a permitted
cumulative area of
202 sq. feet
Area: 5.503 acres
District: 3rd

RECEIVED
DEC 31 1987
ZONING OFFICE

Dear Mr. Haines:

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

The submittal for variance of a business sign has been forwarded to the State Highway Administration Beautification Section, c/o Norris Stein (333-1642), for all comments relative to zoning.

If you have any questions, please call Larry Brocato of this office.

Very truly yours,

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

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 445-0441 D.C. Metro - 1-800-492-9062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. Robert Haines
Page 2
December 28, 1987

LB/es

cc: J. Ogil
Morris Stein w/att.
G.W. Stephens, Jr. and Associates



Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, MD 21204

January 26, 1988

RECEIVED
JAN 23 1988
ZONING OFFICE

RE: Petition for Zoning
Variance, Case No. 88-365-A
Reisterstown Road and McDonough
Road, McDonough Crossroads

Dear Commissioner Haines:

Please cancel the request for zoning variance in the above referenced matter. The prospective tenant, Long & Foster Realty, has elected to abandon the branch office at the McDonough Joint Venture Limited Partnership building and all matters relative to this zoning variance case should be terminated accordingly.

Very truly yours,

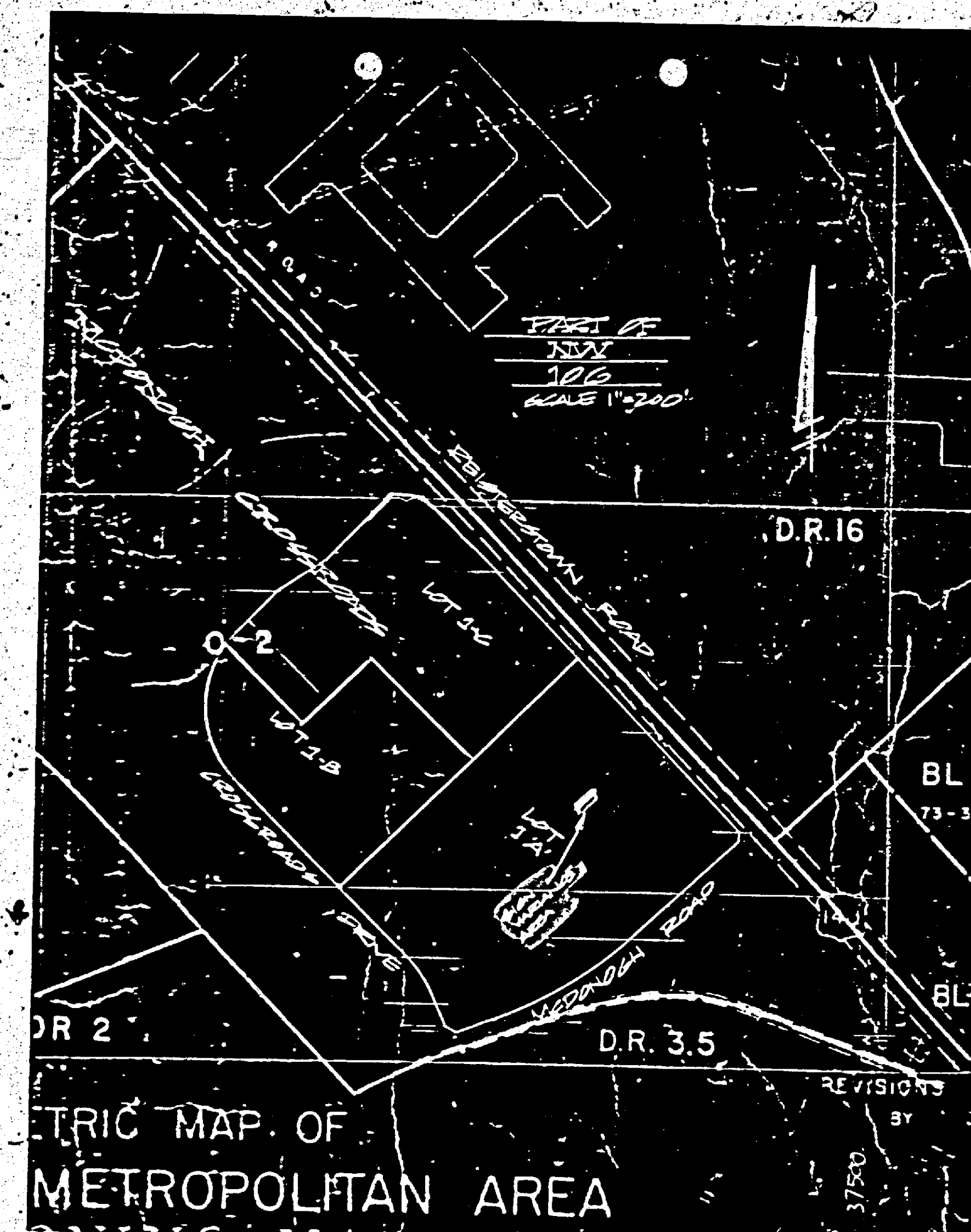
Joseph A. Warfield
Joseph A. Warfield
Project Engineer

JAW/dms

cc: G. W. Stephens & Associates

REAL ESTATE DEVELOPMENT / LEASING & MANAGEMENT

2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093
(301) 821-8583



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

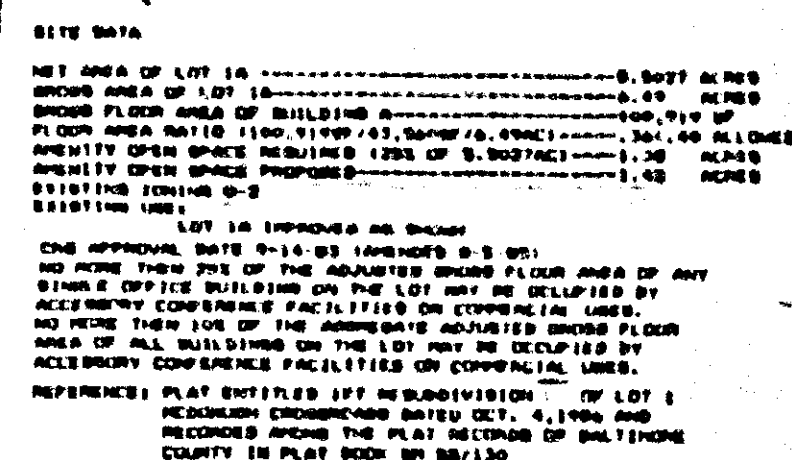


Robert J. Amiller, Esq.
Mackenzie Properties, Inc.
2328 W. Joppa Road, Suite 200
Lutherville, Maryland 21093

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



Mr. Clark Mackenzie
Mackenzie Properties, Inc.
2328 W. Joppa Road, Suite 200
Lutherville, Maryland 21093



PART IHS TABULATION		
PLAN 10 BUILDING 8		
GRD. FLOOR	1,156 SF TOTAL	
	542 SF OFFICE	100/500
	503 SF RETAIL	100/500
1ST FLOOR	8,400 SF TOTAL	
	10,936 SF OFFICE	010/500
	5,827 SF RETAIL	100/500
2ND FLOOR	4,400 SF TOTAL	
	24,904 SF OFFICE	100/500
3RD FLOOR	4,400 SF TOTAL	
	10,936 SF OFFICE	100/500
4TH FLOOR	4,400 SF TOTAL	
	1,156 SF OFFICE	100/500
5TH FLOOR	1,156 SF TOTAL	
	1,156 SF OFFICE	100/500
TOTAL	24,904 SF TOTAL	
TOTAL	24,904 SF OFFICE	100/500
TOTAL	5,827 SF RETAIL	100/500
TOTAL	24,904 SF TOTAL	

SIGN SUMMARY

① JOY A WALK SIGN (PERMITTED) = 49 SF
① LONG & FASTEN SIGN (PERMITTED) = 39 SF
SUB TOTAL = 70 SF

PERMITTED SIGN SF. TOTAL
IS OF 1000 SF OF PLANE AREA
 $100,912/1000 \times 2 = 20182$

② LONG & FASTEN SIGN (VIOLATION
FEE) = 39 SF

TOTAL ALL THESE SIGNS = 73 SF OF

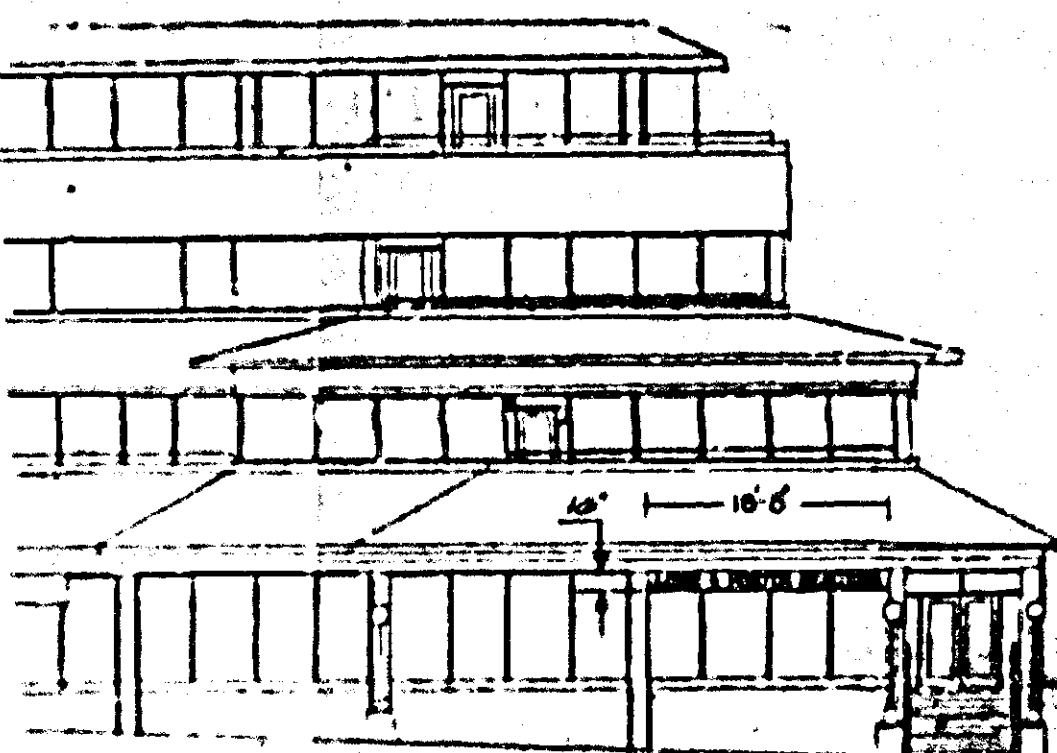
VARIANCE IS REQUESTED TO SECTION 209.30.2A
TO SHOW A TOTAL OF THREE STATIONARY
BUSINESS SIGNS WITH A CUMULATIVE AREA
TOTALING 283 SF IN VIEW OF THE PERMITTED
TWO STATIONARY BUSINESS SIGNS WITH A
PERMITTED CUMULATIVE AREA OF 203 SF
(2 SF FOR 400 SF OF FLAG AREA)

CLERK OF DISTRICT #3
BALTIMORE COUNTY, MARYLAND

SCALE: $r = 10^4$

44-38861-1007

NO XALK
20 SF TOTAL
SINKS 2000
SINK WILL NOT EXCEED MORE THAN
2" FROM GROUND
SINK TO BE ILLUMINATED



EAST ELEVATION

LONG & FOSTER REALTORS

SIGN DETAIL C 2500 F

ONE SIGN TO BE MOUNTED ON NORTH SIDE OF BUILDING AS SHOWN (FORBIDDEN)
ONE SIGN TO BE MOUNTED ON EAST SIDE OF BUILDING AS SHOWN (VARIOUS REQUESTS)
SIGN TO BE "HIDDEN" SIDED AND FLUORESCENT
SIGN WILL NOT PROJECT MORE THAN 1" FROM BUILDING

CROSSROADS

DRIVE

SMITH/WHITTINGTON
MEMBERSHIP - V. LIMITED
PARTNERSHIP
40 MARSHALL & ASSOCIATES
2010 WEST LUTHER ROAD
LUTHERVILLE, MARYLAND 1
21998
021-0003

BRIGHTS ZONE - 0-2
FOLLOW TO OFFICE BUILDING
M. D. ... HOT6

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

• CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGANY AVENUE
TOWSON, MARYLAND 21204
DC1823-820

J°S.A.Bank

AS OF TOTAL
S.W. 1/4
SHOULD WITH NOT PRESENT
MORE THAN 12' FROM SURFACE
DUE TO BE ILLUMINATED

