

Courthouse Square
APARTMENTS

SPCS. PER (S) BELOW.

1'-11"

6'-10"

TYPICAL WALL MT. SIGN (SINGLE FACE)

COMPLEMENTARY COLORS IN LOGO.

SANDBLASTED REDWOOD BKG. (FORREST GREEN)

GOLD LEAF OR PAINTED GOLD COPY

SAND DOLLAR COLOR POSTS & BANNER

6 x 6 x 7' TR. POSTS.

TYPICAL APPROACH SIGN & ENTRANCE ID. (15 SQ. FT.)

REVISIONS

IMPORTANT:

THESE SIGNS ARE TO BE PLACED IN THE FRONT YARD OF THE PROPERTY. THE SIGNS SHALL BE PLACED IN THE FRONT YARD OF THE PROPERTY. THE SIGNS SHALL BE PLACED IN THE FRONT YARD OF THE PROPERTY.

6812 MID CITIES AVE.
BELTSVILLE, MD. 20705-1410
(301) 937-6800

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Date: April 13, 1988
P. David Fields
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-460-A

Sign "B" is attractive and is sized appropriately; consequently, this office is not opposed to the granting of this part of the request.

Sign "A" is appropriately sized for selling hamburgers or fried chicken and is totally inappropriate; therefore, this office is opposed to the granting of this part of the request.

The petition form notes three signs, but no information is in the file for the third sign; hence, this office must oppose this portion of the request.

P. David Fields per J. Haines
P. David Fields
Director

PDF:JGH:dme

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

RECEIVED
APR 15 1988

ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1988

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

Mr. Michael Pantzer
Executive Vice President
P.O. Box 127
33 County Road
Tenafly, New Jersey 07670

RE: Item No. 302 - Case No. 88-460-A
Petitioner: Towson East Joint Venture
Petition for Zoning Variance

Dear Mr. Pantzer:

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. 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:dt

Enclosures

cc: Kilde Consultants
1020 Crownell Bridge Road
Baltimore, Maryland 21204

MICROFILMED

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

March 22, 1988

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: 88-460-A
N/S Putty Hill Road, 270' W. Goucher Blvd.
(Courthouse Square Apartments)
5th Election District - 4th Councilmanic District
Petitioner(s): Towson East Joint Venture
HEARING SCHEDULED: TUESDAY, MAY 24, 1988 at 9:00 a.m.

Variance to permit three signs totalling 102 sq. ft. in lieu of the permitted one sign totalling 15 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
Zoning Commissioner of
Baltimore County
cc: Michael Pantzer/Towson East Joint Venture
File

MICROFILMED

88-460-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
9th day of March, 1988.

MICROFILMED

Petitioner: Towson East Joint Venture
Petitioner's Representative: Michael Pantzer
Received by: J. Robert Haines
Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

March 10, 1988

Re: Property Owner: Towson East Joint Venture
Location: N/S Putty Hill Rd., 270' W. Goucher Blvd.
Item No.: 302
Zoning Agenda: Meeting of 3/8/88
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.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and
Planning Group
Special Inspection Division
Approved: [Signature]
Fire Prevention Bureau

/s/

MICROFILMED

FOXPIR

8737 Contee Road, Laurel, Maryland 20708 (301) 953-7755

January 7, 1988

Zoning Commissioner
J. Robert Haines
County Office Building
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

Enclosed please find the required forms necessary to request a residential zoning variance for Courthouse Square Apartments. We are requesting a variance to permit us to erect larger property identification signs than we have now. Courthouse Square is located on Goucher Boulevard which is a heavily traveled, six lane divided street. Due to the volume of traffic, speeds and distance involved, we experience a serious problem in being seen and identified with the small signs that we have now which in addition to being small, the main entrance sign is facing only one direction.

We propose to take the existing sandblasted sign from the Goucher Boulevard entrance, after adding a duplicate sign on the reverse of it, and move it to the Hillen Road location. Then we would like to place two new sandblasted 11' x 42" signs at opposite sides of the Goucher Boulevard entrance facing in each direction. I have enclosed a drawing of the proposed new sign for your inspection.

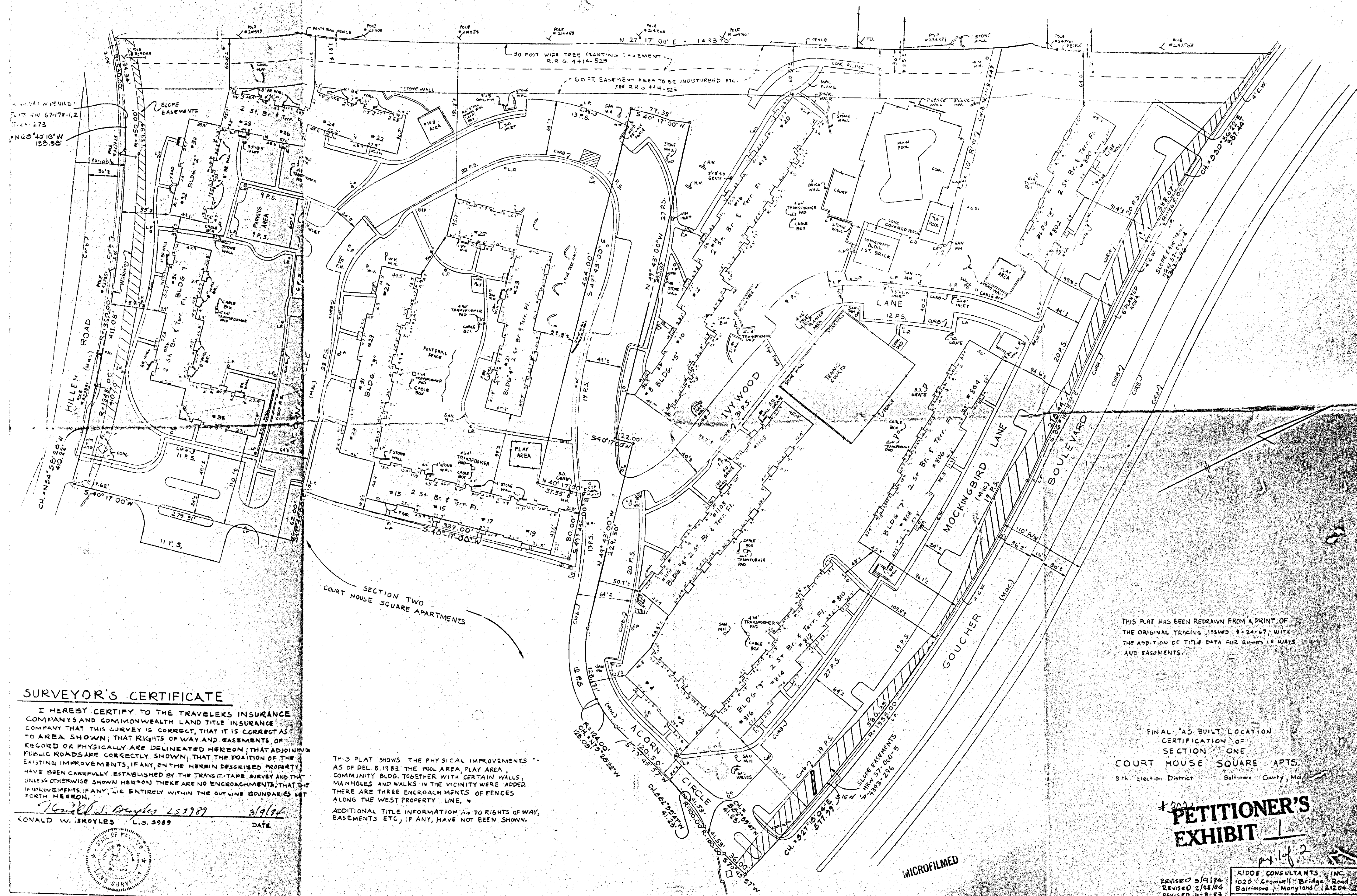
We are looking forward to hearing from you at your earliest convenience.

Yours truly,

[Signature]
Mary W. Hanson
Regional Manager

MICROFILMED

Plot showing property known as Section One, COURT HOUSE SQUARE APARTMENTS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE TRAVELERS INSURANCE COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS SURVEY IS CORRECT, THAT IT IS CORRECT AS TO AREA SHOWN, THAT RIGHTS OF WAY AND EASEMENTS OF RECORD OR PHYSICALLY ARE DELINEATED HEREON, THAT ADJOINING PUBLIC ROADS ARE CORRECTLY SHOWN, THAT THE POSITION OF THE EXISTING IMPROVEMENTS, IF ANY, ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY THE TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN HEREON THERE ARE NO ENCROACHMENTS, THAT THE IMPROVEMENTS, IF ANY, ARE ENTIRELY WITHIN THE OUTLINE BOUNDARIES SET FORTH HEREON.

THIS PLAT SHOWS THE PHYSICAL IMPROVEMENTS AS OF DEC. 8, 1953. THE POOL AREA, PLAY AREA, COMMUNITY BLDG. TOGETHER WITH CERTAIN WALLS, MANHOLES AND WALKS IN THE VICINITY WERE ADDED. THERE ARE THREE ENCROACHMENTS OF FENCES ALONG THE WEST PROPERTY LINE.

ADDITIONAL TITLE INFORMATION AS TO RIGHTS OF WAY, EASEMENTS ETC., IF ANY, HAVE NOT BEEN SHOWN.

Surveyed by *Ronald W. Skyles* L.S. 3789 3/9/54
DATE

RONALD W. SKYLES L.S. 3789

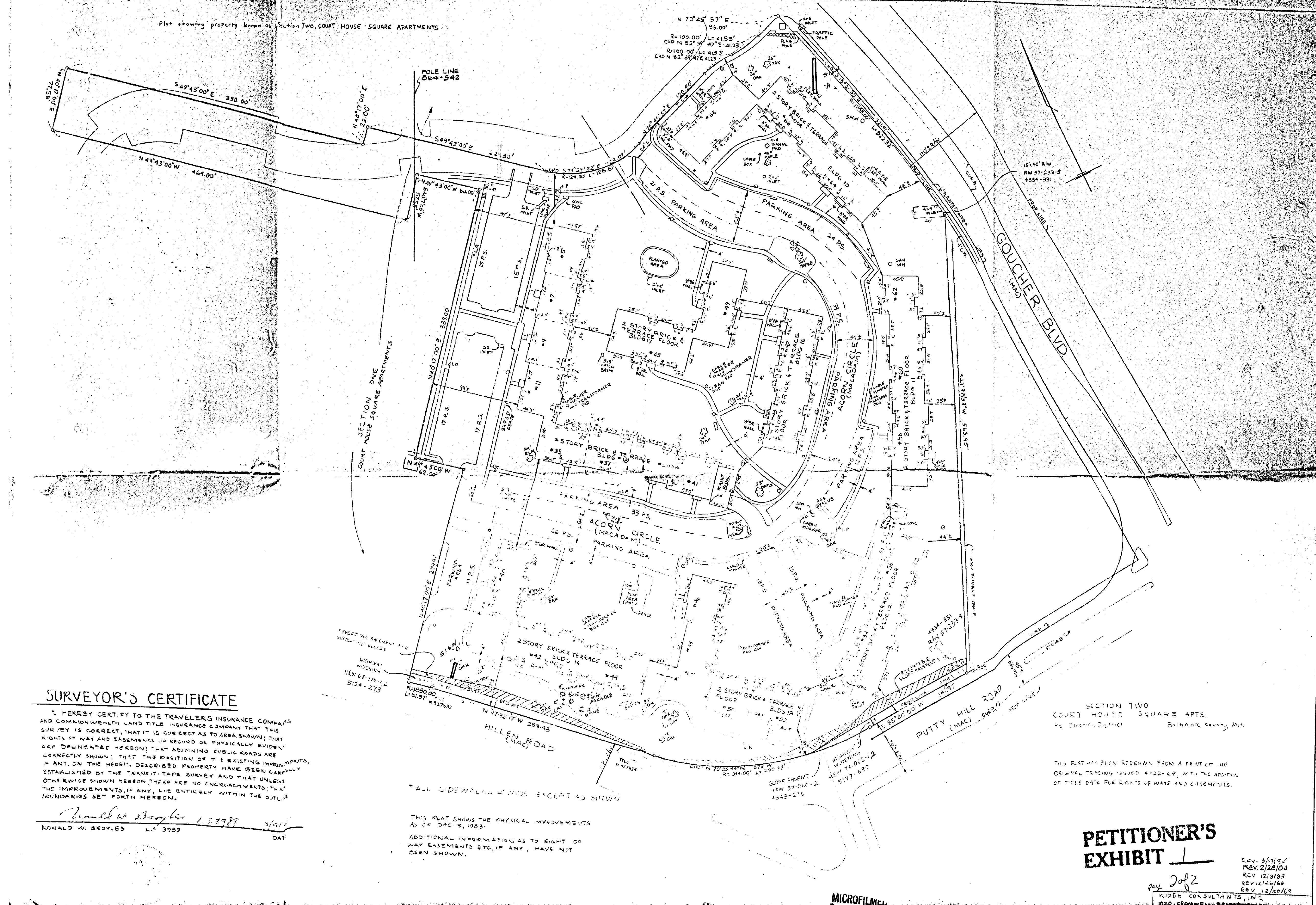
THIS PLAT HAS BEEN REDRAWN FROM A PRINT OF THE ORIGINAL TRACING, ISSUED 4-24-67, WITH THE ADDITION OF TITLE DATA FOR RIGHTS OF WAY AND EASEMENTS.

FINAL 'AS BUILT' LOCATION CERTIFICATION OF SECTION ONE COURT HOUSE SQUARE APTS. 8th Election District Baltimore County, Md.

PETITIONER'S EXHIBIT 1

KIDDE CONSULTANTS, INC.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
Revised 5/1/74
Revised 2/18/84
Revised 11/8/83
Revised 12/2/87
Scale: 1" = 50' Issued 8/24/87

Plot showing property known as Section Two, COURT HOUSE SQUARE APARTMENTS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE TRAVELERS INSURANCE COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS SURVEY IS CORRECT, THAT IT IS CORRECT AS TO AREA SHOWN, THAT RIGHTS OF WAY AND EASEMENTS OF RECORD OR PHYSICALLY ARE DELINEATED HEREON, THAT ADJOINING PUBLIC ROADS ARE CORRECTLY SHOWN, THAT THE POSITION OF THE EXISTING IMPROVEMENTS, IF ANY, ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY THE TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN HEREON THERE ARE NO ENCROACHMENTS, THAT THE IMPROVEMENTS, IF ANY, ARE ENTIRELY WITHIN THE OUTLINE BOUNDARIES SET FORTH HEREON.

THIS PLAT SHOWS THE PHYSICAL IMPROVEMENTS AS OF DEC. 8, 1953.

ADDITIONAL INFORMATION AS TO RIGHT OF WAY EASEMENTS ETC., IF ANY, HAVE NOT BEEN SHOWN.

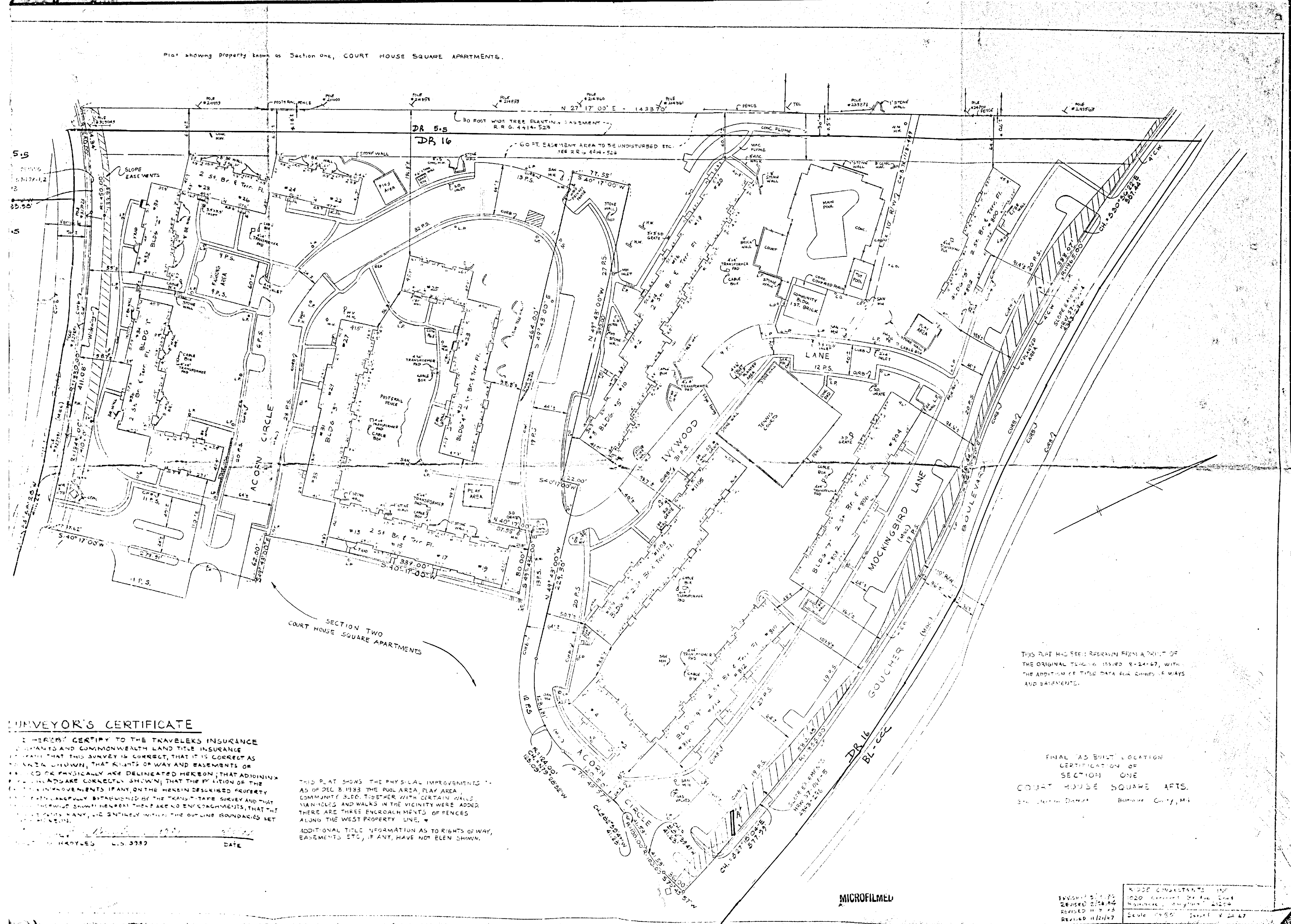
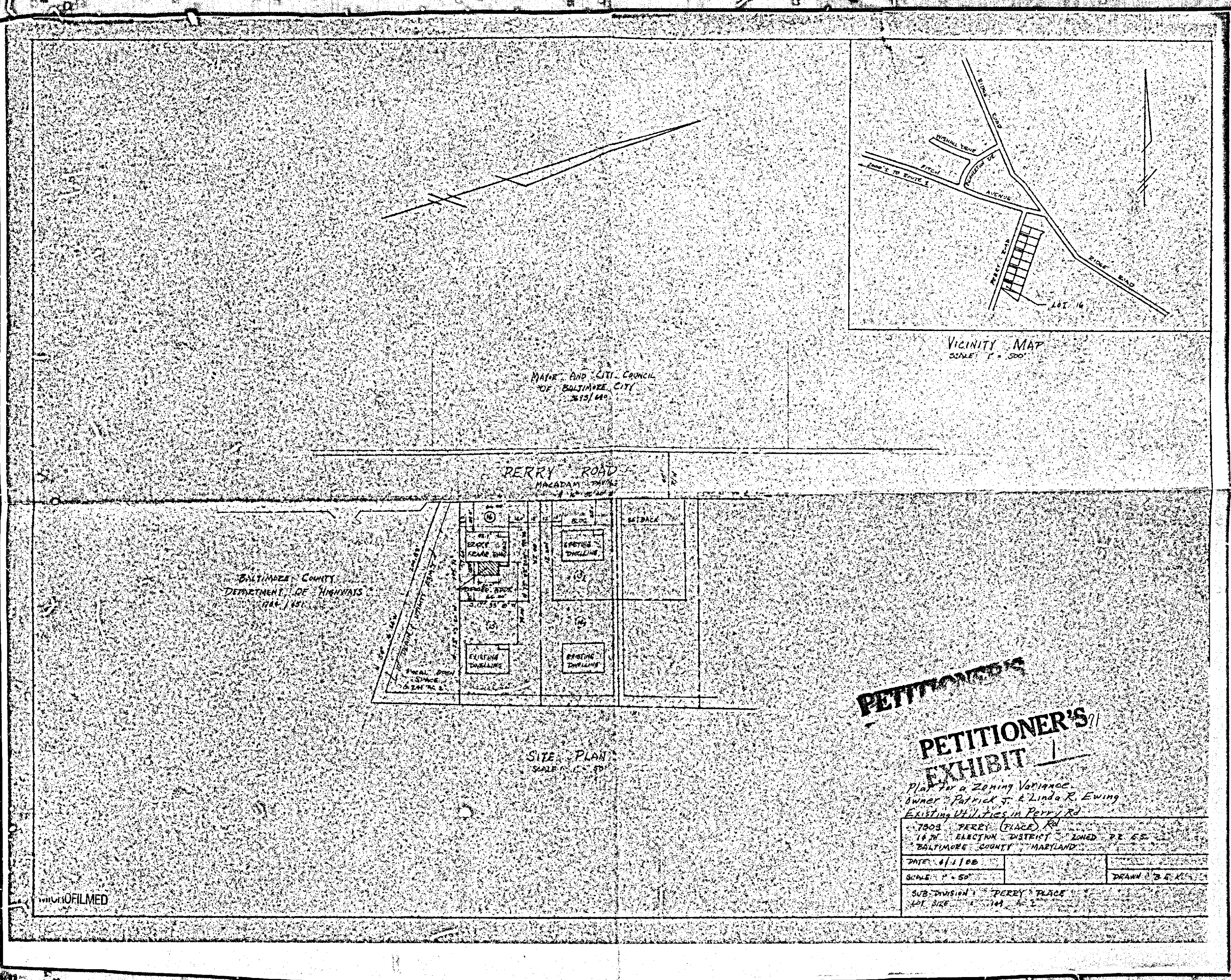
Surveyed by *Ronald W. Skyles* L.S. 3789 3/9/54
DATE

RONALD W. SKYLES L.S. 3789

SECTION TWO COURT HOUSE SQUARE APTS. 8th Election District Baltimore County, Md.

PETITIONER'S EXHIBIT 1

KIDDE CONSULTANTS, INC.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
Rev. 3/1/74
Rev. 2/28/84
Rev. 12/8/83
Rev. 12/2/87
Scale: 1" = 50' Issued 8/24/87



IN RE: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W
of Goucher Boulevard
9th Election District
4th Councilmanic District
Towson East Joint Venture
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 88-460-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit three identification signs totalling 102 sq.ft. in lieu of the permitted one sign totalling 15 sq.ft., as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Mary Williamson, Regional Manager of Pantzer Management Company, Property Manager for the Petitioner, appeared and testified. Also appearing on behalf of the Petition was Sondra Bouras, Property Manager. There were no Protestants.

Testimony indicated that the subject property is located at the corner of Putty Hill Road and Goucher Boulevard and is currently improved with apartments, known as the Courthouse Square Apartments. The Petitioner purchased the property in 1982. Mrs. Williamson testified that as a result of numerous complaints received from potential tenants and visitors to the apartments having difficulty locating them, the Petitioner proposes constructing three identification signs of the size and dimensions depicted in Petitioner's Exhibits 2 and 3. Testimony and pictures presented evidenced that due to the attractive and extensive landscaping of the entrance to the property, the present sign is not visible to traffic traveling westbound on Goucher Boulevard. The Petitioner proposed moving the existing sign from its present location to the entrance at Hillen Road

where it would be visible and helpful to identify the apartments. The Petitioner would then construct two single faced signs and place one on each side of the entrance to the property on Goucher Boulevard to enhance visibility for traffic travelling in both directions. The Petitioner argued that the three signs proposed, while larger than that permitted if strict compliance with zoning regulations was required, are appropriate for providing sufficient notice to visitors in light of the quantity of traffic, the speed at which it travels, and sight distance on the surrounding roads. The Petitioner further argued that practical difficulty and/or unreasonable hardship would result if the variance was not granted. Testimony indicated that the granting of the variances would not result in any detriment to the health, safety and general welfare of the public.

The Petitioner seeks relief from Section 413.1d, pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15 day of July, 1988 that the Petition for Zoning Variance to permit three identification signs not to exceed a total of 90 sq.ft. in lieu of the one permitted sign of 15 sq.ft., be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building 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.
- 2) The two single-faced signs proposed for the entrance off of Goucher Boulevard shall be constructed and designed in conformance with Petitioner's Exhibit 2. Each sign shall not exceed 33 sq.ft. total.

7) The Petitioner shall redesign the double-faced sign for the entrance off of Hillen Road in order that said sign does not exceed 12 sq.ft. per side or 24 sq.ft. total. The revised plan for said sign shall be submitted to the Deputy Zoning Commissioner for approval prior to issuance of any permit.

4) Prior to the issuance of any permits, the Petitioner shall submit a revised site plan which shall reference this case and set forth the restrictions contained herein. The revised site plan shall also reflect the information contained on the checklist attached hereto and made a part hereof, each sign's elevation details, the square footage and height of each sign, and any other pertinent data requested by the Zoning Office.

5) All signs granted herein shall be non-illuminated.

ANN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

PETITION FOR ZONING VARIANCE

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 413.1d to permit three signs totalling 102 square feet in lieu of the permitted one sign totalling 15 square feet.

The undersigned, legal owner(s) of the property situate in Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
The subject property is located on Goucher Blvd. which is a heavily traveled, six lane, divided street. Due to the volume of traffic, speeds, and distance involved, we experience a serious problem in being seen and identified with the small signs that we have now. In addition a safety hazard is created when drivers are making an effort to identify our property in traffic.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Towson East Joint Venture

(Type or Print Name)

Signature

Address

City and State

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

Michael Pantzer, Executive Vice President

P.O. Box 127 33 County Road

Address

City and State

Telephone No. 410-270-0500

Address

City and State

Phone No.

On this 15th day of July, 1988, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106 of the County Office Building in Towson, Baltimore County, on the 19th day of July, 1988, at 9:00 a.m.

By: J. P. Hines, Jr.

Zoning Commissioner of Baltimore County.

(over)

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

J. Robert Haines
Zoning Commissioner

July 15, 1988



Mr. Michael Pantzer
Executive Vice President
Pantzer Management Company
P.O. Box 127
33 County Road
Tenafly, New Jersey 07670

RE: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher Boulevard
(Courthouse Square Apartments)
9th Election District; 4th Councilmanic District
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mr. Pantzer:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3331.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

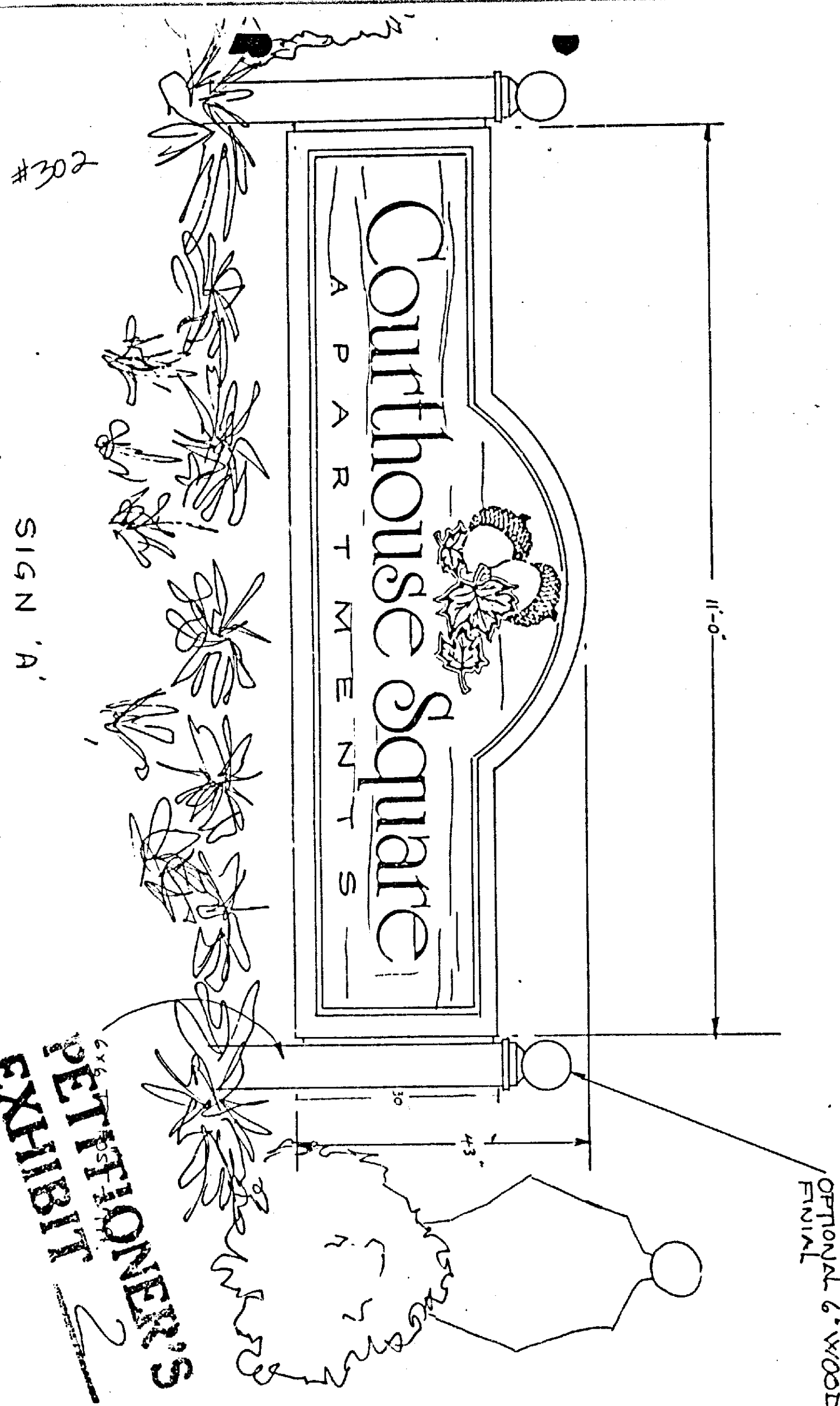
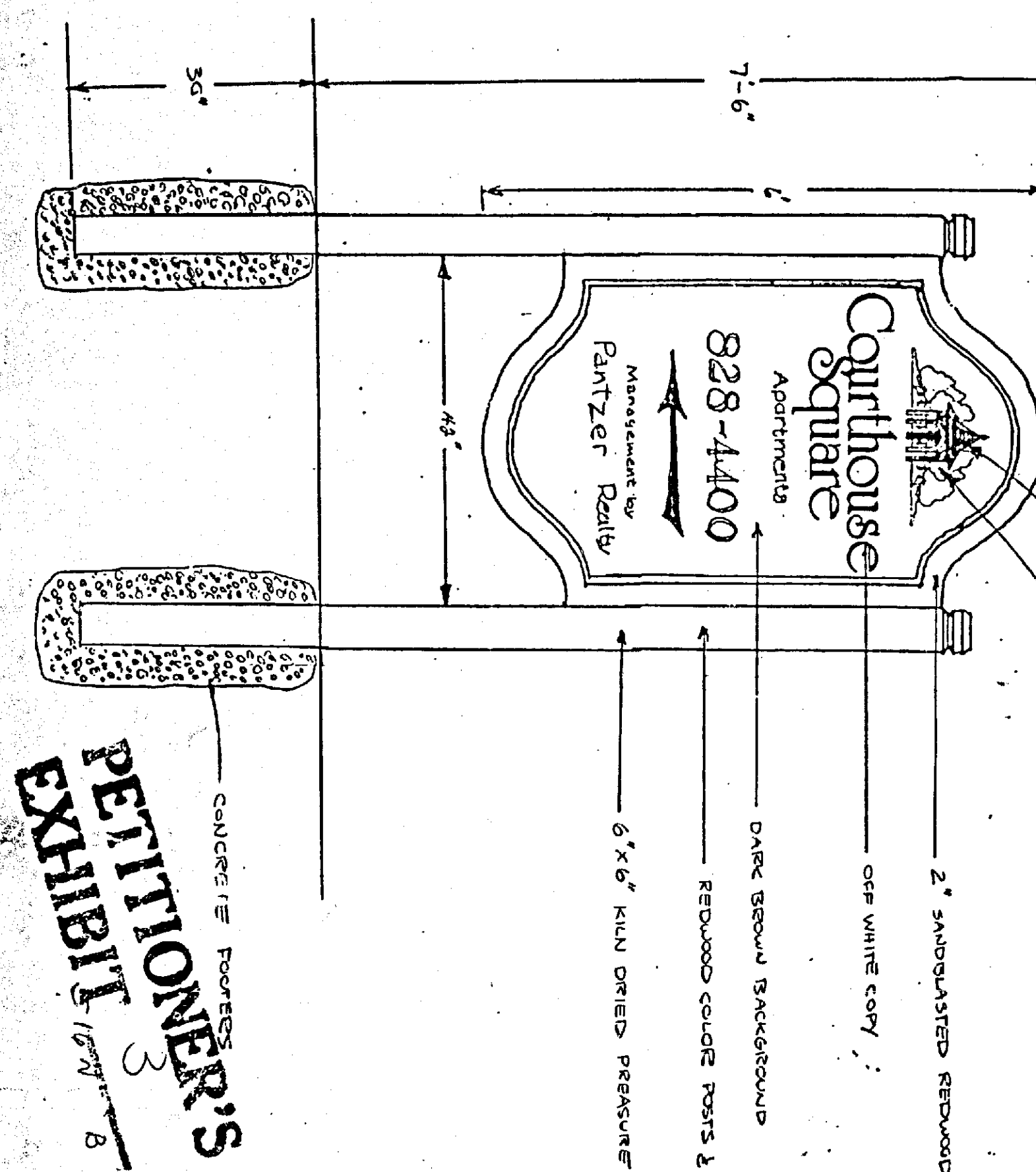
ANN:bjs

Enclosure

cc: Ms. Mary Williamson
Regional Manager
Pantzer Management Company
804 Mockingbird Lane, #103, Towson, Md. 21204

People's Counsel

File



PETITIONER'S
EXHIBIT 2

OPTIONAL 6\"/>

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

March 22, 1988

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 No. 88-460-A
N/S Putty Hill Road, 270' W of Goucher Blvd.
(Courthouse Square Apartments)
9th Election District - 4th Councilmanic District
Petitioner(s): Towson East Joint Venture
HEARING SCHEDULE: TUESDAY, MAY 24, 1988 at 9:00 a.m.

Variance to permit three signs totalling 102 sq. ft. in lieu of the permitted one sign totalling 15 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
Zoning Commissioner of
Baltimore County

cc: Michael Pantzer/Towson East Joint Venture
File



8737 Contee Road, Laurel, Maryland 20708 (301) 953-7755

January 7, 1988

Zoning Commissioner
J. Robert Haines
County Office Building
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

Enclosed please find the required forms necessary to request a residential zoning variance for Courthouse Square Apartments. We are requesting a variance to permit us to erect larger property identification signs than we have now. Courthouse Square is located on Goucher Boulevard which is a heavily traveled, six lane divided street. Due to the volume of traffic, speeds and distance involved, we experience a serious problem in being seen and identified with the small signs that we have now which in addition to being small, the main entrance sign is facing only one direction.

We propose to take the existing sandblasted sign from the Goucher Boulevard entrance, after adding a duplicate sign on the reverse of it, and move it to the Hillen Road location. Then we would like to place two new sandblasted 11' x 43" signs at opposite sides of the Goucher Boulevard entrance facing in each direction. I have enclosed a drawing of the proposed new sign for your inspection.

We are looking forward to hearing from you at your earliest convenience.

Yours truly,

Mary Williamson

Mary Williamson
Regional Manager

PANTZER MANAGEMENT COMPANY

Region IV
8737 Contee Rd.
Laurel, MD 20708
(301) 953-7755

December 16, 1988

Mr. J. Robert Haines
Baltimore Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Re: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher Boulevard
(Courthouse Square Apartments)
9th Election District; 4th Councilmanic District
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mr. Haines:

Our request for a zoning variance was granted on July 15, 1988 allowing us three identification signs not to exceed a total of 90 square feet. You also granted us an exception to this variance from our letter of September 9, 1988 in which we requested that you allow us to change from our original plan to three smaller single faced signs of 15 square feet each.

We are now submitting a revised site plan indicating your restrictions and reflecting the information required on your checklist and would like to apply for a building permit so we can proceed with construction of the three signs.

Please feel to call me if you need any additional information.

Yours truly,

Mary Williamson

Mary Williamson
Regional Manager

Courthouse Square

September 20th, 1988

Mr. J. Robert Haines
Baltimore Zoning Commissioner
Office of Planning and Zoning
Towson MD 21204

Re: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher Boulevard
(Courthouse Square Apartments)
9th Election District; 4th Councilmanic District
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mr. Haines:

Our request for a zoning variance was granted on July 15, 1988 allowing us three identification signs not to exceed a total of 90 square feet. We are now requesting a building permit with one change. Instead of the two (2) single faced signs each being 3' x 5' for a total of 60 square feet. These signs would be located at the approaches to our two entrances and would solve our initial problem of difficulty being seen and identified with our existing signage.

Enclosed please find a copy of the revised site plan reflecting the dimensions and locations of the signs.

Please feel free to call me if you need any additional information.

Yours truly,

Mary Williamson

Mary Williamson
Regional Manager

WJL
Enclosure

Could you please determine whether or not we would need another hearing because of these changes?
Thank you.

Courthouse Square Apartments • 804 Mockingbird Lane, Suite 103 • Towson, MD 21204 (301) 828-4400

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

October 5, 1988

Mary Williamson
Regional Manager
Courthouse Square Apartments
804 Mockingbird Lane
Suite 103
Towson, MD 21204



Re: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher Boulevard (Courthouse Square Apartments)
9th Election Dist.; 4th Councilmanic Dist.
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mrs. Williamson:

Reference is made to your letter received September 27, 1988 to J. Robert Haines, Zoning Commissioner, which has been referred to me for reply. You have requested that this office approve sign permits identifying the apartment contrary to the sign variances as granted in the above zoning case.

On July 15, 1988 the Deputy Zoning Commissioner granted 3 signs with aggregate total of 90 sq. ft. in lieu of the allowed 1 sign of 15 sq. ft. By your September 20th letter, you have requested that this office approve 4 total signs with an aggregate total of 60 sq. ft. inclusive of 1 new location, 2 minor relocations and 1 major relocation.

A review of the hearing site plan (although lacking in zoning details with hastily drawn sign locations) nevertheless specifically includes only 3 sign locations commensurate with the petition forms and the required public advertisements. The Zoning Commissioner or Deputy Zoning

Mary Williamson
October 5, 1988
Page 2

Commissioner may, at their option, accept a request by the petitioner at the public hearing, or within 30 days of the final decision, to amend their request or the order as the case may be. Unfortunately, after the public hearing, after the final order has been written and especially after the 30 day appeal period has lapsed, additional relief cannot be granted. As in all sign variance cases, location is one of the major functions to be considered along with square footage, however, to address your difficulties and hardship, if you would present your location and square footage change requests only without the additional sign on a revised complete site plan as required in the order, this could be approved after review by this office and you could obtain 3 of the 4 sign permits. The additional sign would require another public hearing, and if you decide to proceed, I will assist you in any way that I can in arranging an early hearing.

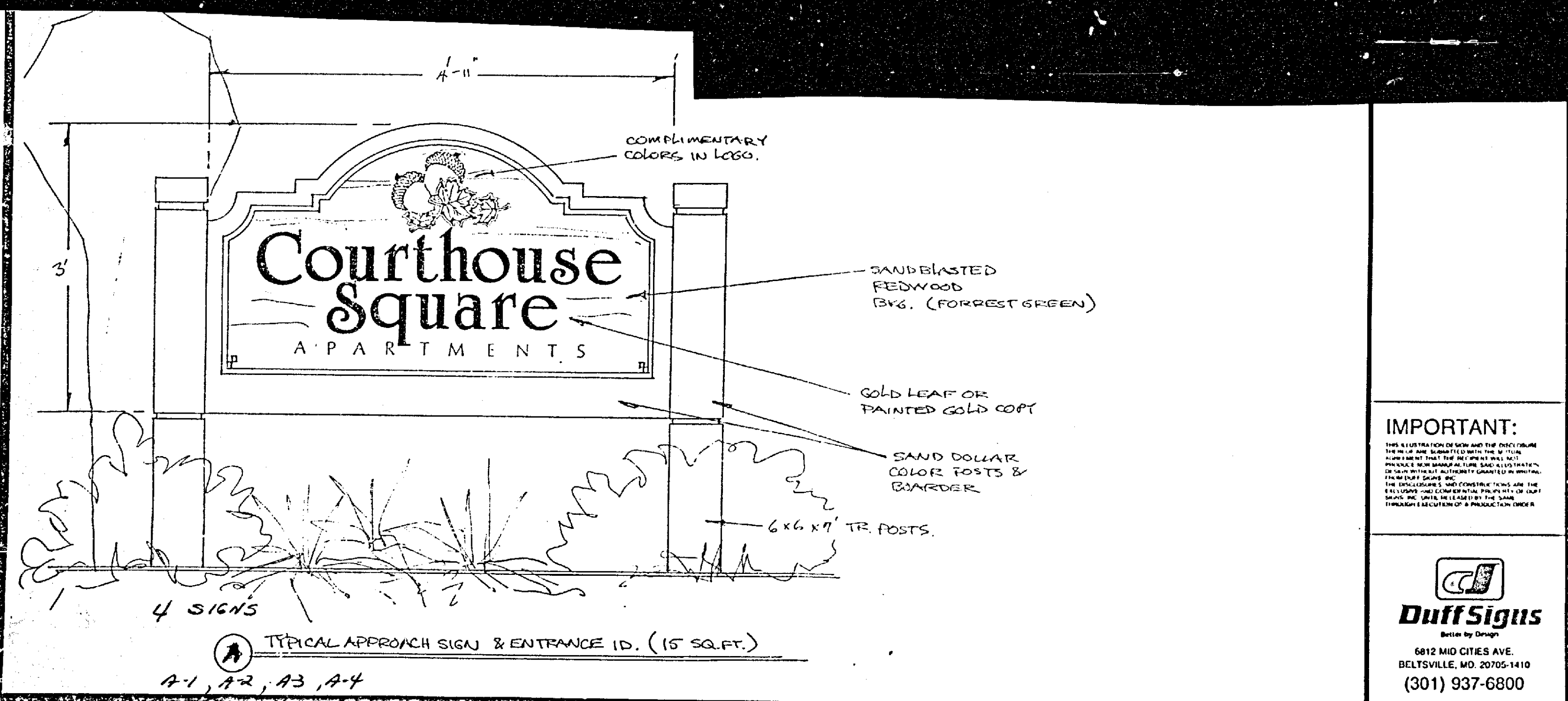
Please contact me, in this office, when you file revised plans or regarding the variance request for the additional sign.

Very truly yours,

John L. Lewis

John L. Lewis
Planning & Zoning Associate III

JLL:sc



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

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

March 10, 1988

Re: Property Owner: Towson East Joint Venture

Location: N/S Putty Hill Rd., 270' W. Goucher Blvd.

Item No.: 302

Zoning Agenda: Meeting of 3/8/88

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.
- () 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'Neill*
Planning Group
Special Inspection Division

Noted and

Approved:

John F. O'Neill
Fire Prevention Bureau

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1988

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

000

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

Mr. Michael Pantzer
Executive Vice President
P.O. Box 127
31 County Road
Tenafly, New Jersey 07670

RE: Item No. 302 - Case No. 88-460-A
Petitioners: Towson East Joint Venture
Petition for Zoning Variance

Dear Mr. Pantzer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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. 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:dt

Enclosures

cc: Kilde Consultants
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: April 13, 1988

P. David Fields
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-460-A

Sign "B" is attractive and is sized appropriately; consequently, this office is not opposed to the granting of this part of the request.

Sign "A" is appropriately sized for selling hamburgers or fried chicken and is totally inappropriate; therefore, this office is opposed to the granting of this part of the request.

The petition form notes three signs, but no information is in the file for the third sign; hence, this office must oppose this portion of the request.

P. David Fields per J. Haines
P. David Fields
Director

PDF:JCH:dme

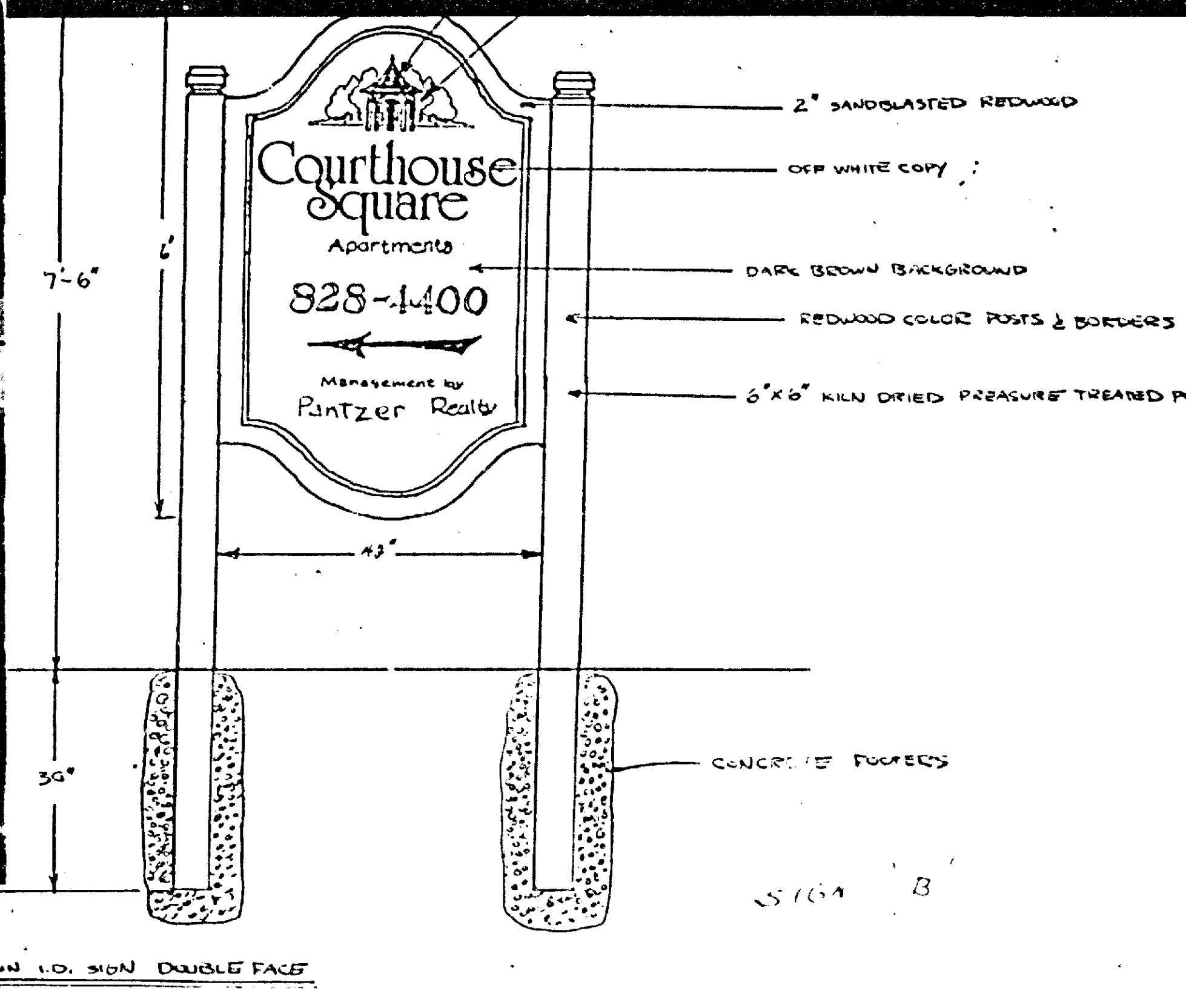
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

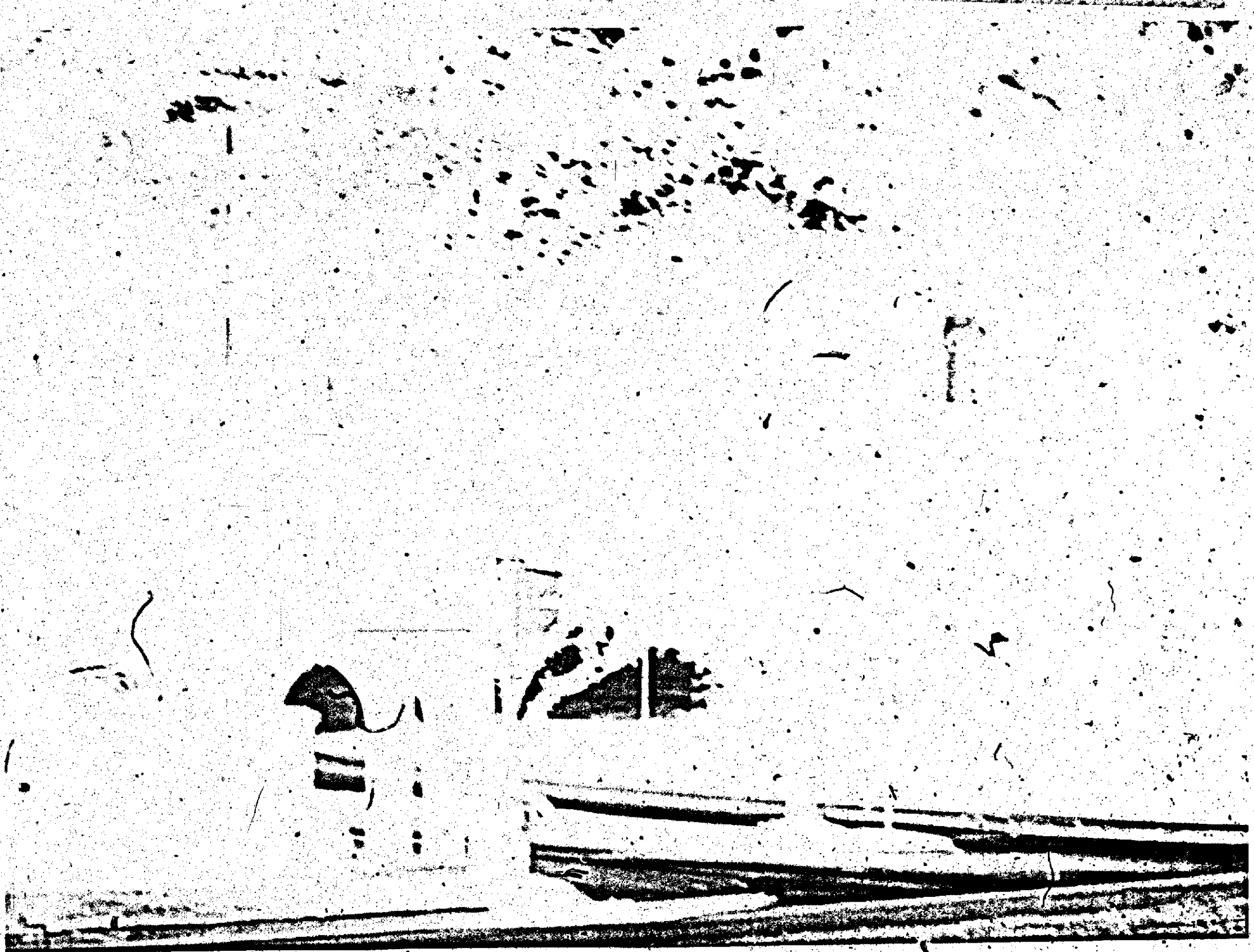
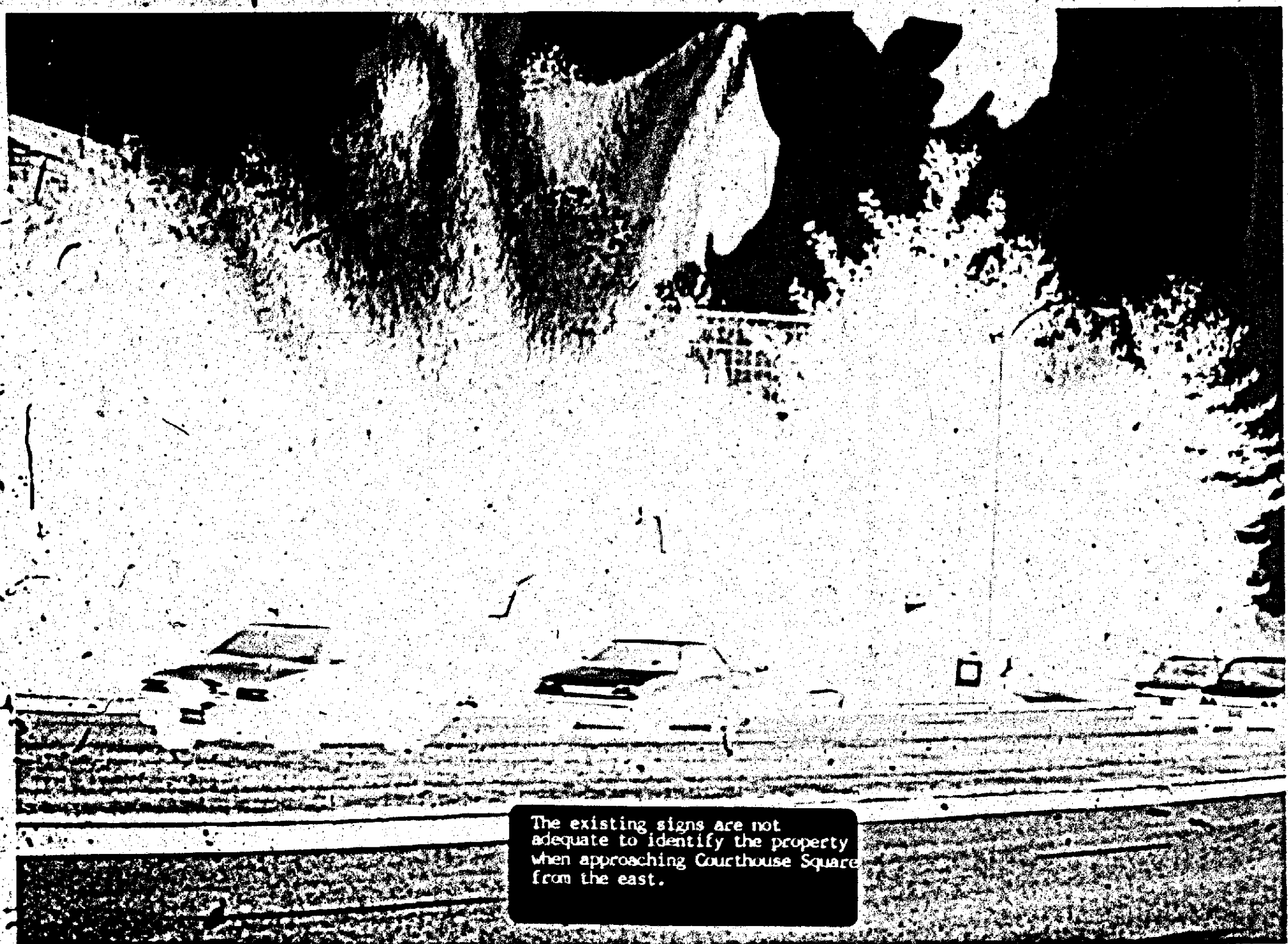
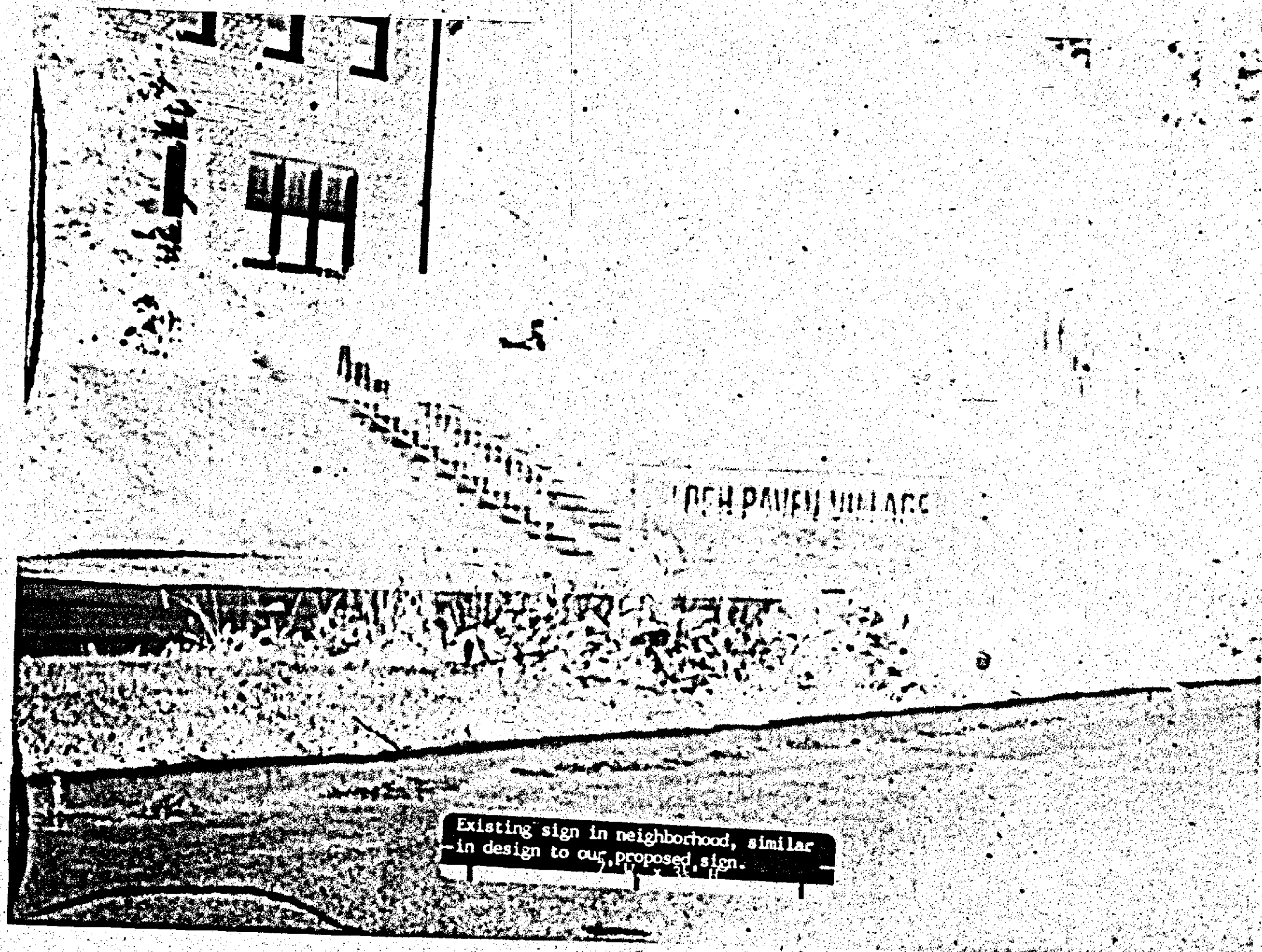
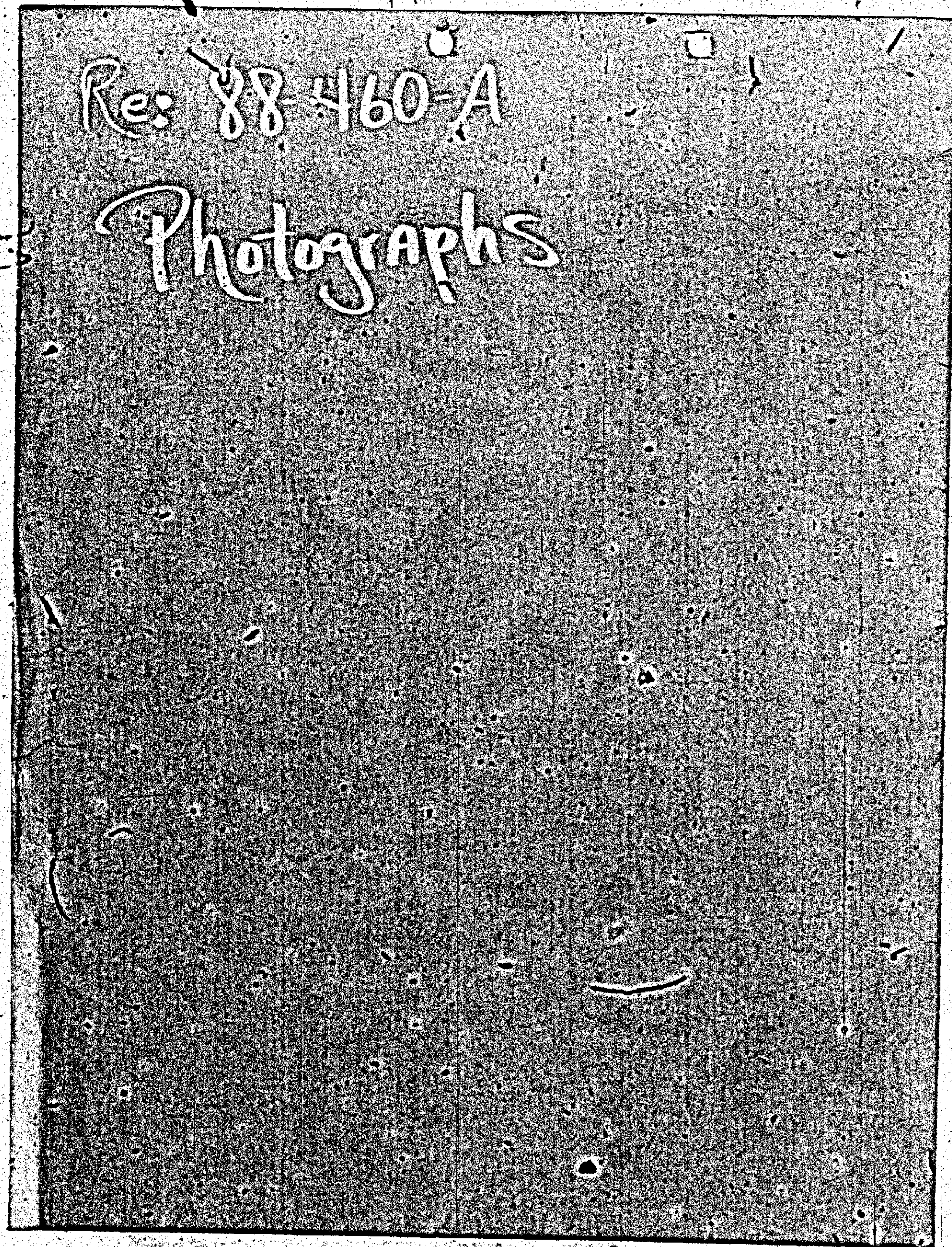
RECEIVED
APR 15 1988

ZONING OFFICE

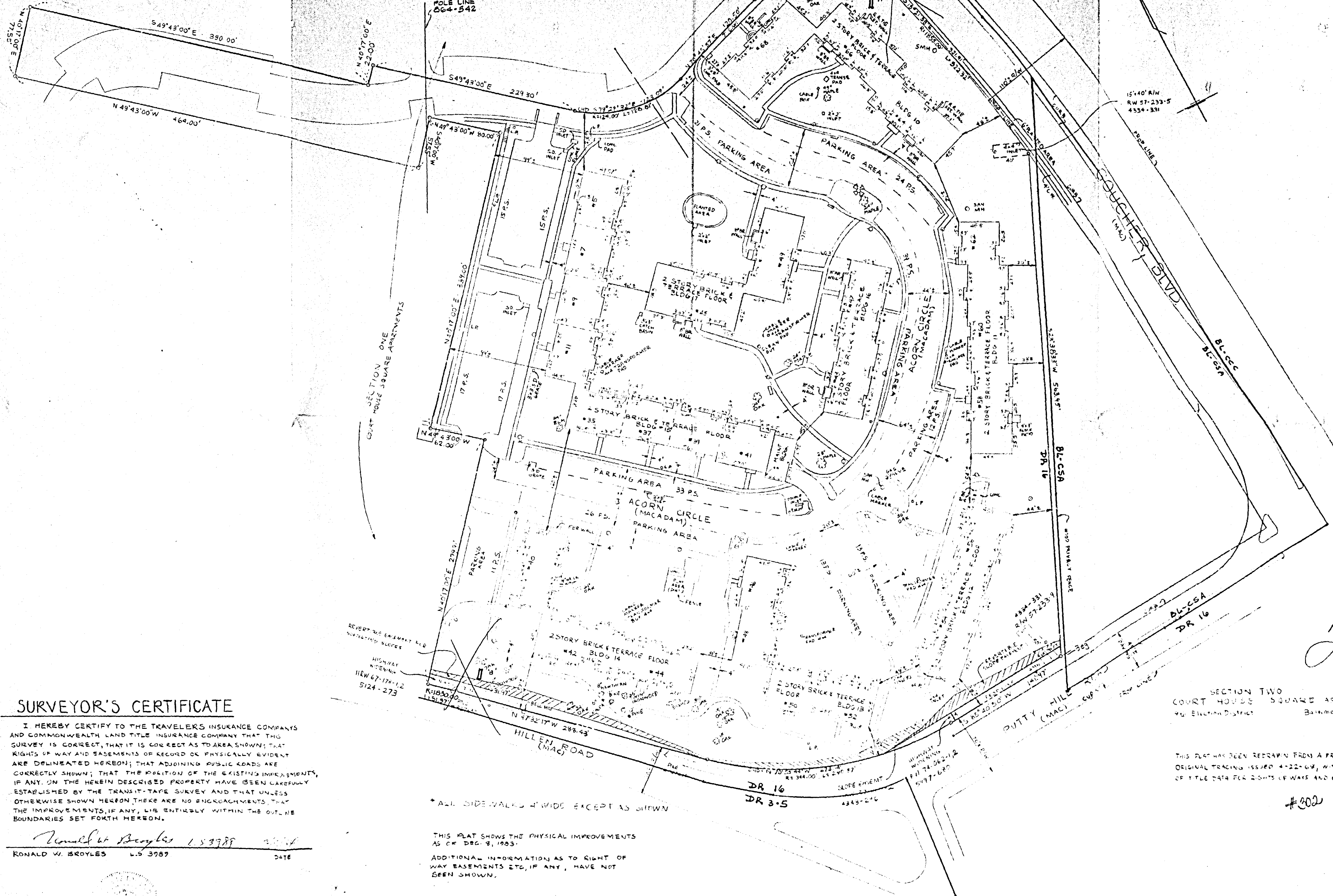
cc: Michael Pantzer/Towson East Joint Venture

CPS-008





Plot showing property known as Section Two, COURT HOUSE SQUARE APARTMENTS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE TRAVELERS INSURANCE COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS SURVEY IS CORRECT, THAT IT IS CORRECT AS TO AREA SHOWN; THAT RIGHTS OF WAY AND EASEMENTS OF RECORD OR PHYSICALLY EVIDENT ARE DELINEATED HEREON; THAT ADJOINING PUBLIC ROADS ARE CORRECTLY SHOWN; THAT THE POSITION OF THE EXISTING IMPROVEMENTS, IF ANY, ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY THE TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN HEREON THERE ARE NO ENCROACHMENTS, THAT THE IMPROVEMENTS, IF ANY, LIE ENTIRELY WITHIN THE OUTLINE BOUNDARIES SET FORTH HEREON.

Ronald W. Broyles 1.5.3988
 RONALD W. BROYLES L.S. 3988 DATE

*ALL SIDE WALKS 4' WIDE EXCEPT AS SHOWN

THIS PLAT SHOWS THE PHYSICAL IMPROVEMENTS AS OF DEC. 8, 1983.
 ADDITIONAL INFORMATION AS TO RIGHT OF WAY EASEMENTS ETC, IF ANY, HAVE NOT BEEN SHOWN.

SECTION TWO
 COURT HOUSE SQUARE APTS.
 40 ELECTION DISTRICT Baltimore County, Md.

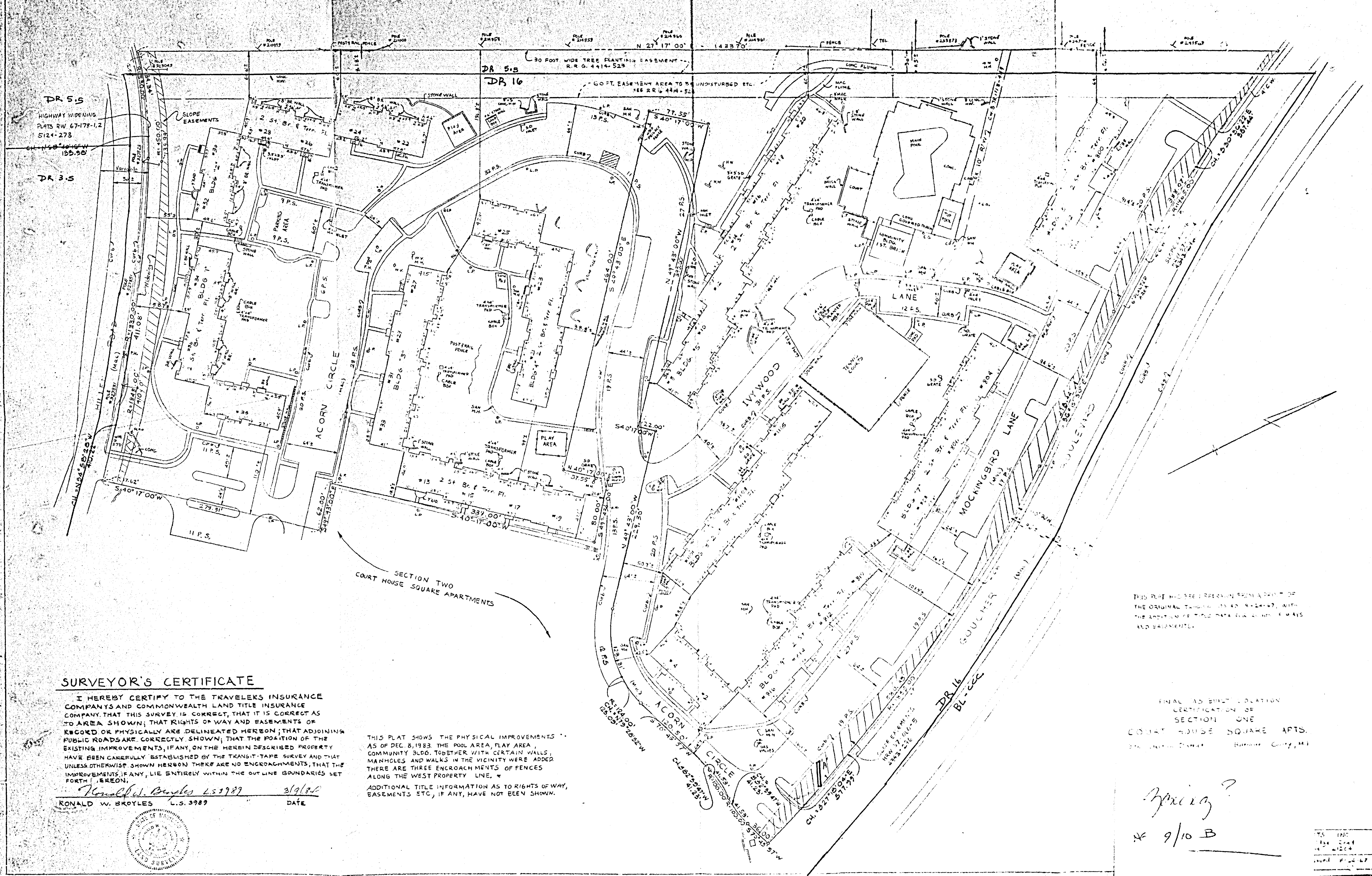
THIS PLAT HAS BEEN REDRAWN FROM A PRINT OF THE ORIGINAL TRACING ISSUED 4-22-68, WITH THE ADDITION OF TITLE DATA FOR RIGHTS OF WAY AND EASEMENTS.

#302

2 Signs

REV. 5/1/87
 REV. 2/20/81
 REV. 12/18/83
 REV. 12/14/88
 REV. 12/20/89
 KIDDE CONSULTANTS, INC.
 1020 CROMWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204
 SCALE 1"=50' ISSUED 4-22-68
 REV. 12-14-89
 108-3

Plot showing property known as Section One, COURT HOUSE SQUARE APARTMENTS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE TRAVELERS INSURANCE COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS SURVEY IS CORRECT, THAT IT IS CORRECT AS TO AREA SHOWN; THAT RIGHTS OF WAY AND EASEMENTS OF RECORD OR PHYSICALLY ARE DELINEATED HEREON; THAT ADJOINING PUBLIC ROADS ARE CORRECTLY SHOWN; THAT THE POSITION OF THE EXISTING IMPROVEMENTS, IF ANY, ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY THE TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN HEREON THERE ARE NO ENCROACHMENTS, THAT THE IMPROVEMENTS, IF ANY, LIE ENTIRELY WITHIN THE OUTLINE BOUNDARIES SET FORTH HEREON.

Ronald W. Broyles L.S. 3989 3/9/89
RONALD W. BROYLES L.S. 3989 DATE



THIS PLAT SHOWS THE PHYSICAL IMPROVEMENTS AS OF DEC. 8, 1983. THE POOL AREA, PLAY AREA, COMMUNITY BLDG. TOGETHER WITH CERTAIN WALLS, MANHOLES AND WALKS IN THE VICINITY WERE ADDED. THERE ARE THREE ENCROACHMENTS OF FENCES ALONG THE WEST PROPERTY LINE. *
ADDITIONAL TITLE INFORMATION AS TO RIGHTS OF WAY, EASEMENTS ETC., IF ANY, HAVE NOT BEEN SHOWN.

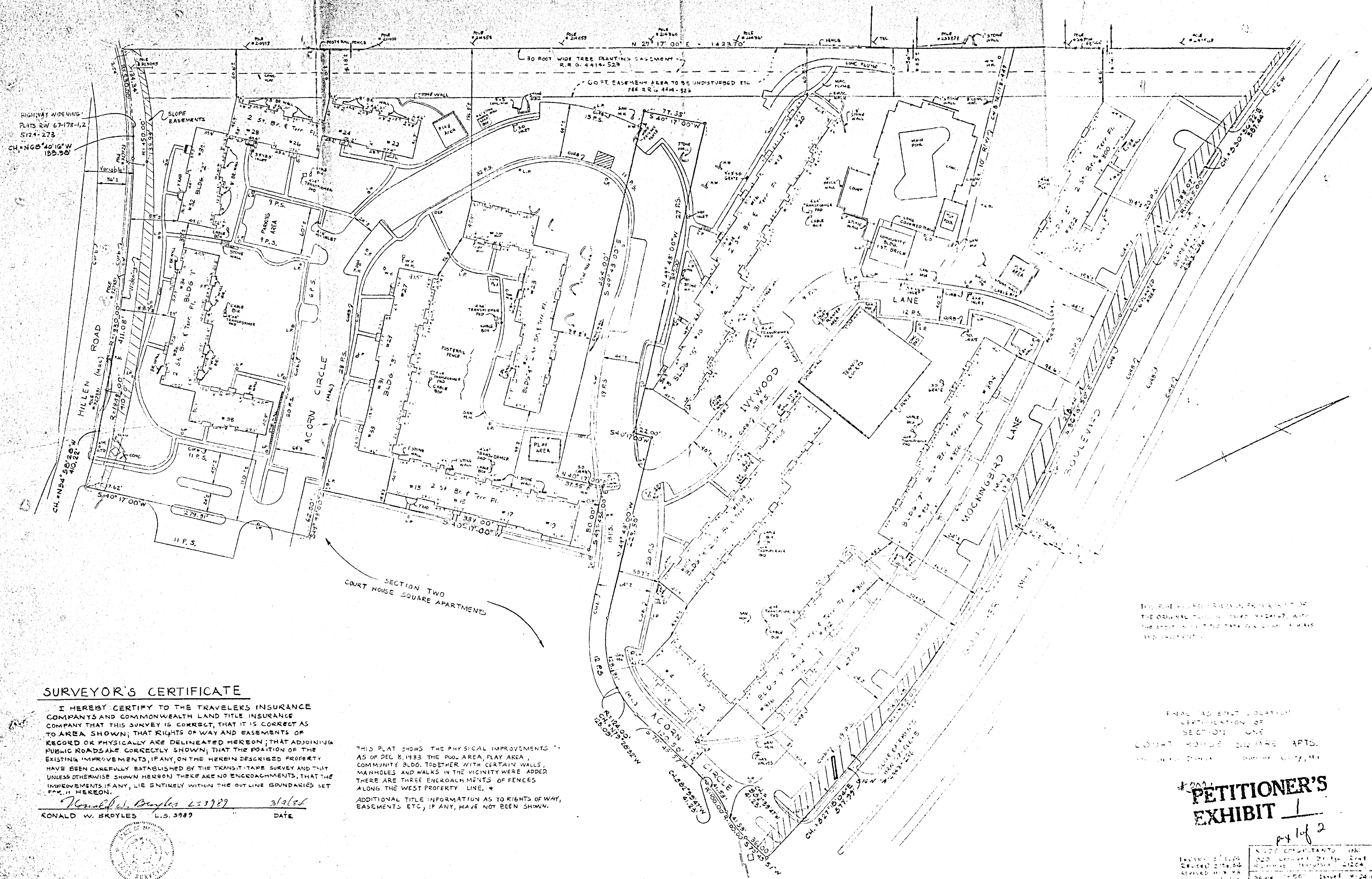
THIS PLAT HAS BEEN PREPARED FROM A PART OF THE ORIGINAL SURVEY OF 1983, WITH THE ADDITION OF TITLE DATA FOR 1983, EWAYS AND EASEMENTS.

FINAL AS BUILT LOCATION CERTIFICATION OF SECTION ONE COURT HOUSE SQUARE APTS. 3/9/89

Spring?
9/10 B

75 100
100 200
100 200
100 200

Plot showing property known as Section one, COURT HOUSE SQUARE APARTMENTS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE TRAVELERS INSURANCE COMPANYS AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS SURVEY IS CORRECT, THAT IT IS CORRECT AS TO AREA SHOWN; THAT RIGHTS OF WAY AND EASEMENTS OF RECORD OR PHYSICALLY ARE DELINEATED HEREON; THAT ADJOINING PUBLIC ROADS ARE CORRECTLY SHOWN; THAT THE POSITION OF THE EXISTING IMPROVEMENTS, IF ANY, ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY THE TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN HEREON THERE ARE NO ENCROACHMENTS, THAT THE IMPROVEMENTS, IF ANY, LIE ENTIRELY WITHIN THE OUTLINE BOUNDARIES SET FORTH HEREON.

Ronald W. Broyles L.S. 3989 3/9/84
RONALD W. BROYLES L.S. 3989 " DATE

THIS PLAT SHOWS THE PHYSICAL IMPROVEMENTS AS OF DEC. 8, 1983. THE POOL AREA, PLAY AREA, COMMUNITY BLDG. TOGETHER WITH CERTAIN WALLS, MANHOLES AND WALKS IN THE VICINITY WERE ADDED. THERE ARE THREE ENCROACHMENTS OF FENCES ALONG THE WEST PROPERTY LINE. *

ADDITIONAL TITLE INFORMATION AS TO RIGHTS OF WAY EASEMENTS ETC., IF ANY, HAVE NOT BEEN SHOWN.

THE FILE HAS BEEN RECORDED FROM A COPY OF
THE ORIGINAL TAPING DATED 09-24-67, WITH
THE ADDITION OF THE DATA ON COUNTRY, RACE,
AND SEX/AGE.

FINAL TAD BUILT LOCATION
CERTIFICATION OF
SECTION ONE
COURT HOUSE SQUARE APTS.
BOSTON, MASS.

#302
PETITIONER'S
EXHIBIT 1

pg 1 of 2

INVENTED 12/1/64 REVISED 2/28/64 REVISED 4/11/65 REVISED 11/21/67	KODAK CONSULTANTS, INC. 1020 University Bridge Road Durham, North Carolina 27604 Scale 1:50' Issued 8-24-67
--	--

I HEREBY CERTIFY TO THE TRAVELERS INSURANCE COMPANYS
AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS
SURVEY IS CORRECT, THAT IT IS CORRECT AS TO AREA SHOWN; THAT
RIGHTS OF WAY AND EASEMENTS OF RECORD OR PHYSICALLY EVIDENT
ARE DELINEATED HEREON; THAT ADJOINING PUBLIC ROADS ARE
CORRECTLY SHOWN; THAT THE POSITION OF THE EXISTING IMPROVEMENTS,
IF ANY, ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN CAREFULLY
ESTABLISHED BY THE TRANSIT-TAPE SURVEY AND THAT UNLESS
OTHERWISE SHOWN HEREON, THERE ARE NO ENCROACHMENTS; THAT
THE IMPROVEMENTS, IF ANY, LIE ENTIRELY WITHIN THE OUTLINE
BOUNDARIES SET FORTH HEREON.



ADDITIONAL INFORMATION AS TO RIGHT OF WAY EASEMENTS ETC, IF ANY, HAVE NOT BEEN SHOWN.

**PETITIONER'S
EXHIBIT 1**

108-3

#202

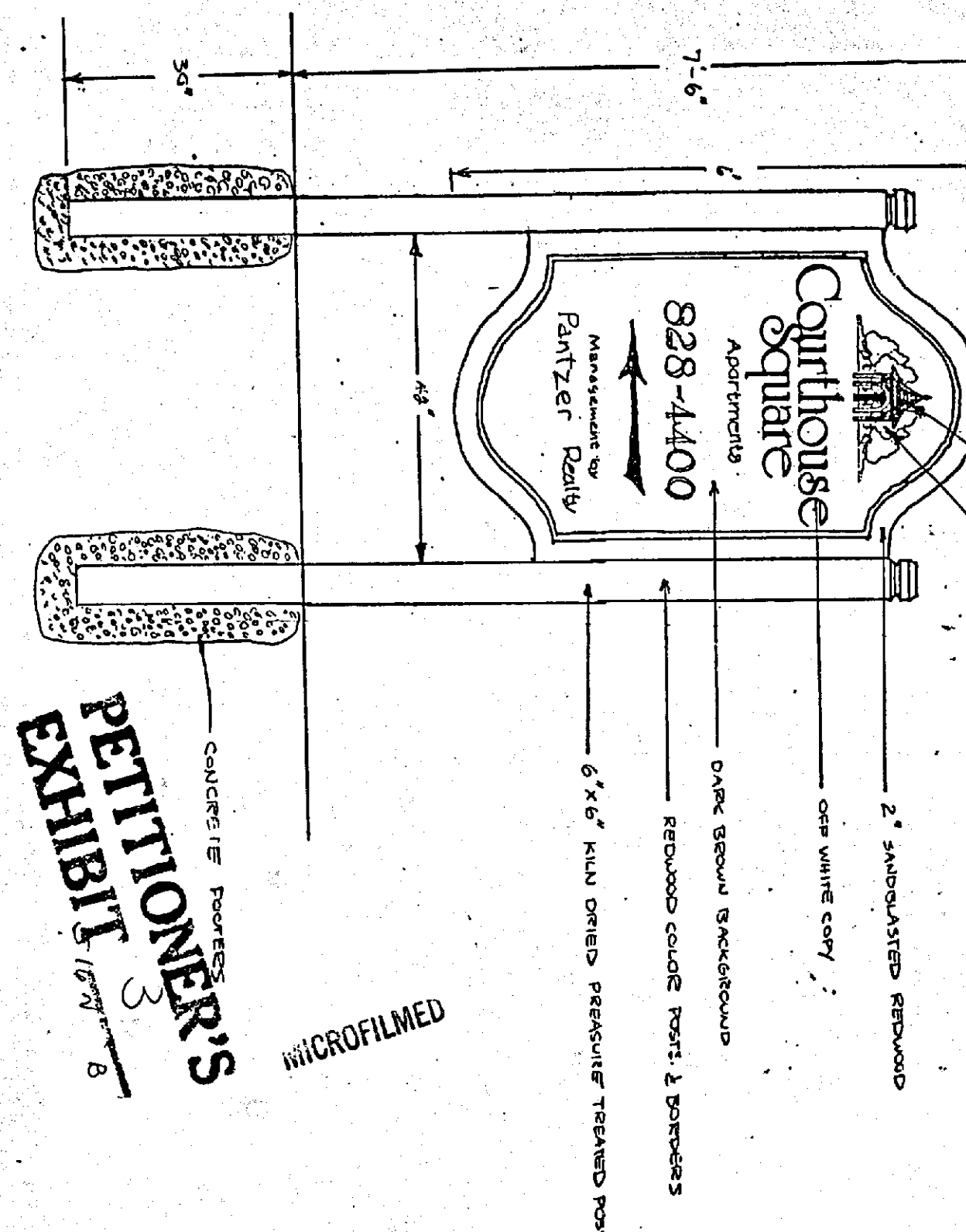
SIGN 'A'

30 sq. ft. SINGLE FACED SIGN

PETITIONER'S
EXHIBITCourthouse Square
APARTMENTS

OPTIONAL 6' WOOD

SANDBLASTED REDWOOD 1/4" x 4" x 1/4" DOUBLE FACED

PETITIONER'S
EXHIBIT

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

October 5, 1988

Dennis F. Rasmussen
County Executive

Mary Williamson
Regional Manager
Courthouse Square Apartments
804 Mockingbird Lane
Suite 103
Towson, MD 21204

RE: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher
Boulevard (Courthouse Square Apartments)
9th Election Dist.; 4th Councilmanic Dist.
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mrs. Williamson:

Reference is made to your letter received September 27, 1988 to J. Robert Haines, Zoning Commissioner, which has been referred to me for reply. You have requested that this office approve sign permits identifying the apartment contrary to the sign variances as granted in the above zoning case.

On July 15, 1988 the Deputy Zoning Commissioner granted 3 signs with aggregate total of 90 sq. ft. in lieu of the allowed 1 sign of 15 sq. ft. By your September 20th letter, you have requested that this office approve 4 total signs with an aggregate total of 60 sq. ft. inclusive of 1 new location, 2 minor relocations and 1 major relocation.

A review of the hearing site plan (although lacking in zoning details with hastily drawn sign locations) nevertheless specifically includes only 3 sign locations commensurate with the petition forms and the required public advertisements. The Zoning Commissioner or Deputy Zoning

Mary Williamson
October 5, 1988
Page 2

Commissioner may, at their option, accept a request by the petitioner at the public hearing, or within 30 days of the final decision, to amend their request or the order as the case may be. Unfortunately, after the public hearing, after the final order has been written and especially after the 30 day appeal period has lapsed, additional relief cannot be granted. As in day appeal variance cases, location is one of the major functions to be considered along with square footage, however, to address your difficulties and hardship, if you would present your location and square footage change requests only without the additional sign on a revised complete site plan as required in the order, this could be approved after review by this office and you could obtain 3 of the 4 sign permits. The additional sign would require another public hearing, and if you decide to proceed, I will assist you in any way that I can in arranging an early hearing.

Please contact me, in this office, when you file revised plans or regarding the variance request for the additional sign.

Very truly yours,

John L. Lewis
Planning & Zoning Associate III

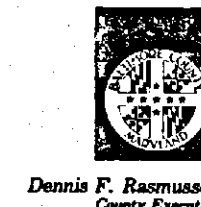
JLL:scj

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

July 15, 1988



Dennis F. Rasmussen
County Executive

Mr. Michael Pantzer
Executive Vice President
Pantzer Management Company
P.O. Box 127
33 County Road
Towson, New Jersey 07670

RE: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher Boulevard
(Courthouse Square Apartments)
9th Election District; 4th Councilmanic District
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mr. Pantzer:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Enclosure

cc: Ms. Mary Williamson
Regional Manager
Pantzer Management Company
804 Mockingbird Lane, #103, Towson, Md. 21204

People's Counsel

MICROFILMED

Courthouse Square

September 20th, 1988

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

RE: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher Boulevard
(Courthouse Square Apartments)
9th Election District; 4th Councilmanic District
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mr. Haines:

Our request for a zoning variance was granted on July 15, 1988 allowing us three identification signs not to exceed a total of 90 square feet. We are now requesting a building permit with one change. Instead of the two (2) single faced signs and one double faced sign, we have decided on four smaller single faced signs each being 3' x 5' for a total of 60 square feet. These signs would be located at the approaches to our two entrances and would solve our initial problem of difficulty being seen and identified with our existing signage.

Enclosed please find a copy of the revised site plan reflecting the dimensions and locations of the signs.

Please feel free to call me if you need any additional information.

Yours truly,

Mary Williamson
Mary Williamson
Regional Manager

Midl
Enclosure

Could you please determine whether or not we would need another hearing because of these changes? Thank you.

Courthouse Square Apartments • 804 Mockingbird Lane, Suite 103 • Towson, MD 21204 (301) 828-4400

PETITION FOR ZONING VARIANCE

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 413.1.4 to permit three signs totalling 102 square feet in lieu of the permitted one sign totalling 15 square feet.

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

Courthouse Square is located on Goucher Blvd, which is a heavily traveled, six lane, divided street. Due to the volume of traffic, speeds, and distance involved, we experience a serious problem in being seen and identified with the small signs that we have now. In addition a safety hazard is created when drivers are making an effort to identify our property in traffic.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

P.O. Box 127 33 County Road

Towson, MD 21204 (301) 569-0500

City and State

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

Michael Pantzer, Executive Vice President

P.O. Box 127 33 County Road

Towson, MD 21204 (301) 569-0500

City and State

Ordered by the Zoning Commissioner of Baltimore County, this 9th day

of 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, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 10th day of May, 1988, at 2 o'clock

P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

PANTZER MANAGEMENT COMPANY

Region IV
8737 Contee Rd.
Laurel, MD 20708
(301) 953-7755

December 16, 1988

Mr. J. Robert Haines
Baltimore Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Re: PETITION FOR ZONING VARIANCE
N/S Putty Hill Road, 270' W of Goucher Boulevard
(Courthouse Square Apartments)
9th Election District; 4th Councilmanic District
Towson East Joint Venture - Petitioner
Case No. 88-460-A

Dear Mr. Haines:

Our request for a zoning variance was granted on July 15, 1988 allowing us three identification signs not to exceed a total of 90 square feet. You also granted us an exception to this variance from our letter of September 9, 1988 in which we requested that you allow us to change from our original plan to three smaller single faced signs of 15 square feet each.

We are now submitting a revised site plan indicating your restrictions and reflecting the information required on your checklist and would like to apply for a building permit so we can proceed with construction of the three signs.

Please feel to call me if you need any additional information.

Yours truly,

Mary Williamson
Mary Williamson
Regional Manager

MICROFILMED



TOWSON MARKETPLACE

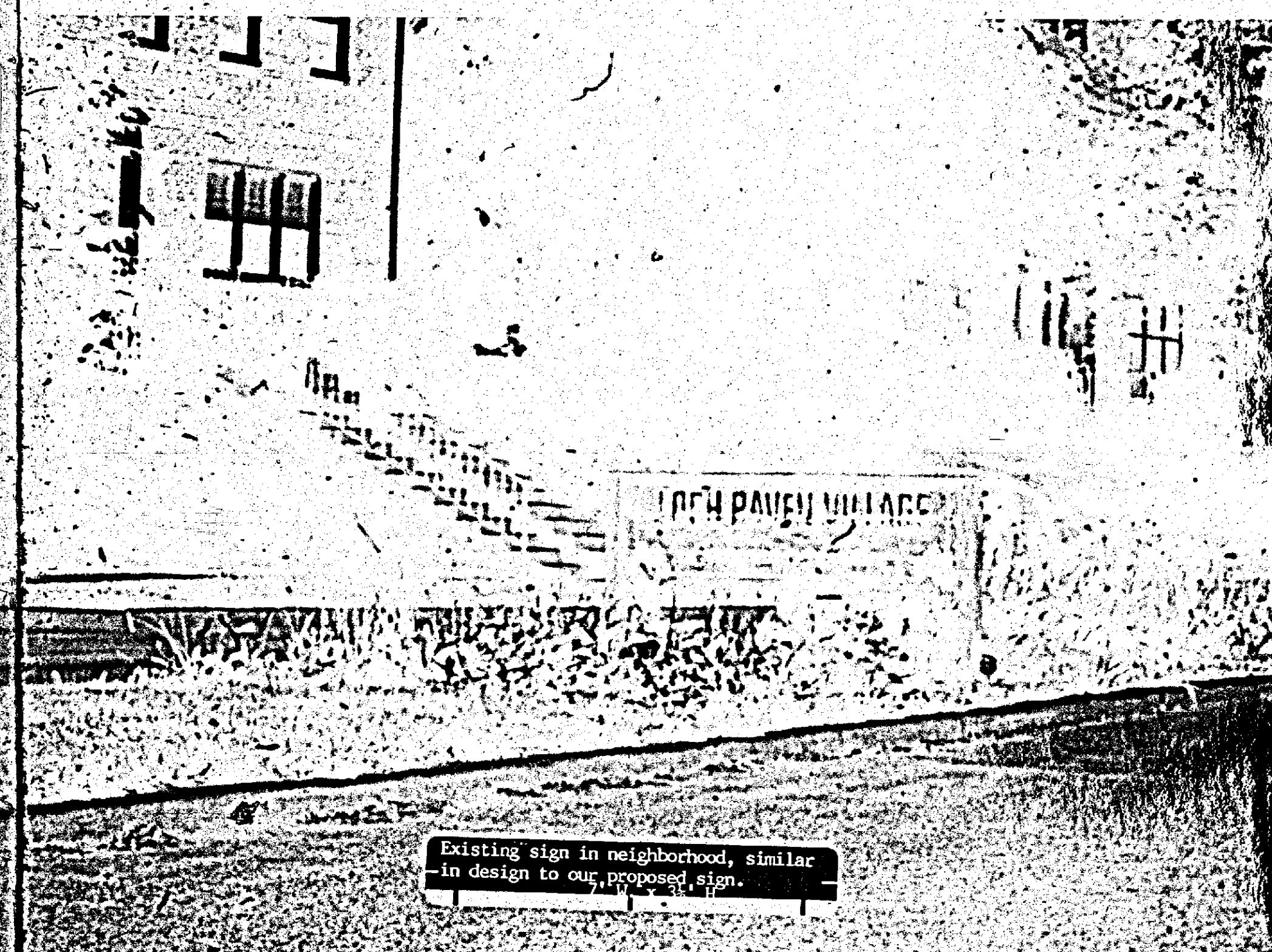
Commercial sign across from Courthouse Square



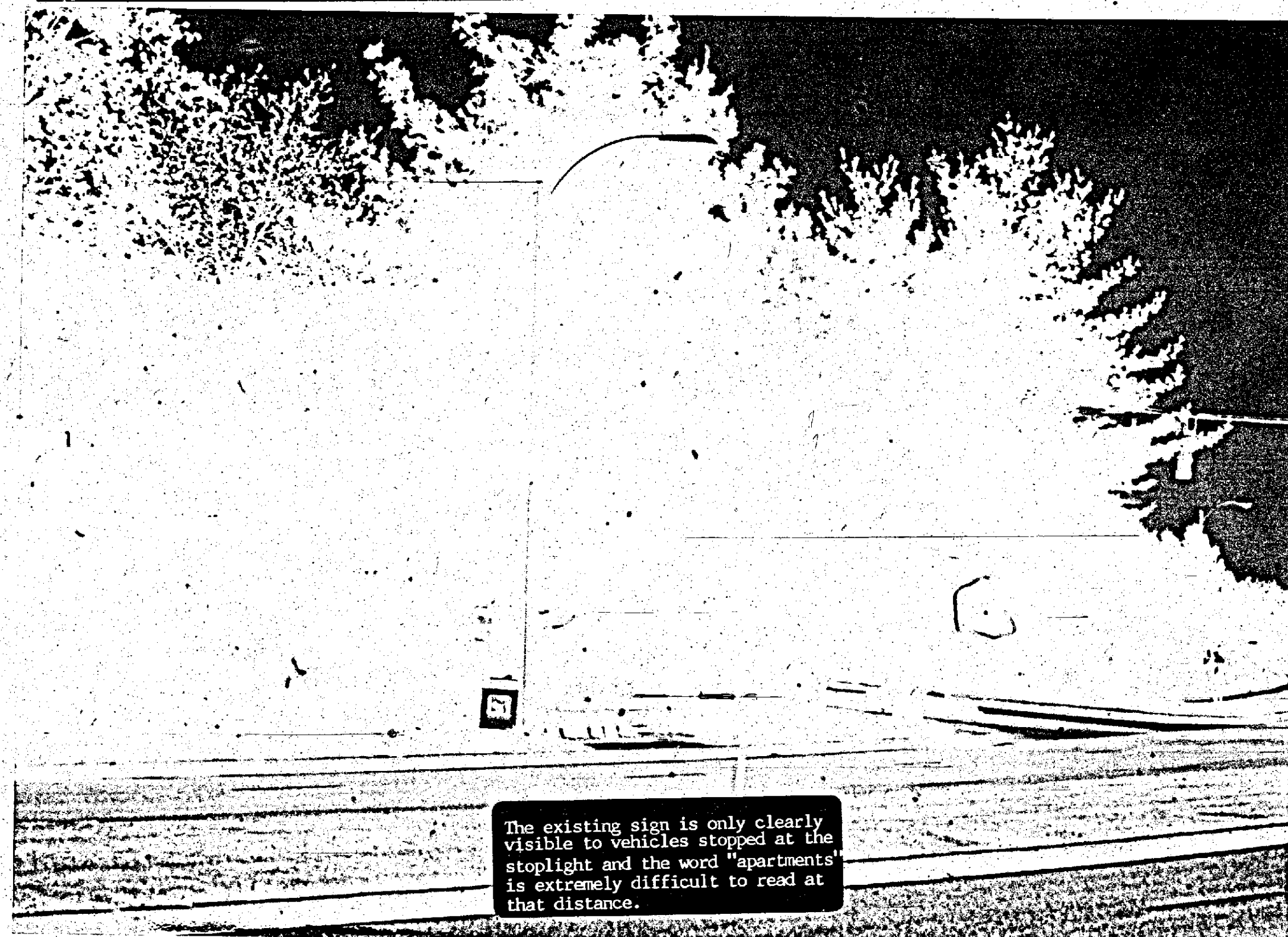
The existing signs are not adequate to identify the property when approaching Courthouse Square from the east.



As you approach entrance from the west, identification is hindered by the foliage.



Existing sign in neighborhood, similar in design to our proposed sign.



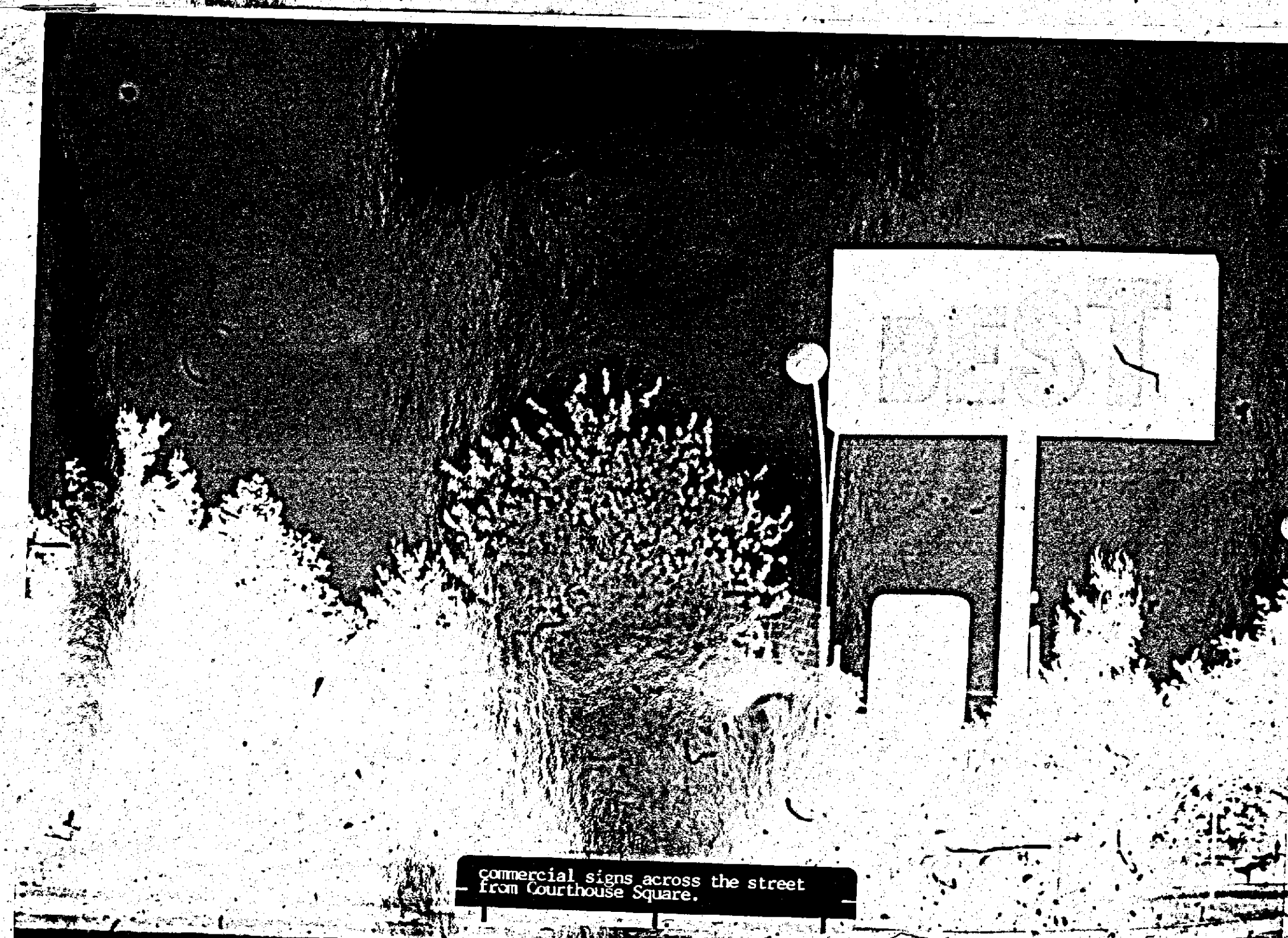
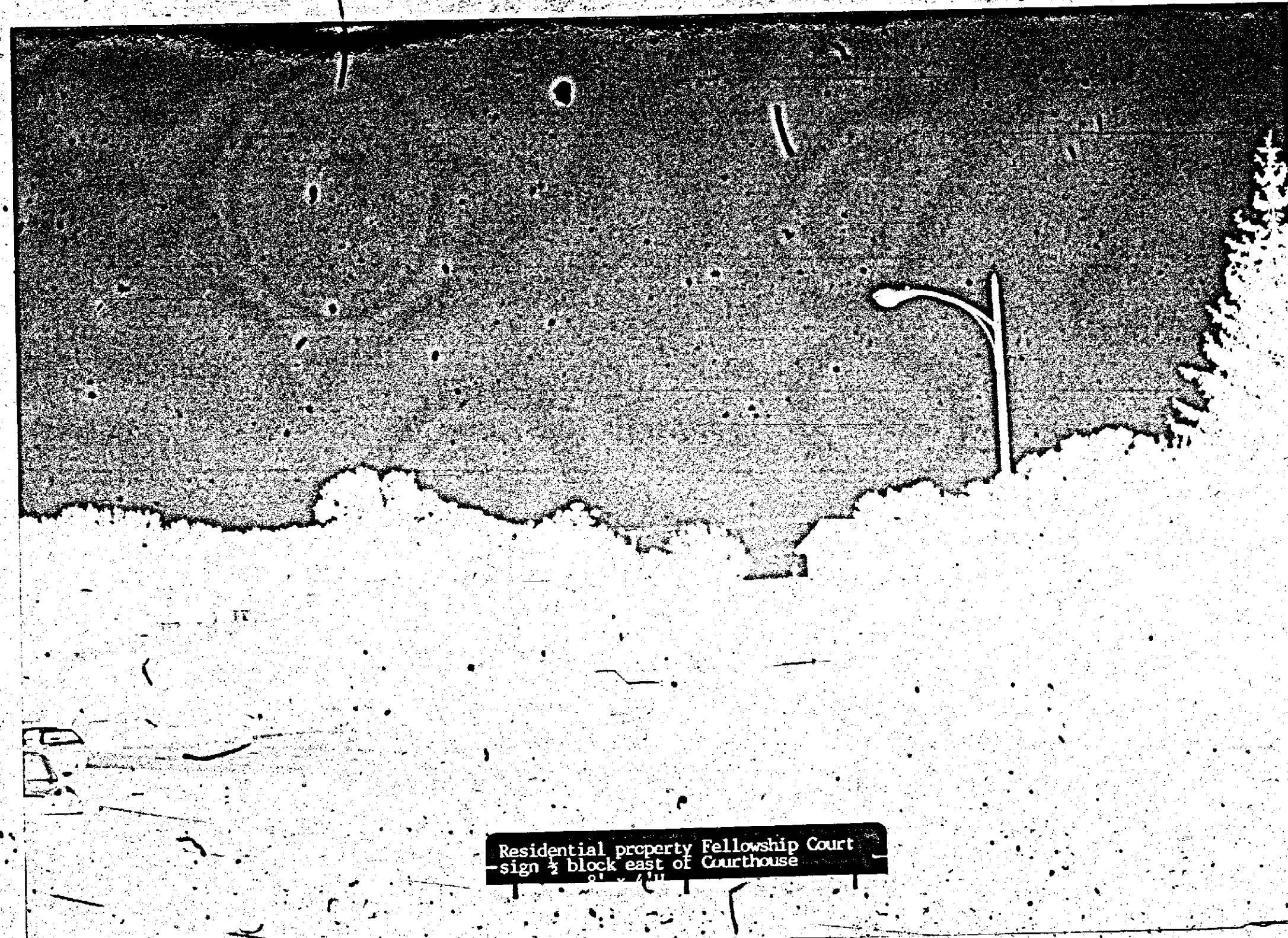
The existing sign is only clearly visible to vehicles stopped at the stoplight and the word 'apartments' is extremely difficult to read at that distance.



From intersection of Jones Rd. traveling east on Courthouse Blvd. Nothing to identify.



Residential property Following Court sign & block exit of Courthouse



Commercial signs across the street from Courthouse Square.