* BEFORE THE

DEPUTY ZONING COMMISSIONER

.* OF BALTIMORE COUNTY

* Case No. 88-460-A

Towson East Joint Venture Petitioner

4th Councilmanic District

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 Exhib-

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 Bouros, 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 evidence that due to the attractive and extensive landscaping of tha entrance to the property, the present sign is not visible to traffic travelling westbound on Goucher Boulevard. The Petitioner proposed moving the existing sign from its present location to the entrance at Hillen Road

Date: 5-10-88

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 detriment to the health, safety and general welfare of the public.

zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical

> unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily

to applicant as well as other property owners in the district or whether a lesser relaxation than that

that the spirit of the ordinance will be observed and

Baltimore County Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines

Executive Vice-President Towen East Joint Venture P. O. Box 127 33 County Road

Tenefly. New Jersey Petition for Zoning Variance Case runbers 88-460-A

N/S Putty Hill Road, 270° W Goucher Blwd. (Courthouse Square Apertments) 9th Election District - 4th Councilmenic District Petitioner(s): Towern East Joint Venture HEARING SCHEDILLED: THESDAY, MAY 24, 1988 at 9:00 a.m.

Please be advised that 1/25.50 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

BALTIMORE COUNTY, MARYLAND and post set(s), there OFFICE OF FINANCE REVENUE DIVISION for each set not MISCELLANEOUS CASH RECEIPT Towson East Joint Venture INES 124/88 hearing ssioner of

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 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

difficulty for an area variance, the Petitioner must meet the following: whether strict compliance with requirement would

> 2) whether the grant would do substantial injustice applied for would give substantial relief; and

> 3) whether relief can be granted in such fashion public safety and welfare secured.

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

: : LIBER6 689 PAGE 237 Exhibit A

All that parcel of land in the Minth Election District of Baltimore County, State of Maryland, being more particularly described as follows:

BEGINNING for the same at a point on the north side of Putty Hill Road, as laid out seventy feet wide, at the distance of 269.09 feet, as measured westerly along said north side of Putty Hill Road and the easterly prolongation thereof from the intersection of said sasterly prolongation with the southerly prolongation of the west side of Goucher Boulevard, as laid out one hundred and ten feet wide, said 'sginning point being at the westernmost corner of Lot No. 1 as laid out on the plat of Section Three "Loch Raven Manor" as recorded among the Land Records of Baltimore County in Plat Book G.L.B. 23 page 122, and running thence, binding on said north side of Putty Hill Road, south 85 degrees 40 minutes 50 seconds west 141.96 feet, thence still binding on said north side of Putty Hill Road and and running thence, binding on said north side of Putty Hill
Road, south 85 degrees 40 minutes 50 seconds west 141.96 feet,
thence still binding on said north side of Putty Hill Road and
on the northeast side of Hillen Road, as widened, northwesterly,
by a curve to the right with a radius of 344.00 feet, the distance
of 280.87 feet, said are being subtended by a chord bearing north
70 degrees 55 minutes 44 seconds west 273.14 feet and north 47
degrees 32 minutes 17 seconds west 288.43 feet, thence along the
northeast side of said Hillen Road, as shown on the "Plan to
Accompany Right of Way Agreement" recorded among the Land Records
of Baltimore County in Highways Liber No. 15A Folio 203(1)
northwesterly, by a curve to the left with a radius of 1830.00
feet the distance of 443.05 feet, said are being subtended by
a chord bearing north 54 degrees 28 minutes 26 seconds west 441.97
feet and (2) northwesterly, by a curve to the left with a radius
of 530.00 feet, the distance of 133.60 feet, said are being
subtended by a chord bearing north 68 degrees 37 minutes 52 seconds
west 133.25 feet to intersect the first line of the land described
in the deed from Eudocia Stansbury (widow) to William P. Cole,
dated July 17, 1899 and recorded among said Land Records in Liber
N.S.H. 238, page 442, thence binding on a part of said first line,
north 27 degrees 17 minutes 00 seconds east 1432.97 feet to intersect the southwest side of said Goucher Boulevard, thence binding
thereon the three following courses and distances, (1) southsect the southwest side of said Goucher Boulevard, thence binding thereon the three following courses and distances, (1) southeasterly by a line curving to the left with a radius of 1965.00 feet, the distance of 387.14 feet, said are being subtended by a chord bearing south 30 degrees 37 minutes 11 seconds east 386.52 feet, (2) south 36 degrees 15 minutes 50 seconds east 218.44 feet and (3) combinant by a line curving to the wight with feet, (2) south 36 degrees 13 minutes 30 seconds east 218.44
feet and (3) southeasterly, by a line curving to the right with
a radius of 1855.00 feet, the distance of 902.67 feet, said arc
being subtended by a chord bearing south 22 degrees 19 minutes
24 seconds east 893.80 feet to the northernmost corner of said Lot No. 1, thence binding on the northwest side thereof, south 23 degrees 38 minutes 33 seconds west 563.95 feet to the place of beginning. Containing 30.9 acres of land.

granted and conveyed to Baltimore County, Maryland under the following Deeds: SAVING AND EXCEPTING therefrom so much thereof as was

(1) Deed dated March 26, 1970 and recorded in O.T.G. 5124 folio 273 from Hermon Greenberg and Jack L. Baylin, Trustees et al. for the widening of Hillen Road.

(2) Deed dated February 6, 1978 and recorded in E.H.K.Jr. 5997 folio 680 from Hermen Greenberg and Jack L. Baylin, Trustees et al. for the widening of Putty Hill Avenue. sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be grant-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.

It is clear from the testimony that if the variance is granted,

After due consideration of the testimony and evidence presented,

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, safe-

in the opinion of the Deputy Zoning Commissioner, the relief requested

ty, and general welfare.

.1 . . .

MOTICE OF HEARING

Petitions for Zoning Varia

Petitions for Zoning Variance

Loca number 184-465-A

NS Putty Hill Road, 220

with Goncher Bird.

(Courthouse Square

Apartments)

9th Election District

19th Section District

19th Section District

19th Section District

19th Section East Jesus Venture

Hearing Date: Tuenday,

May 26, 1968 at 918 a.m. 19

Wariance from Section 413.1.4 to
permit thrue signs totalling 102

squarer feet in fees of the permitted

one sign totaling 15 squarer feet.

In the event that this Petition is
granted, a building permit may be
insued within the shorty (30) day appeal period. The Zoning Commissioner will, however, custernin says
request for a stay of the insuance of
tead permit during that period for
good coases shown. Such request

must be in writing and received in
this office by the date of the hearing

set above or presented at the hear
ing.

A ROBERT HAIN

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:

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.

The two single-faced signs proposed for the entrance off of Goucher Boulevard shall be constructed and designed in conformance with Petitioner's Exhibit MICROP Rach sign shall not exceed 33 sq.ft. total.

Exhibit A. continuediffi 6 8 9 Pth 238

BEING a part of all that parcel of land which by Deed dated January 18, 1965 and recorded in R.R.G. 4414 folio 520, was granted and conveyed by Hospital For Consumptives Of Maryland to Hermen Greenberg and Jack L. Baylin, Trustees for Hermen Greenberg, Albert M. Small, Allen L. Berman and Jack L. Baylin, Joint Venturers, trading as Towson East Joint Venture under an unrecorded Agreement dated January 14, 1965.

> Res'd for record APP 4 1984 i Per Elmer H. Fabline Of Charifge

"DUPLICATE" CERTIFICATE OF PUBLICATION The Zoning Commissioner of Ital-timore County, by authority of the Zoning Act and Regulations of Bally more County will hold a public, levering of the property identified herein in Room 106 of the County Coffee Building, located at 111 W Chanapeake Avenue in Townon, Maryland as follows:

THIS IS TO CERTIFY, that the annexed advertisement was ublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 5, 19 88

THE JEFFERSONIAN,

PETITION FOR ZONING VARIANCE 88-460-JA 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.d 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 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 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. Legal Owner(s): Towson East Joint Venture -- HATE 6-23-18 B.F.

Signature (Type or Print Name Edward S. Pantzer, General Parthe (Type or Print Name)

Attorney for Petitioner: P.O. Box 127 33 County Road (Type or Print Name) Tenasly, NJ 07670 (201) 569-0500

✓ Contract Purchaser:

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 Tenashy, NI 07679 (201) 569-0501 Address Phone No. Attorney's Telephone No.: ____

ORDERED By The Zoning Commissioner of Baltimore County, this ____ aftle County, on t

9d

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/144 4 1988 The Ecolog Commissioner of Batteriore County, by authority of the Zoning Act and Regulations of Battimore County will hold a public bearing of the property identified berein in Roum 10s of the County Office Building, located at 111 M. Okea Building, located at 111 M. Okean peake Aventue in Tourson, Maryland as follows: THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed Chesapeake Aventue in townson.

Annyland as follows:
Petitions for Zoning Variance
Case number ill-469-A

MS Purity Hill Rond, 270

uf Goucher Bl-469-A

Apartments)

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the Apartments)

Theraing Date: Tuenday,

Variance from Section 415.1-3 to permit three aigns totalling 102

square fore to lieu of the permitted
case sign totalling 15 square feet.

In the avent that this Position in granted, a basilding permit may be insued within the thirty (30 day appeal person. The Zoning Communication will, however, evidentia any sequent for a stay of the insuance of said permit desing this period for good cases shown. Such required mant be in writing and received in this office by the date of the heuring set above or presented at the humaning. and published in Towson, Baltimore County, Md., once in each successive weeks, the first publication appear-May 4

TOWSON TIMES, Susan Sender Obrecht

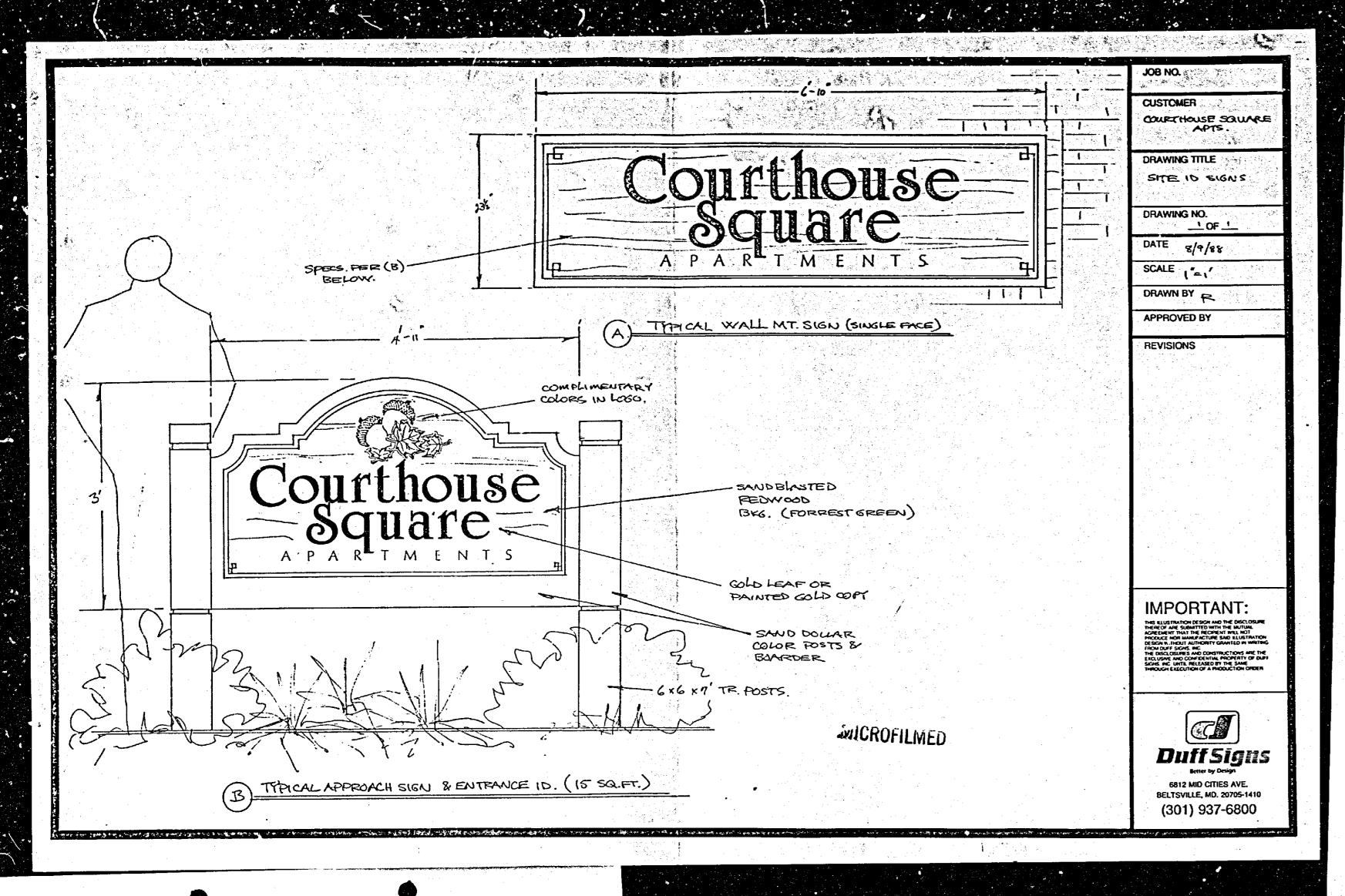
\$58.00 MICROFILMED

I. ROBERT HAINE

1-214 May 4

88-460-4 CERTIFICATE OF POSTING ZOHING DEPARTMENT OF BALTIMORE COUNTY

District 9 24 Date of Posting 16/8 VONINGO Towson Fost foint Vonture N/S Auth Hill Rd. 270' W/ Gouch Blut Location of Some I- Focising Boxch - Blok + 1 Focising It Ilon Rd. both approx. 10' Ex roadway, as presents of latitions.



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:

estition for Zoning Veriance Case number: 68-460-R N/S Putty Hill Road, 270° W Goucher Blvd. (Courthouse Square Apertments) 9th Election District - 4th Councilmanic District Petitioner(s): Towson East Joint Venture HEARING SCHEDULED: TUESDAY, MAY 24, 1988 at 9:00 m.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

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 day of **_____, 19 88. Petitioner Touson Fast Joint Venture Received by: James F. Tyer
Petitioner's Chairman, Zoning Plans Arranamyx Michael Pantzer Representative Advisory Committee

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

PDF:JCH:dme

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

ZONING OFFICE CPS-008 4-18-88/1 MICROI

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Haryland 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

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

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 accoordingly.

> Very truly yours, James E. Vyer/de

JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:dt

Enclosures cc: Kidde Consultants

1020 Cromwell Bridge Road Baltimore, Maryland 21204

MICROFILMED

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

Paul H. Reincke

March 10, 1988

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

Re: Property Owner: Towson East Joint Venture

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

Item No.: 302

Dennis F. Rasmussen

Zoning Agenda: Meeting of 3/8/88

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 ___

EXCEFDS 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.

MICROFILMED



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

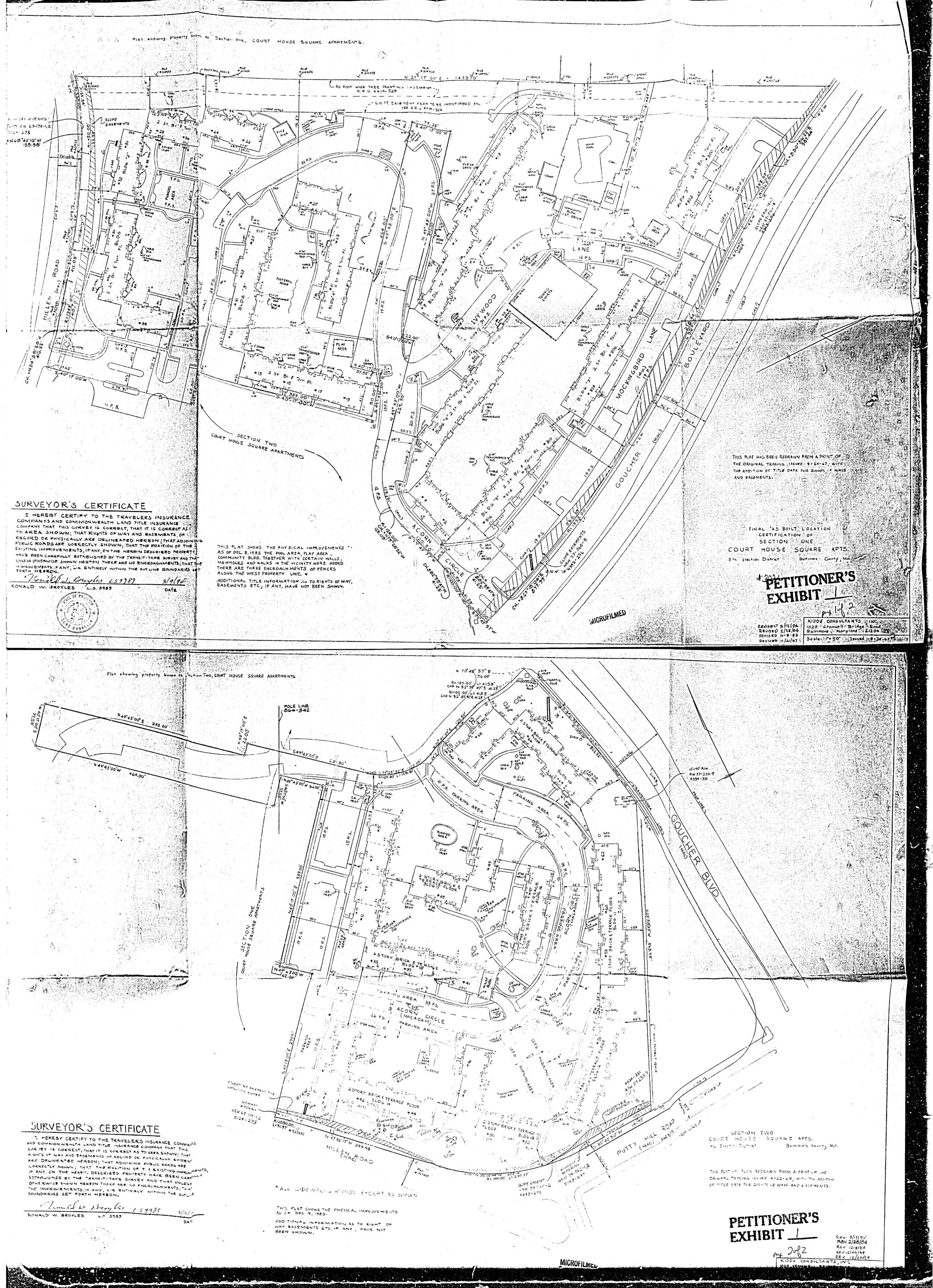
Dear Sir:

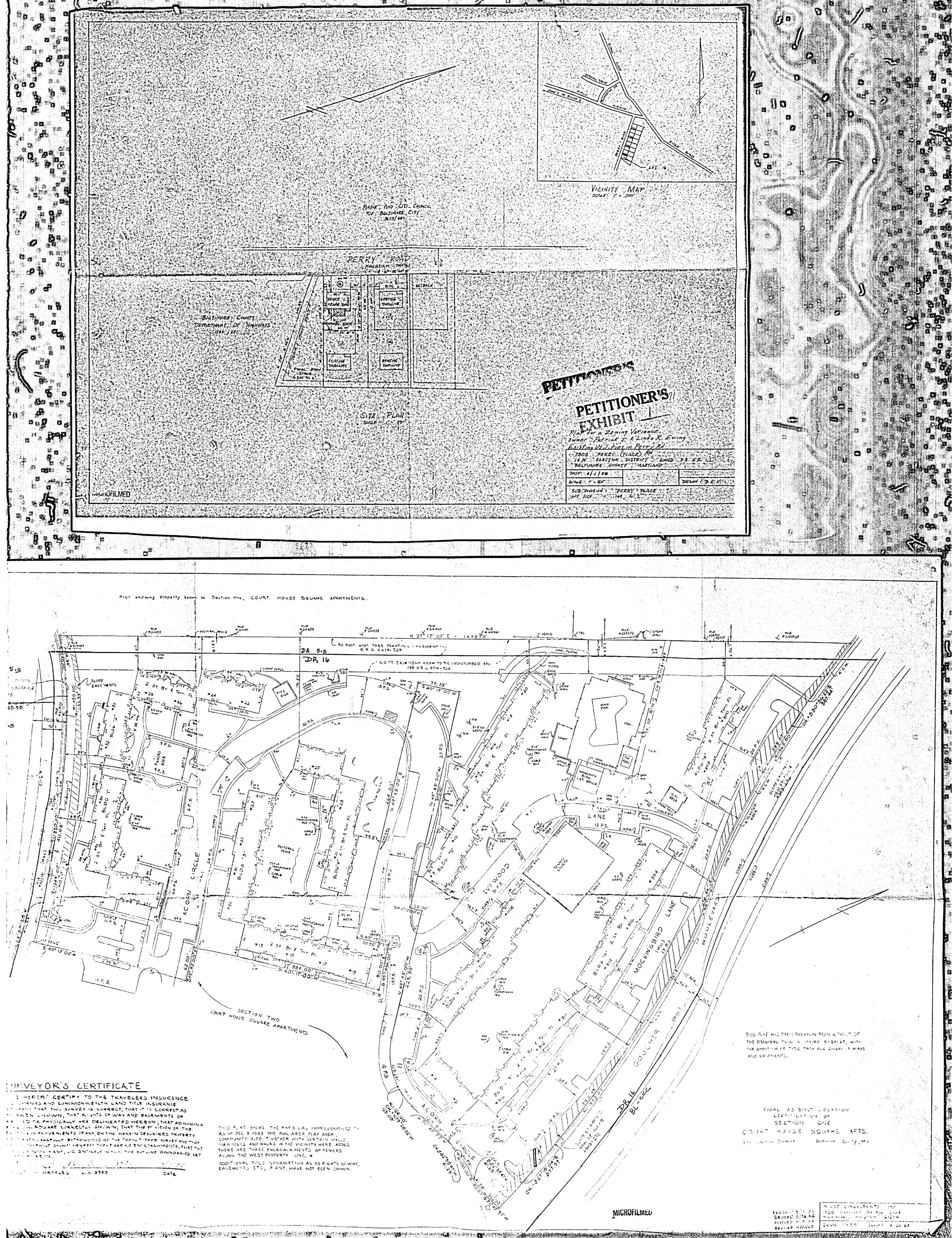
Enclosed please find the required forms necessary to request a residential zoning variance for Courthouse Square Apartments. We are requesting a variance to permit us to erect larger property identification signs than we have now. Courthouse Square is located on Goucher Boulevard which is a heavily traveled, 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 ll' 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.

March Miles





* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 88-460-A

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 * * * * * * * * * * * * *

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 Exhib-

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 Bouros, 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 iden ification signs of the size and dimensions depicted in Petitioner's Exhibits 2 and 3. Testimony and pictures presented evidence that due to the attractive and extensive landscaping of the entrance to the property, the present sign is not visible to traffic travelling westbound on Goucher Boulevard. The Petitioner proposed moving the existing sign from its present location to the entrance at Hillen Road

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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:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily
- 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.

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

> 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.

Pursuant to the advertisement, posting of the property, and

GRANTED, subject, however, to the following restrictions: The Petitioner may apply for his building permit

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.

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

Contract Purchaser

AMN:bjs

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 smail signs that we have now. In addition a safety hazard is created when drivers are making an effort to identify our property in traffic.

?) 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 approv-

4) Prior to the issuance of any permits, the Peti-

tioner 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

ettached 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

All signs granted herein shall be non-illuminated.

A_MAKokawing

ANN M. NASTAKOWICZ

for Baltimore County

Deputy Zoning Commissioner

8-15-88 G-

al prior to issuance of any permit.

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. Legal Owner(s): Towson East Joint Venture

(Type or Print Name) (Type or Print Name) Edward S. Pantzer, General Partner (Type or Print Name) City and State Attorney for Petitioner: P.O. Box 127 33 County Road (Type or Print Name) Tenassy. NJ 07570 [201] 569-C500 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Michael Pantzer. Executive Vice President Name Sox 127 33 County Road Tena 684, N1 07670 [201] 569-0500 Address Phone No. City and State

Attorney's Telephone No.: ONOL RED/By The Zoning Commissioner of Baltimore County, this ______ day

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 191-3353 J. Robert Haines

Zoning Commissione

July 15, 1988

Executive Vice President Pantzer Management Company

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

Mr. Michael Pantzer

P.O. Box 127 33 County Road

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,

lu n hastaines 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

Dennis F. Rasmussen

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.d 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 Exhibit A All that parcel of land in the Ninth Election District of Baltimore County, State of Maryland, being more particularly described as follows: experience a serious proocem in being seen and identified with the small signs to we have now. In addition a safety hazard is created when drivers are making an effort to identify our property in traffic. Baltimore County, State of Maryland, being more personal described as follows:

BEGINNING for the same at a point on the north side of Putty Hill Road, as laid out seventy feet wide, at the distance of 259.09 feet, as measured westerly along said north side of of 269.09 feet, as measured westerly prolongation thereof from the Putty Hill Road and the easterly prolongation with the southerly intersection of said easterly prolongation with the southerly prolongation of the west side of Goucher Boulevard, as laid out one hundred and ten feet wide, said beginning point being at one hundred and ten feet wide, said beginning point being at the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the plat of the westernmost corner of Lot No. 1 as laid out on the Plat of the northeast side of Hillen Road, as widened, northwesterly, on the northwesterly when a radius of 344.00 feet, then distance by a chord bearing subtanded by a chord bearing north of May Agreement" recorded among the Land Records Accompany Right of May Agreement" recorded among the Land Records Accompany Right of May Agreement" recorded among the Land Records Accompany Right of May Agreement "recorded among the Land Records of Baltimore County in Highweys Liber No. 15A Folio 203(1) of Baltimore County in Highweys Liber No. 15A Folio 203(1) of Baltimore County in Highweys Liber No. 15A Folio 203(1) of Baltimore County in Highweys Liber No. 15A Folio 203(1) of Baltimore County in Highweys Liber No. 15A Folio 203(1) of Baltimore County in Highweys Liber No. 15A Folio 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 aftirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: Towson East Joint Venture (Type or Print Name) Edward S. Pantzer, General Partner (Type or Print Name) City and State Attorney for Petitioner: P.O. Box 127 33 County Road (Type or Print Name) Tenasly, NJ 07670 (201) 569-0500 City and State feet, (2) south 36 degrees 15 minutes 50 seconds east 218.44 BS-460-1 feet and (3) southeasterly, by a line curving to the right with Name, address and phone number of legal owner, con feet and (3) southeasterly, by a line curving to the right with a radius of 1855.00 feet, the distance of 902.67 feet, said arc being subtended by a chord bearing south 22 degrees 19 minutes 24 seconds east 893.80 feet to the northernmost corner of said Lot No. 1, thence binding on the northwest side thereof, south 23 degrees 38 minutes 33 seconds west 563.95 feet to the place of beginning. Containing 30.9 acres of land. Michael Pantzer, Executive Vice President Name P.O. Box 127 33 County Road Tenasty NI 07670 [201] 569-0500

Address Phone No. SAVING AND EXCEPTING therefrom so much thereof as was granted and conveyed to Baltimore County, Maryland under the following Deeds: Attorney's Telephone No.: ORDERED By the Zoning Commissioner of Baltimore County, this _____ day (1) Deed dated March 26, 1970 and recorded in O.T.G. 5124 folio 273 from Hermen Greenberg and Jack L. Baylin, Trustees et al. for the widening of Hillen Road. (2) Deed dated February 6, 1978 and recorded in E.H.K.Jr. 5997 folio 680 from Hermen Greenberg and Jack L. Baylin, Trustees et al. for the widening of Putty Hill Avenue. Zoning Commissioner of Baltimore County. Petitioner's THE RESERVE OF MAINTING OF MAINTINGS OF A SECRETARY OF A SECRETARY OF THE PROPERTY OF THE PROP Representative JOB NO. CUSTOMER Baltimore County COURTHOUSE SOLUTE DRAWING TITLE 494-3353 Courthouse SITE ID SIGNS J. Robert Haines DRAWING NO. ____ OF _ DATE 8/9/88 P. O. Box 127 SCALE (= 1 Specs PER(B) 33 County Road BELOW. DRAWN BY APPROVED BY TYPICAL WALL MT. SIGN (SINGLE FACE) REVISIONS COMPLIMENTARY colors in Logo. SANDBLASTED REDWOOD BKG. (FORREST GREEN) GOLD LEAF OR PAINTED GOLD COPT **IMPORTANT:** THIS BELLISTRATION OF SHIP AND THE DISCOSLINE
THE HE OF ANY SCHMINTS CHARLES THE HELDER
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THE DISCOSLINES AND COMMITTEE THAT THE PRECEDING AND COMMITTEE THAT THE PRECEDING AND COMMITTEE THAT THE DIFF. SAND DOWAR

COLOR POSTS &

DuffSigns

6812 MID CITIES AVE. BELTSVILLE, MD. 10705-1410 (301) 937-6800

-6x6 x7' TR. POSTS.

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

what is the give I profe some with the rest soirs we from the forest of the whole the water when the continue the and the same of th Exhibit A, continued/25/6689 fier 238 BEING a part of ail that parcel of land which by Deed dated January 18, 1965 and recorded in R.R.G. 4414 folio 520, was granted and conveyed by Hospital For Consumptives Of Maryland to Herman Greenberg and Jack L. Baylin, Trustees for Herman Greenberg, Albert H. Small, Allan L. Berman and Jack L. Baylin, Joint Venturers, trading as Towson East Joint Venture under an unrecorded Agreement dated January 14, 1965. Rec'd for record APP 4 1984 at 10 1774 Per Einer H. Kahline Of Cherk 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 Petitioner Town Cast Juint Venture Received by: Jeres F. Lyur Chairman, Zoning Plans Advisory Committee Axiocomyx Michael Pantzor Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 Date: 5-10-88 Mr. Michael Pentzer, **Executive Vice-President** Towers East Joint Venture Tenefly, New Jersey 07870 Petition for Zoning Variance Case numbers 88-480-A N/S Putty Hill Road, 270' W Goucher Blvd. (Courthouse Square Apartments) 9th Election District - 4th Councilments District Petitioner(s): Towen East Joint Venture HEARING SCHEDILED: TUESDAY, PAY 24, 1988 at 9:00 a.m. Please be advised that 12550 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself. THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before BALTIMORE COUNTY, MARYLAND n and post set(s), there OFFICE OF FINANCE - REVENUE DIVISION e for each set not MISCE LANEOUS CASH RECEIPT 11-01-615-000

VALIDATION OF SIGNATURE OF CASHIER

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY Destrict 9 23 Jowson Fost foint lon lyng Location of property M/S Authy H. 11 Rde , 270' W/ Souch & Blo L Conthon Se All Location of Signe 1- Ferrie Egycher Blil + 2 Foring Killer Rt. . both orpros 10' Ex readway, as proceedy of Late tions "DUPLICATE" CERTIFICATE OF PUBLICATION The Zening Communicator of Baltimore County, by authority of the Zening Act and Regulations of Baltimore County 27th hold a public heuring of the property identified herein in Room 106 of the County THIS IS TO CERTIFY, that the annexed advertisement was Office Building, Incared at 111 W Chesapeake Avenue in Towson Maryland as follows: See published in THE JEFFERSONIAN, a weekly newspaper printed Printens for Zerung Variance Case number: 86-46-A NS Putty Hall Road, 270 and published in Towson, Baltimore County, Md., appearing on rvo Funty Fiell Road, 270' with Coucher Sivel.
(Courthouse Square Apartments)
The Election District — the Councilmonic District Frittimerisk

Firmson East Joint Venture Hearts Councilmon Transcondered May 5, 19.88 Hearing Date: Turnday, May 26, 1988 at 9:00 a.m. Variance from Section 413.1.d a THE JEFFERSONIAN, permit three signs totalling 102 square feet in her of the permitted are sign totaling 15 appare teet. In the event that this Petition is granted, a building perinet may be asserd within the thirty (10) day appared period. The Zeming Commissioner will, however, entertain any request for a pay of the issuance of Susan Sender Obrect and permit during this period for good cause shown. Such request 37.50 must be in writing and received in this office by the date of the hearing set above as presented at the hear-

> "DUPLICATE" CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed a vertisement was published in the TOWSON TIMES, a weekly newspaper printed

booring of the property sheathed bearing in Rooms till all the County Otice Soulding, bersted at 115 W. Chesapeake Avenue in Boursan. and published in Towson, Baltimore County, Md., once in each Maryland as Authoria President for James Warsons No Puty Ital Read, 27 ing on May 4 1888 Hearing Date Turnday, May 24, 1988 at 9:55 a.m. Various from Section 413.1.d to permit three signs totalling (Q2 square feet in here of the permitted one togo tricibing 15 square feet. In the event that this Protect is

TOWSON TIMES.

\$58.00

in the ovent that this rysman in granted, a bushing pursuit may be mared union the thirty (30) day appear period. The dinning Commentation will, businesses, entertain any support for a stay of the measure, and support for a stay of the measure. request for a stay of two persons for tend present during that persons for good causer showers. Such request ment be in writing and received in this office by the dair of the heaveat about at processed at the hou

J. REVOLET HAINES

I COBERT HAINE

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

Merch 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 resider: 88-480-A N/S Putty Hill Road, 270' W Goucher Blvd. (Courthouse Square Apartments) 9th Election District - 4th Councilmanic District Petitioner(s): Towson East Joint Venture HEARING SCHEDULTE: TUESDAY, MAY 24, 1988 at 9100 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

Michael Pantzer/Towson East Joint Venture



January 7, 1988 Zoning Commissioner
J. Robert Haines County Office Building Room 109 111 West Chesapeake Avenue

Towson, Maryland 21204

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.

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. 28-460-4 Case No. 88-460-A

Dear Mr. Haines:

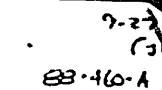
Our request for a zoning variance was granted on July 15, 1988 allowing us three identification signs not to exceed a total of 90 square feet. You also granted us an exception to this variance from our letter of September 9, 1988 in which we requested that you allow us to change from our original plan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

new Fillianson Mary dilliamson 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 rutty Hill Road, 270' W of Goucher Boulevard (Cowithouse Square Apartments) 9th Election District; 4th Councilmanic District Towson East Joint Venture- Petitioner Case No. 88-460-A

Dear Hr. 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 squareft. We are now requesting a building permit with one change. Instead of the two (1) 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 sians.

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

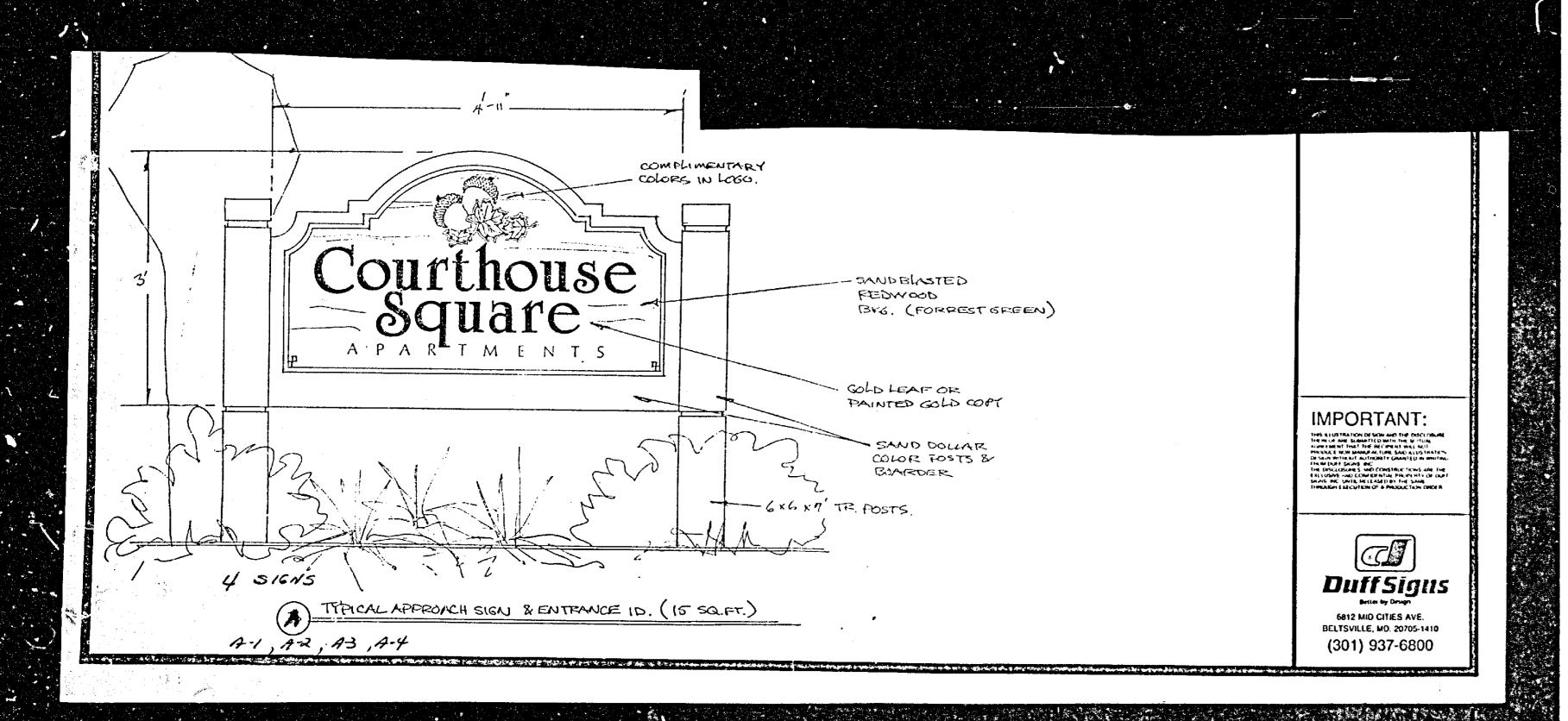
Yours truly. neur Williamson

Mary Williamson Regional Manager

Enclosure

Could you gless determine whether or not are would need knotten having these changes? That changes?

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

October 5, 1988



Dennis F. Rasmussen

Hary 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

Planning & Zoning Associate III

JLL:scj

Baltimore County Fire Department Towson, Maryland 21204-2586

494-4500 Paul H. Reincke

March 10, 1988

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

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

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 _____

EXCESDS 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.

REVIEWER: At local Many 3-10-88 Approved:

Planning group

Special Inspection Division

Noted and
Approved:

Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Bureau of

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 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 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. Dyerlde JAMES E. DYER _ Chairman Zoning Plans Advisory Committee

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

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

April 13, 1988

PDF:JCH:dme

Mr. J. Robert Haines

P. David Fields
FROM Director of Planning and Zoning

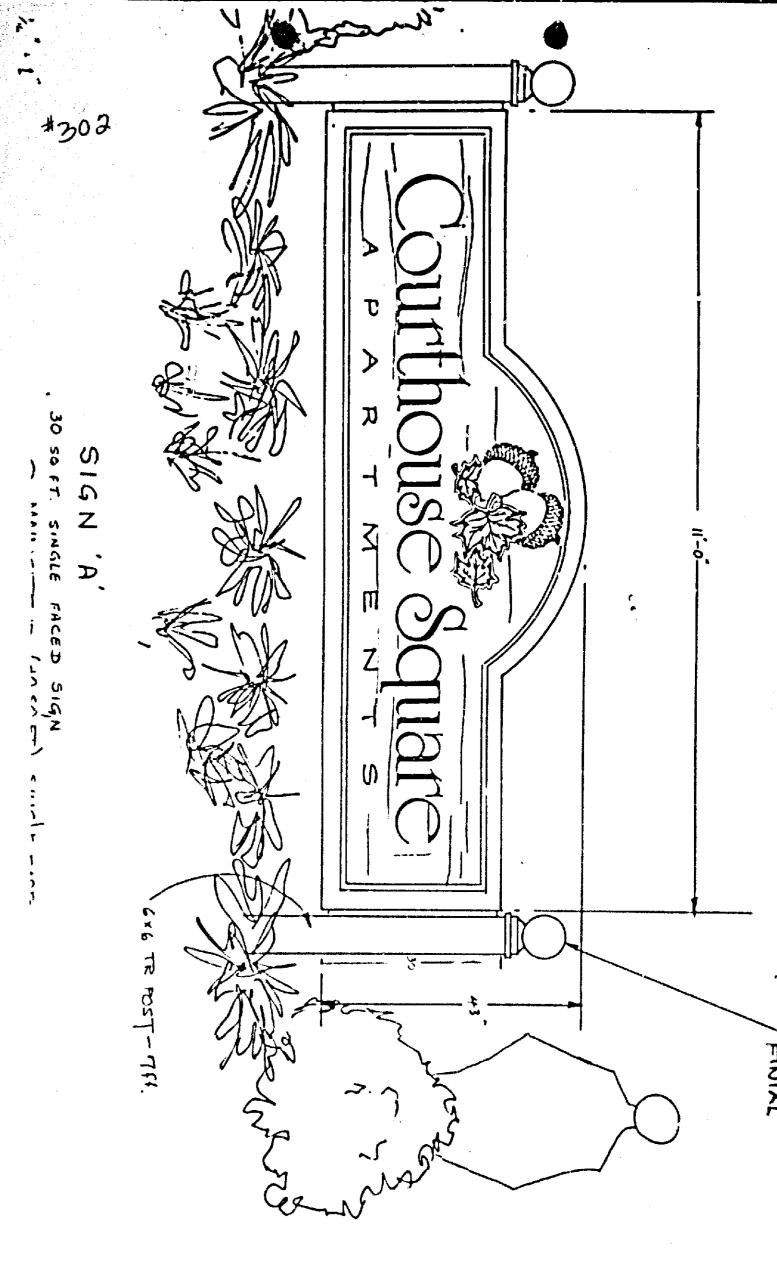
SUBJECT Zoning Petition No. 88-460-A

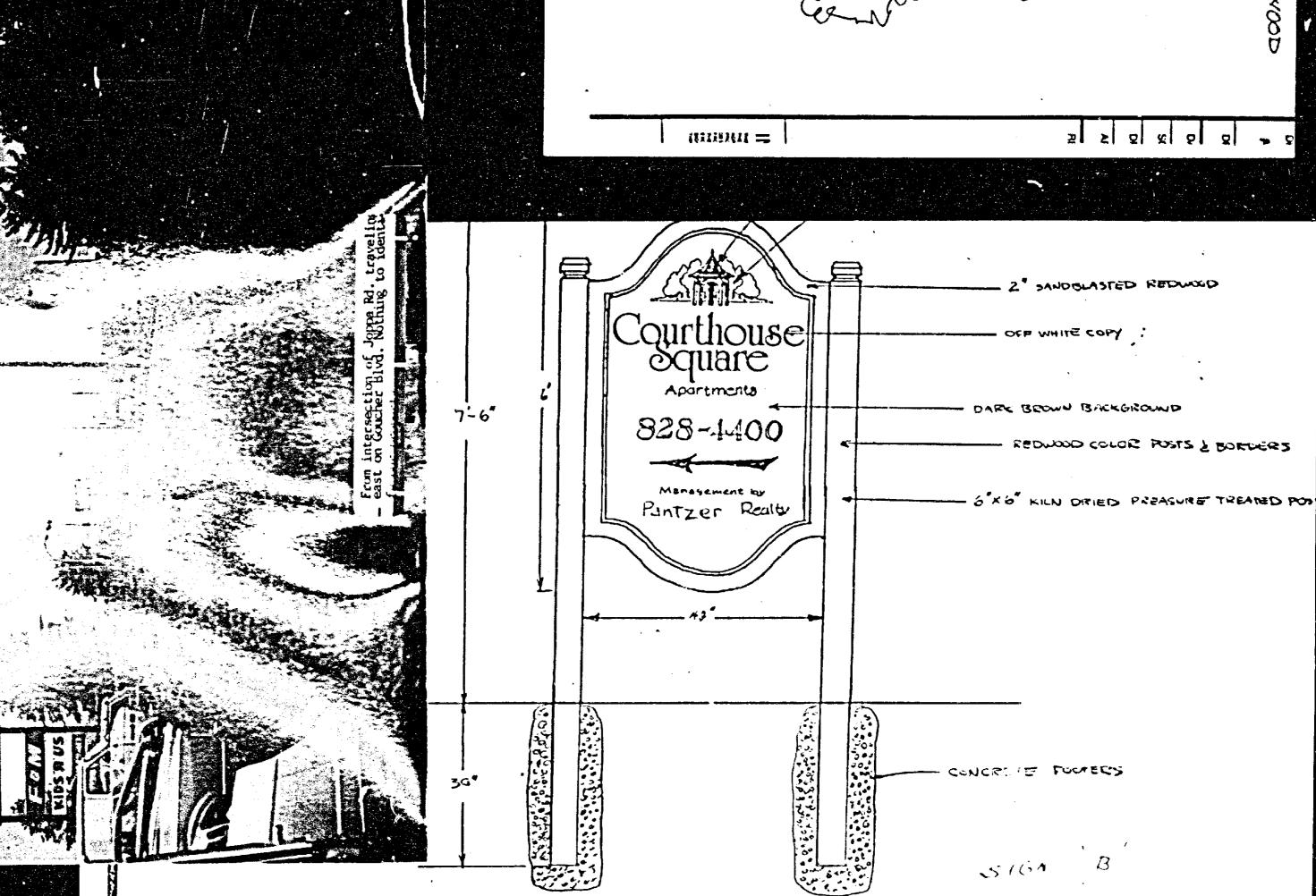
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel



ZONING OFFICE

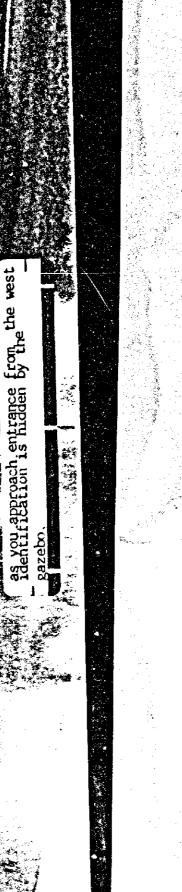
cc: Michael Pantyer/Towson East Joint Venture

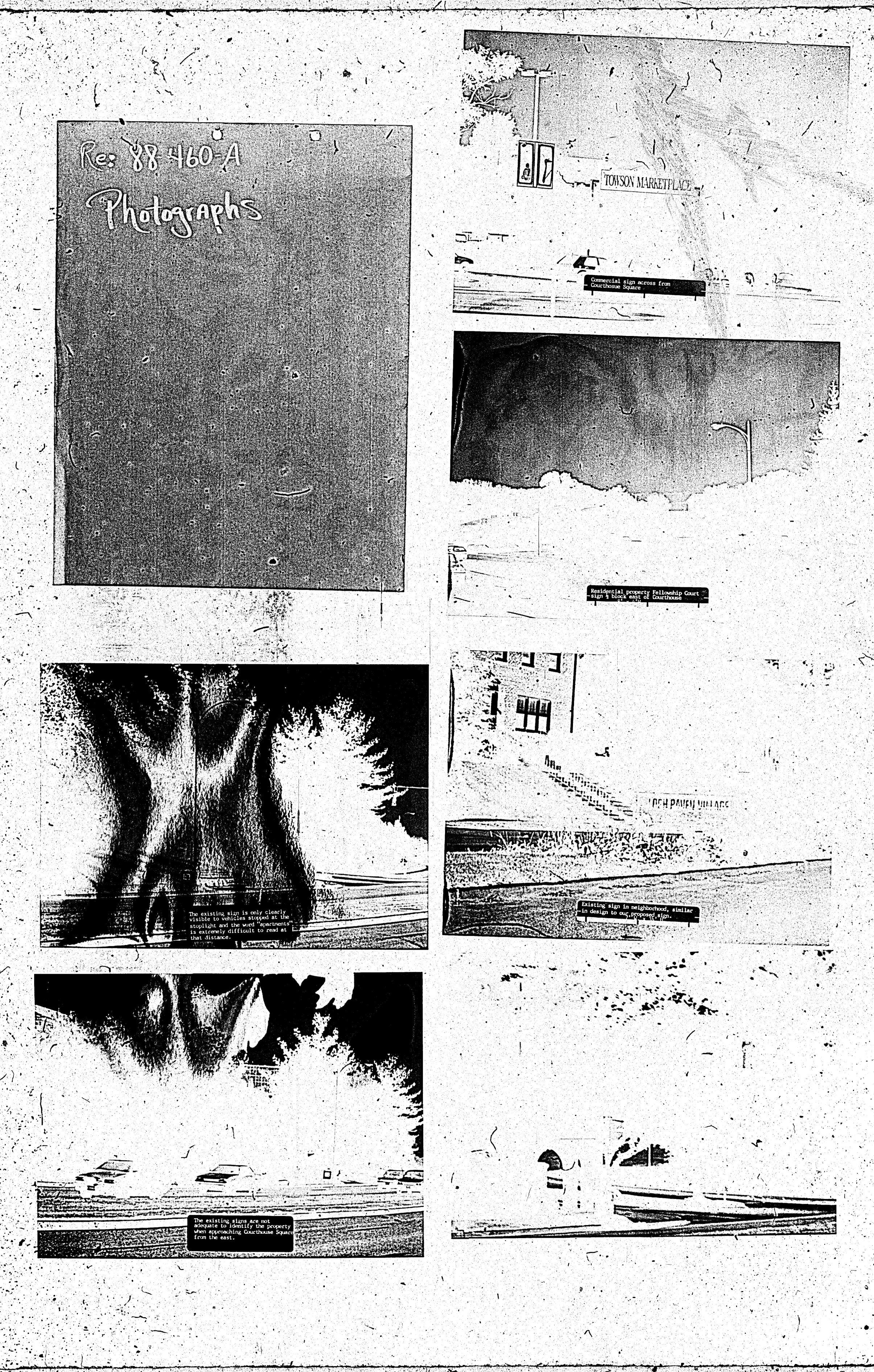


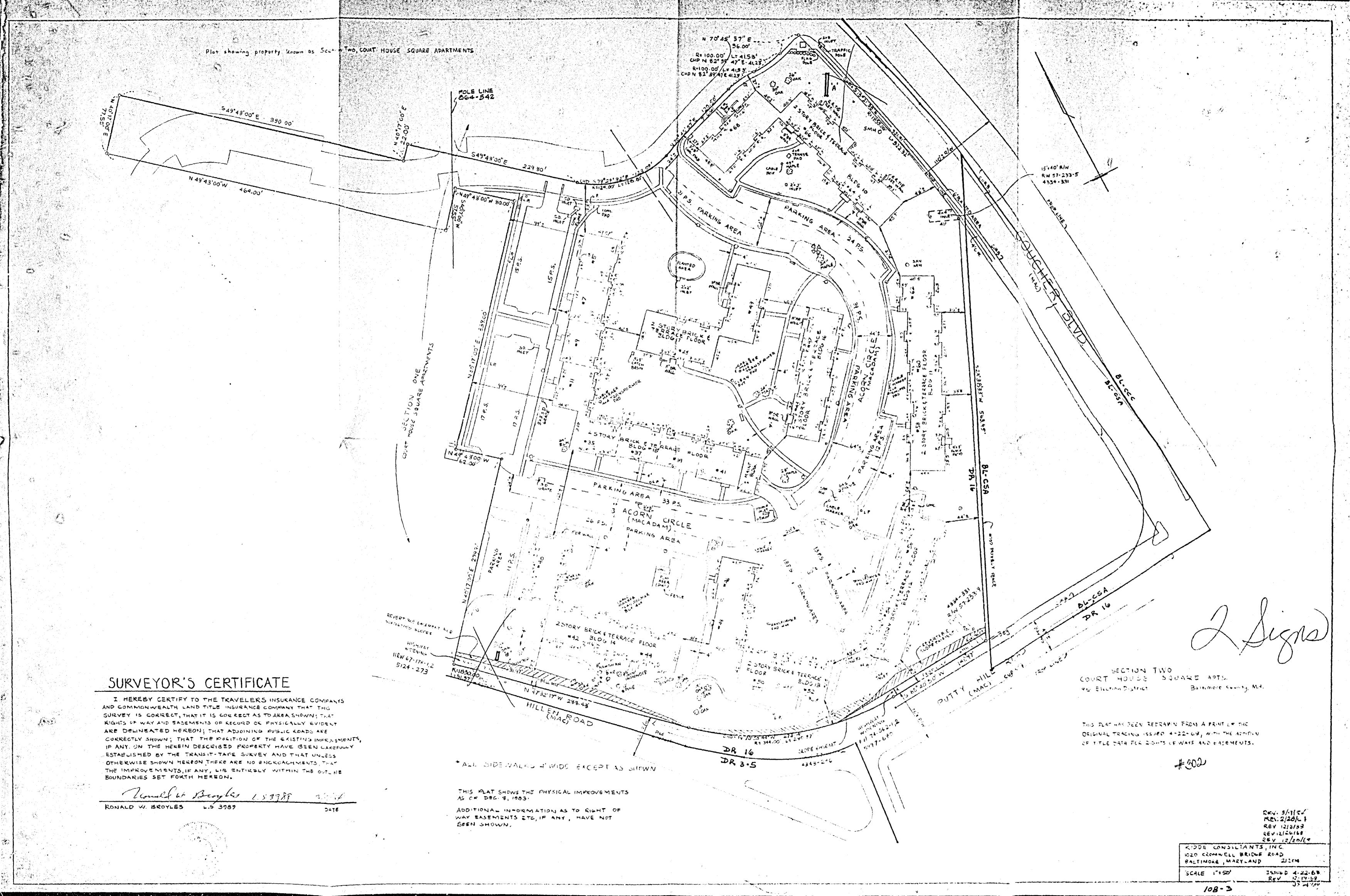


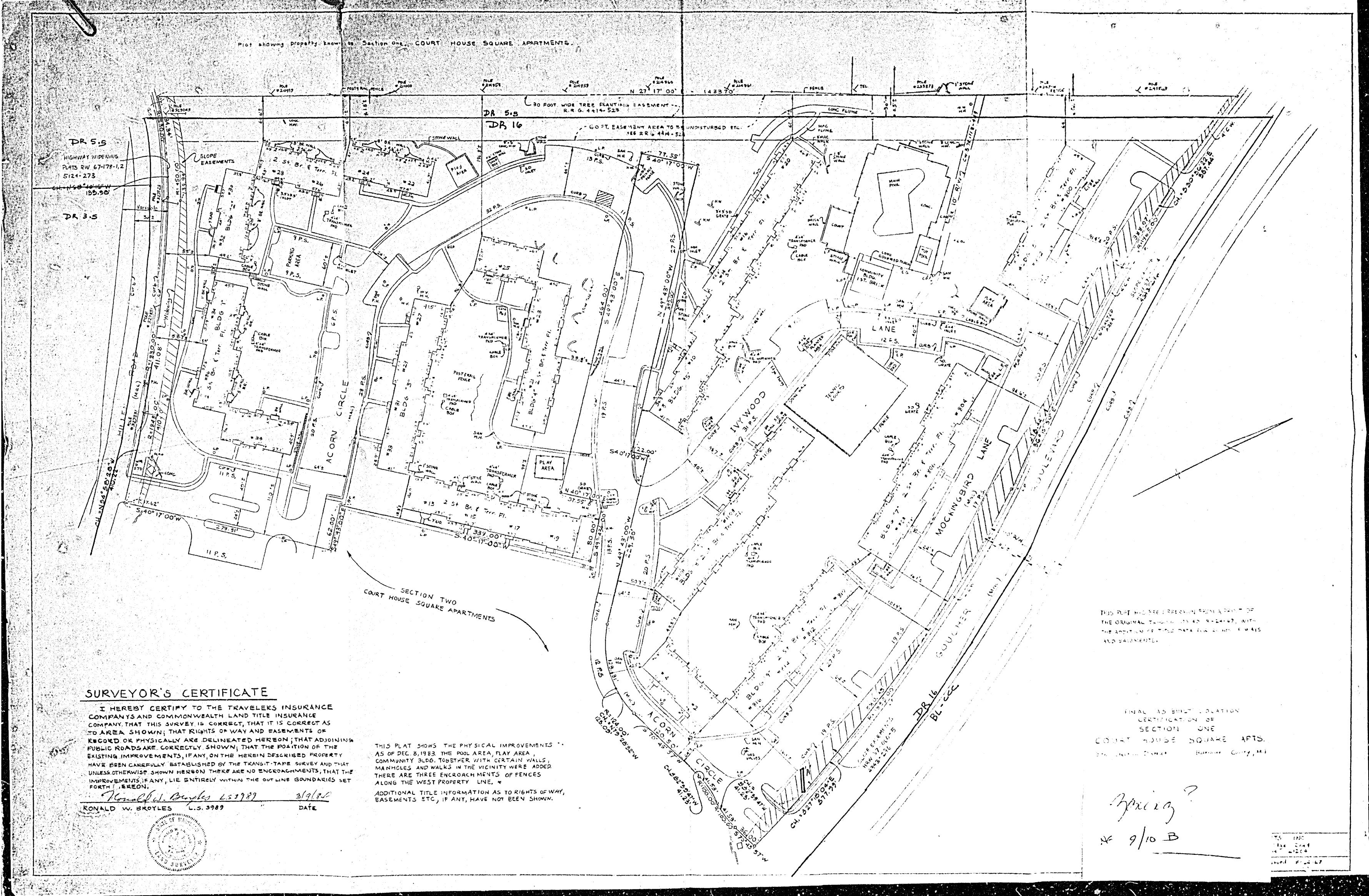
SANDBLASTED REDWIND MAN 1.0, SIGN DOUBLE FACE

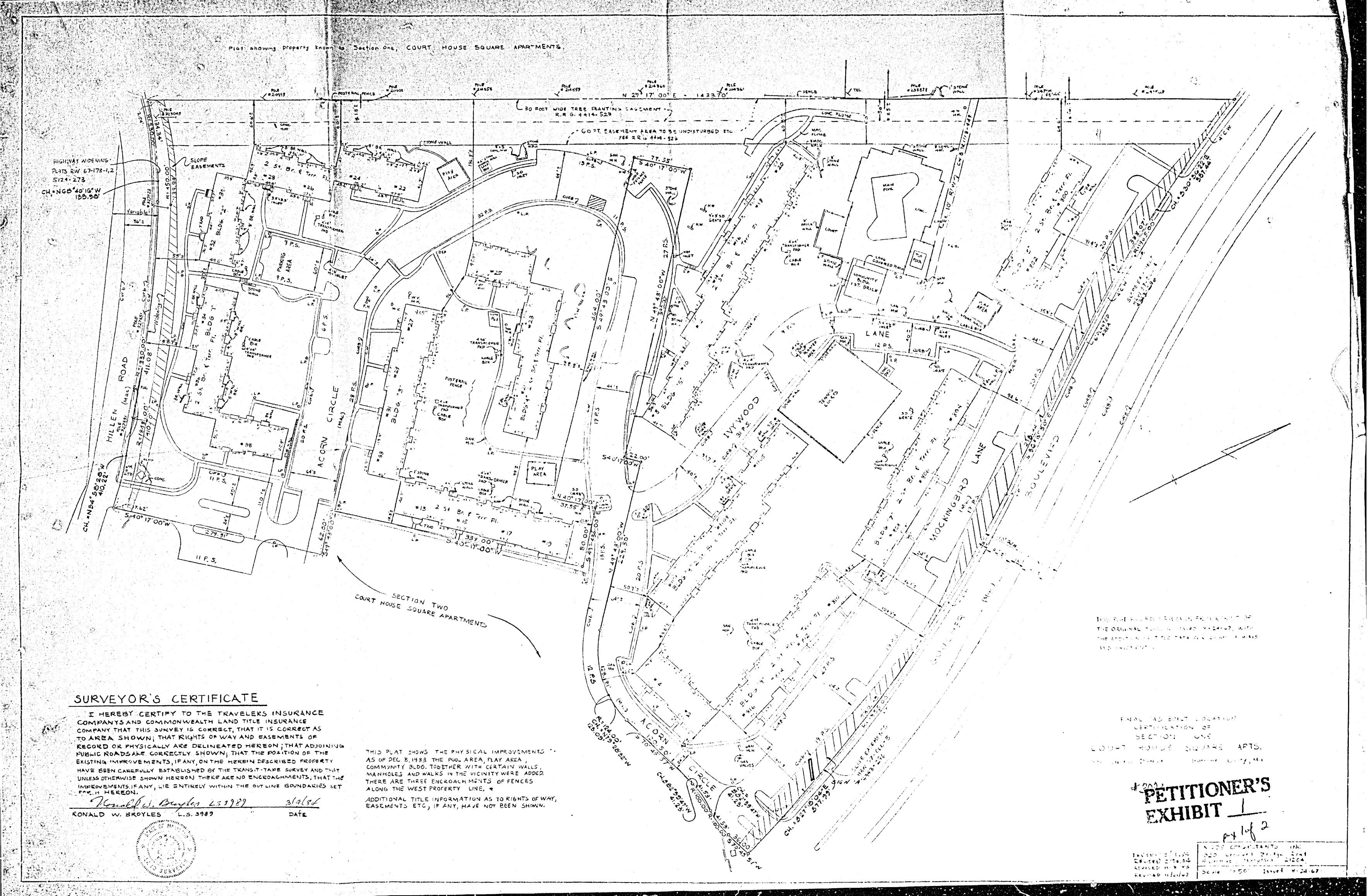


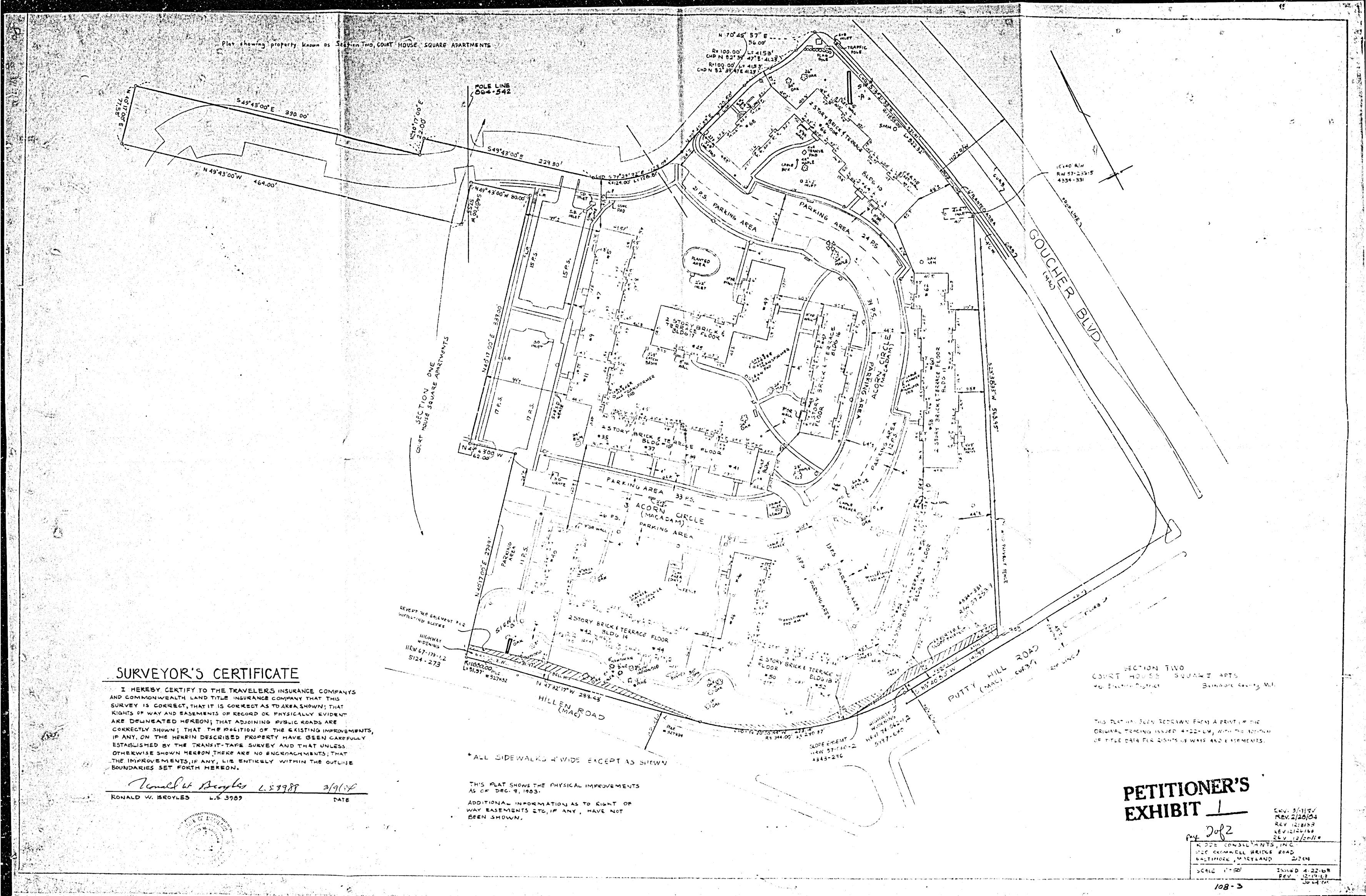


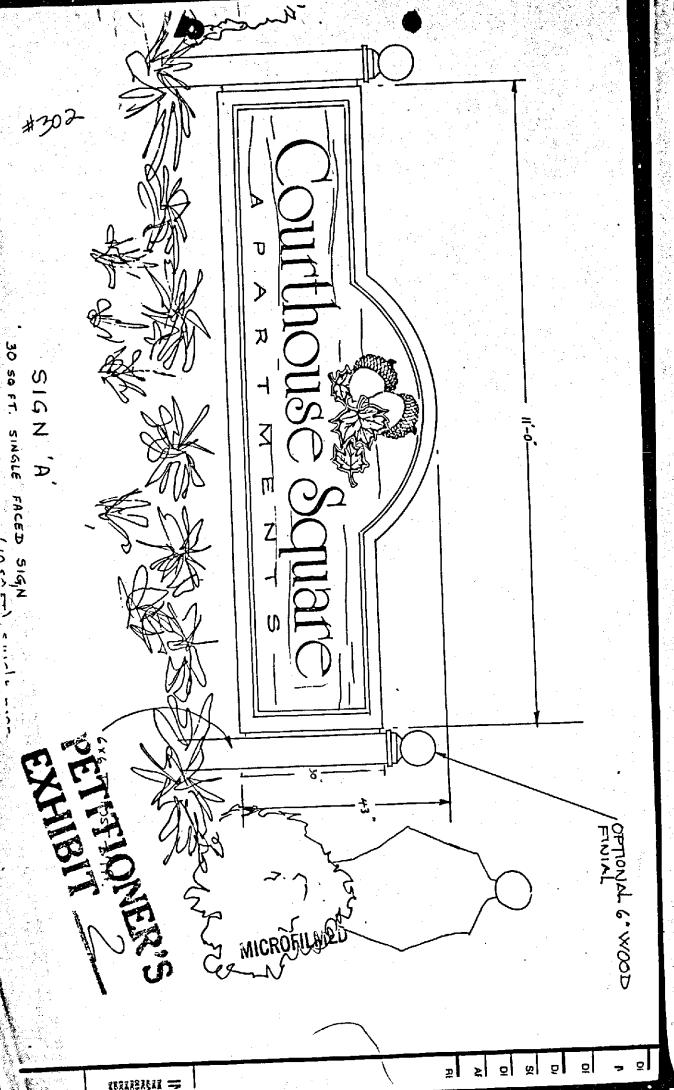












Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissions

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

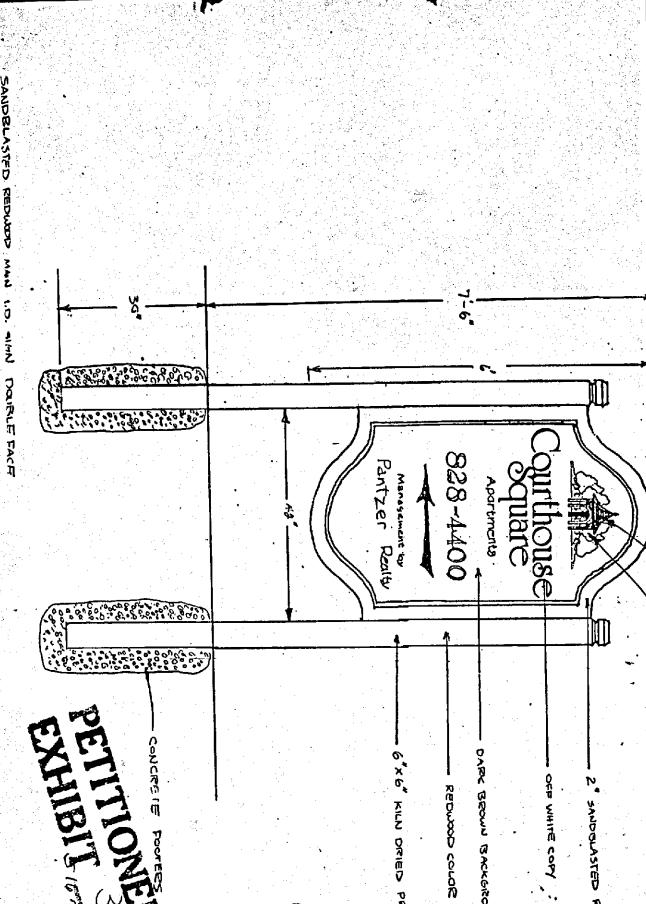
Dear Mrs. Williamson:

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identifying the apartment contrary to the sign variances as granted in the

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MICROFILMED



Mary Williamson October 5, 1988 Page 2

JLL:scj

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

Very truly yours,

Jas Doms.

John L. Lewis
Planning & Zoning Associate III

MISSOCHUME

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

J. Robert Haines

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 494-3391.

Very truly yours,

Ann M. NASTAROWICZ

Deputy Zoning Commissioner
for Baltimore County

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

People's Counsel

9-2-7 (-88-460-A

(su)

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

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

Yours truly.

Mary Williamson

Regional Manager

Could you gless determine whater or not we would need another hising these changes? That changes?

in the state of th

Enclosure

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: 88-460

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

8-15-88-G

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 Blud. which is a heavily trqueled, 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: Legal Owner(s): Towson East Joint Venture (Type or Print Name) (Type or Print Name) Edward S. Pantzer, General Partner (Type or Print Name) City and State Signature Attorney for Petitioner: P.O. Box 127 33 County Road Tenasly, NJ 07670 [201] 569-0500 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted <u>Michael Pantzer. Executive Vice President</u> Name P.O. Box 127 33 County Road Tenasty, NJ 07670 (201) 569-0500
Address Phone No. ORDERED/By The Zoning Commissioner of Baltimore County, this 9

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 Milliamson Regional Manager

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