

IN RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE  
 NE/S Slade Avenue, 91' +/- DEPUTY ZONING COMMISSIONER  
 E of Reisterstown Road (513 Reisterstown Road) OF BALTIMORE COUNTY  
 3rd Election District Case No. 89-45-X  
 2nd Councilmanic District  
 Robert Crosby  
 Petitioner

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a special exception to permit an outdoor advertising sign on the subject property, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Dr. Roger P. Levin, Contract Lessee of the subject property, appeared and testified. There were no Protestants. A letter of protest, which has been incorporated into the file, was received from a resident of the area who was unable to attend the hearing.

Testimony indicated that the subject property, known as 513 Reisterstown Road, is zoned B.L.-C.S.1 and is improved with a service garage currently used as a "Lube Express" automotive service business.

Dr. Levin testified that he and his father have a dental practice which is presently located in a residential area just down the street from the subject property. He indicated that many of his patients have had difficulty locating his offices due to the fact that no signs are permitted. Dr. Levin testified that his practice has expanded to include more geriatric patients and he believes the proposed sign will be most beneficial to them. Dr. Levin testified that Petitioner, whom he has known for many years, has agreed to allow him to construct an outdoor advertising sign, as depicted in Petitioner's Exhibit 2, on the subject property.

Dr. Levin testified that he contacted the Pikesville Community Growth Corporation (PCGC) regarding the proposed sign and supplied them with a copy of his proposal. Dr. Levin further testified that he was advised by Evelyn Burns, Executive Director of PCGC, that they would take no position on the proposed sign due to their having no strong feelings about the sign being offensive and that Petitioner's request was simple and nominal in size.

To support his statements, Dr. Levin submitted a copy of a letter from Ms. Burns dated September 14, 1988 verifying PCGC's position. Said letter has been incorporated into the file.

Dr. Levin reviewed and testified in response to each of the requirements set forth in Section 413.3 regarding outdoor advertising signs. Testimony indicated that all requirements would be met. Further, it was Dr. Levin's opinion that all requirements of Section 502.1 would be met as well.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.S.1 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any ad-

verse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the requirements of Section 413.3 of the B.C.Z.R. have been met and, therefore, the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23<sup>rd</sup> day of September, 1988 that the Petition for Special Exception to permit an outdoor advertising sign on the subject property in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his sign 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 30-day 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 sign shall be limited to the design and size of that depicted in Petitioner's Exhibit 2.

3) The sign is limited to the purpose of advertising the dental practices of Jules J. Levin, D.D.S., and Roger P. Levin, D.D.S. at 11 Slade Avenue, and any other dentist which may share office space with them in the future.

AMN:bjs

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

CASE NO. 89-45-X  
 RECEIVED FOR FILMS  
 By *Robert Crosby*

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CASE NO. 89-45-X  
 RECEIVED FOR FILMS  
 By *Robert Crosby*

**PETITION FOR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: *89-45-X*

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for 413.3 An outdoor advertising sign

DATE	26
FILE NO.	NW 7E
E.D.	3
DATE	11/1/88
FILE NO.	1000
E.D.	6F

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception 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):
<i>Robert P. Levin</i> (Type or Print Name)	<i>Robert Crosby</i> (Type or Print Name)
<i>Robert Levin</i> Signature	<i>Robert Crosby</i> Signature
11 Slade Ave., Suit 106 Address	(Type or Print Name)
Baltimore, Md. 21208 City and State	Signature
Attorney for Petitioner:	Address
(Type or Print Name)	City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Name
City and State	Address
Attorney's Telephone No.:	Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this *8<sup>th</sup>* day of *June*, 19*88*, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimore *23<sup>rd</sup>* day of *August*, 19*88*, at *10:30* o'clock



*Jules J. Levin, D.D.S.*  
*Roger P. Levin, D.D.S.*

11 Slade Ave, Suite 101  
 Pikesville, MD 21208  
 486-1000  
 F. HEARING *(over)*  
 DATE FOR HEARING  
 OTHER - NEXT TWO MONTHS  
 DATE *5-26-88*

Dr. Roger P. Levin

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: *3rd* Date of Posting: *August 15, 88*  
 Posted for: *Special Exception*  
 Petitioner: *Robert Crosby, Esq., Roger Levin*  
 Location of property: *N.E. side of Slade Avenue, 91' +/- E of Reisterstown Road*  
 Location of Sign: *N.E. corner of Reisterstown Road and Slade Avenue*  
 Remarks:  
 Posted by: *A. J. Smith* Date of return: *August 18*  
 Number of Signs: *1*

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 484-3333  
 J. Robert Haines  
 Zoning Commissioner

September 23, 1988

Dr. Roger P. Levin  
 11 Slade Avenue, Suite 101  
 Reisterstown, Maryland 21208  
 RE: PETITION FOR SPECIAL EXCEPTION:  
 NE/S Slade Avenue, 91' +/- E of Reisterstown Road  
 (513 Reisterstown Road)  
 3rd Election District - 2nd Councilmanic District  
 Robert Crosby - Petitioner  
 Case No. 89-45-X

Dear Dr. Levin:  
 Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,  
*Ann M. Nastarowicz*  
 ANN M. NASTAROWICZ  
 Deputy Zoning Commissioner  
 for Baltimore County

AMN:bjs  
 cc: People's Counsel  
 File

**"DUPLICATE" CERTIFICATE OF PUBLICATION**

TOWSON, MD. *August 11, 1988*  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *August 11, 1988*.

THE JEFFERSONIAN,  
*S. Zabe Orlem*  
 Publisher

*35.63*

P# 02714  
 Eq. 118804

NOTICE OF HEARING  
 The Zoning Commission of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County will hold a public hearing on the property identified herein at Room 106, County Office Building, located at 111 W. Calverton Avenue in Towson, Maryland at 10:30 o'clock.  
 Petition for Special Exception Case number 89-45-X, 11 Slade Avenue, Suite 101, E of Reisterstown Road (513 Reisterstown Road) 3rd Election District 2nd Councilmanic District (Petitioner) Robert Crosby  
 Contract Purchaser: Roger P. Levin  
 Hearing Date: Thursday, September 8, 1988 at 10:30 a.m.  
 Special Exception: An outdoor advertising sign.  
 In the event that the Petitioner is granted a hearing permit may be issued within the forty (40) day period. The Zoning Commission will, however, entertain any appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County  
 8100 Ave 11

*Located on the northeast side of Slade Ave., 91 ft. East of Reisterstown Rd. Also known as 513 Reisterstown Rd.*

STRAIN-PAD  
 This is a self-adhesive pad for use in filing. It is designed to hold the file in place and to prevent the file from slipping out. It is made of a special material that is resistant to wear and tear. It is available in various sizes and colors.

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

July 14, 1988

NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

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 Special Exception  
CASE NUMBER: 89-45-X  
NES Slade Avenue, 91' E of Reisterstown Road  
(513 Reisterstown Road)  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Robert Crosby  
Contract Purchaser: Roger P. Levin  
HEARING SCHEDULED: THURSDAY, SEPTEMBER 8, 1988 at 11:00 a.m.

Special Exception: An outdoor advertising sign.

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: Roger P. Levin  
File

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

NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

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Petition for Special Exception  
CASE NUMBER: 89-45-X  
NES Slade Avenue, 91' E of Reisterstown Road  
(513 Reisterstown Road)  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Robert Crosby  
Contract Purchaser: Roger P. Levin  
HEARING SCHEDULED: TUESDAY, AUGUST 23, 1988 at 10:30 a.m.

Special Exception: An outdoor advertising sign.

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: Roger P. Levin  
File

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

Date: 8/16/88



Dennis F. Rasmussen  
County Executive

Mr. Roger P. Levin  
11 Slade Avenue, Suite 101  
Baltimore, Maryland 21208

Re: Petition for Special Exception  
CASE NUMBER: 89-45-X  
NES Slade Avenue, 91' E of Reisterstown Road  
(513 Reisterstown Road)  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Robert Crosby  
Contract Purchaser: Roger P. Levin  
HEARING SCHEDULED: TUESDAY, AUGUST 23, 1988 at 10:30 a.m.

Dear Mr. Levin:  
Please be advised that \$86.26 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 to the County Office, County Office Building, Room 106, 111 W. Chesapeake Avenue, Towson, Maryland 21204, 15 minutes before the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 059249  
DATE: 9/8/88 ACCOUNT: 101-115-000  
AMOUNT: \$ 86.26  
RECEIVED FROM: Roger Levin  
FOR: Party's Club 9/8/88 Hearing  
VALIDATION OR SIGNATURE OF CASHIER: [Signature]

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

NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

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:

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CASE NUMBER: 89-45-X  
NES Slade Avenue, 91' E of Reisterstown Road  
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J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

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

July 5, 1988



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Townson, MD 21204

Item No. 431 - ZAC - Meeting of June 7, 1988  
Property Owner: Crosby, Robert  
Location: NES Slade Avenue  
Existing Zoning: B.L. - C.S.1

Dear Mr. Haines:

Please see the CRG Comments for this site.

Very truly yours,  
Stephen E. Weber, P.E.  
Assistant Traffic Engineer

SEW/pm1-b

RECEIVED  
JUL 7 1988  
ZONING OFFICE

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

June 7, 1988



Dennis F. Rasmussen  
County Executive

Re: Property Owner: Crosby, Robert - Levin, Roger - Contract Purchaser  
Location: NE/S Slade Avenue, 91' + E. of Reisterstown Road  
513 Reisterstown Road  
Item No.: 431 Zoning Agenda: Meeting of 6/7/88

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.
- ( x ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: John F. O'Neill  
Planning Group Fire Prevention Bureau  
Special Inspection Division

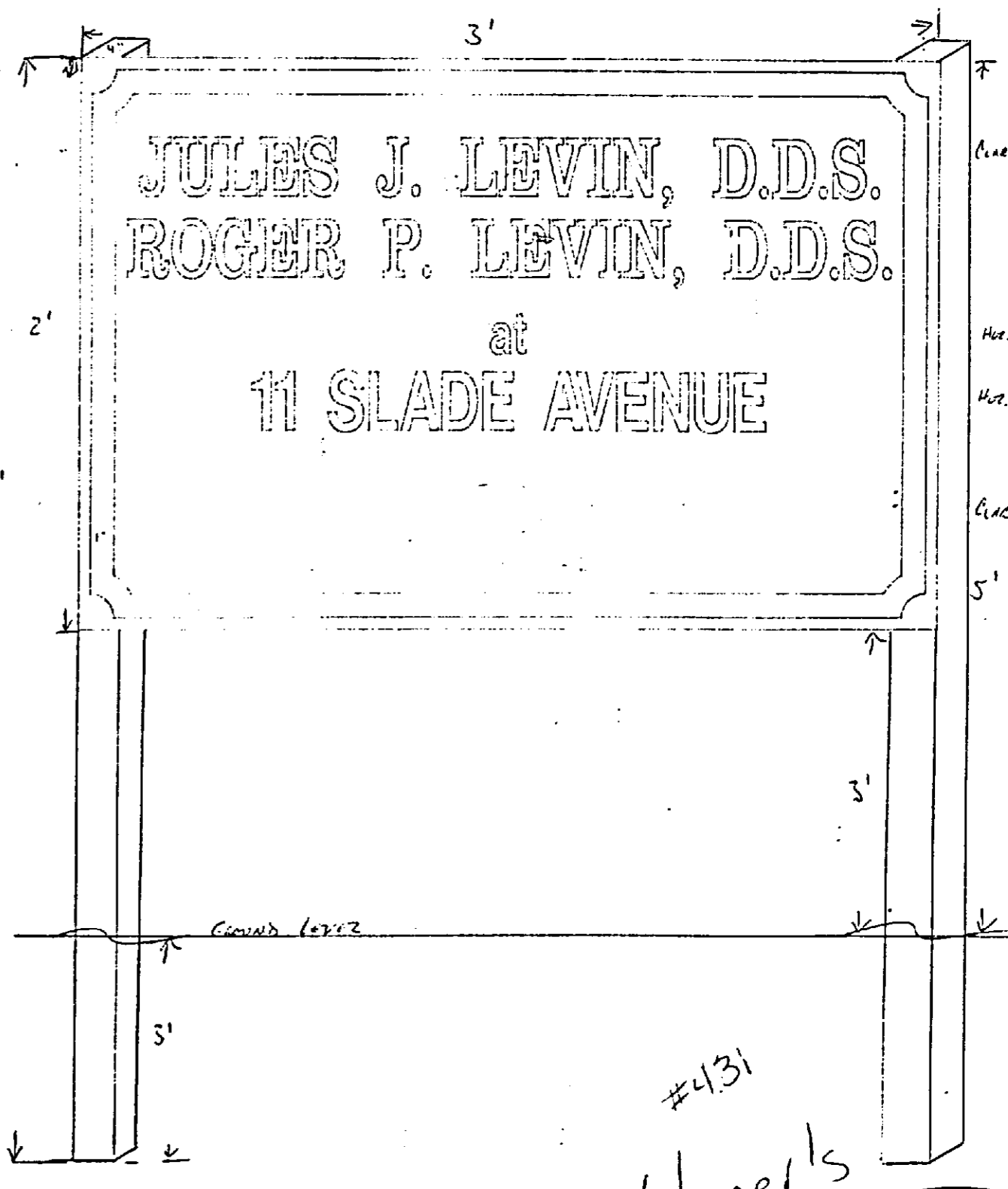
/s/

89-45-X  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Townson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of June, 1988.

J. Robert Haines  
ZONING COMMISSIONER  
Petitioner: Robert Crosby - Legal Owner  
Roger P. Levin - Contract Purchaser  
Attorney: [Signature]  
Approved by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

A&A SIGNS  
823 REISTERSTOWN ROAD • BALTIMORE, MD 21208 • (301) 486-6882



Baltimore Convention Bureau MEMBER  
Petitioner's Exhibit 2  
#431

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner
Date: July 14, 1988
FROM: P. David Fields, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition #89-45-X

This office is opposed to the granting of the subject request. Not only is this office of the opinion that the County already has been blessed with a plethora of signage, but we are particularly concerned with the precedent of the placement of signs along arterials for businesses and offices along the side streets.

Finally, this office questions whether or not the proposed sign would be in keeping with the spirit and intent of the Pikesville Revitalization Growth Plan.

P. David Fields, Director, Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell, Zoning File

RECEIVED
JUL 15 1988
ZONING OFFICE

CP5-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 17, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

Mr. Roger P. Levin
11 Slade Avenue, Suite 101
Baltimore, Maryland 21208

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

RE: Item No. 431 - Case No. 89-45-X
Petitioner: Robert Crosby - Legal Owner
Roger P. Levin - Contract Purchaser
Petition for Special Exception

Dear Mr. Levin:

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.

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, Chairman
Zoning Plans Advisory Committee

JED:dt

cc: W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

June 14, 1988

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

Re: Baltimore County
Zoning Meeting of
June 8, 1988, N/E/S
Slade Avenue, 91'
East of Reisterstown
Road, Maryland Route
140, Item #431

Dear Mr. Haines:

After reviewing the submittal for a Special Exception to permit an outdoor advertising sign, the State Highway Administration - Bureau of Engineering Access Permits has the following comment.

This submittal has been forwarded to the State Highway Administration - Beautification Section, c/o Morris Stein, (333-1642), for all comments relative to zoning.

If you have any questions, contact Larry Brocato, of this office, (333-1350).

Very truly yours,

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

LB/cu

cc: Mr. M. Stein w/attachment
W. Duvall & Assoc., Inc.
Mr. J. Ogle

RECEIVED
JUN 17 1988
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

June 14, 1988

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

Re: Baltimore County
Zoning Meeting of
June 8, 1988, N/E/S
Slade Avenue, 91'
East of Reisterstown
Road, Maryland Route
140, Item #431

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This submittal has been forwarded to the State Highway Administration - Beautification Section, c/o Morris Stein, (333-1642), for all comments relative to zoning.

If you have any questions, contact Larry Brocato, of this office, (333-1350).

Very truly yours,

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

LB/cu

cc: Mr. M. Stein w/attachment
W. Duvall & Assoc., Inc.
Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



JOSEPH ALBERT MAJORIQUE LETTRE
Colonel, Army of the United States, Retired

206 Slade Avenue
Pikesville, Maryland 21208

21 August 1988

Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Sir/Madam:

Reference is made to Special Exception Zoning Notice, Case No. 89-45X, hearing scheduled for Thursday, 8 September 1988.

Since I will not be able to attend the scheduled hearing due to another commitment, I want to lodge my objection to the special exception requested because of the proliferation of signs already on that corner. There presently exists adequate outdoor advertising so that one traveling in any direction could not fail to note that a Jiffy Lube operates at that location. Besides Jiffy Lube's tall, large free-standing sign near Reisterstown Road and Slade Avenue, there are Jiffy signs on the building. In addition, nearby is a large sign for Maryland National Bank. If the "outdoor advertising sign" is for some other commercial purpose, it too would be objectionable.

I have been at this address for over 40 years and I would like to see my neighborhood remain a desirable place to live. I support the revitalization of Pikesville. Since this location is near the southern entrance to Pikesville, it would make a better impression on the public if the signs are kept to an effective minimum.

Thank you for your consideration. Please notify me of your decision.

Most sincerely,

Albert Lettre

RECEIVED
AUG 24 1988
ZONING OFFICE

W. DUVAL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

August 29, 1988

Baltimore County
Office of Planning and Zoning
Room 109
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Attention: Mr. J. Robert Haines, Zoning Commissioner

Re: Item #431
Case No. 89-45-X

Dear Mr. Haines,

Please be advised that this firm has no knowledge of the above referenced item/case No.

This firm has not prepared plans, descriptions, applications, etc. for the referenced item/case No.; nor have any professional seals or signatures been applied to any documents in reference to the captioned item/case No.

We are returning, herewith, the packet of data transmitted by your office.

Sincerely yours,

Clyde F. Hinkle
Vice President

cc: Mr. James E. Dyer

Enclosure
CFH/taa

RECEIVED
AUG 31 1988
ZONING OFFICE

530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

September 1, 1988

Mr. Clyde F. Hinkle
W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21204

Re: Item #431
Case # 89-45-X

Dear Mr. Hinkle:

Please be advised that W. Duvall & Associates, Inc. prepared the plat contained in the above-referenced case. As such, a copy of the Comments was mailed to you.

However, I note that this plat is dated December 3, 1988. Therefore, it is my opinion that the plat is merely a copy of one taken from a previous filing and you are indeed not corrected with the instant matter.

Please advise should you find the above is not the case.

Thank you.

Very truly yours,

Dr. H. Stephens
Docket Clerk

GGS

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
494-3554

July 5, 1988

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

Item No. 431 - ZAC - Meeting of June 7, 1988
Property Owner: Crosby, Robert
Location: N/E Slade Avenue
Existing Zoning: B.L. - C.S.1

Dear Mr. Haines:

Please see the CRG Comments for this site.

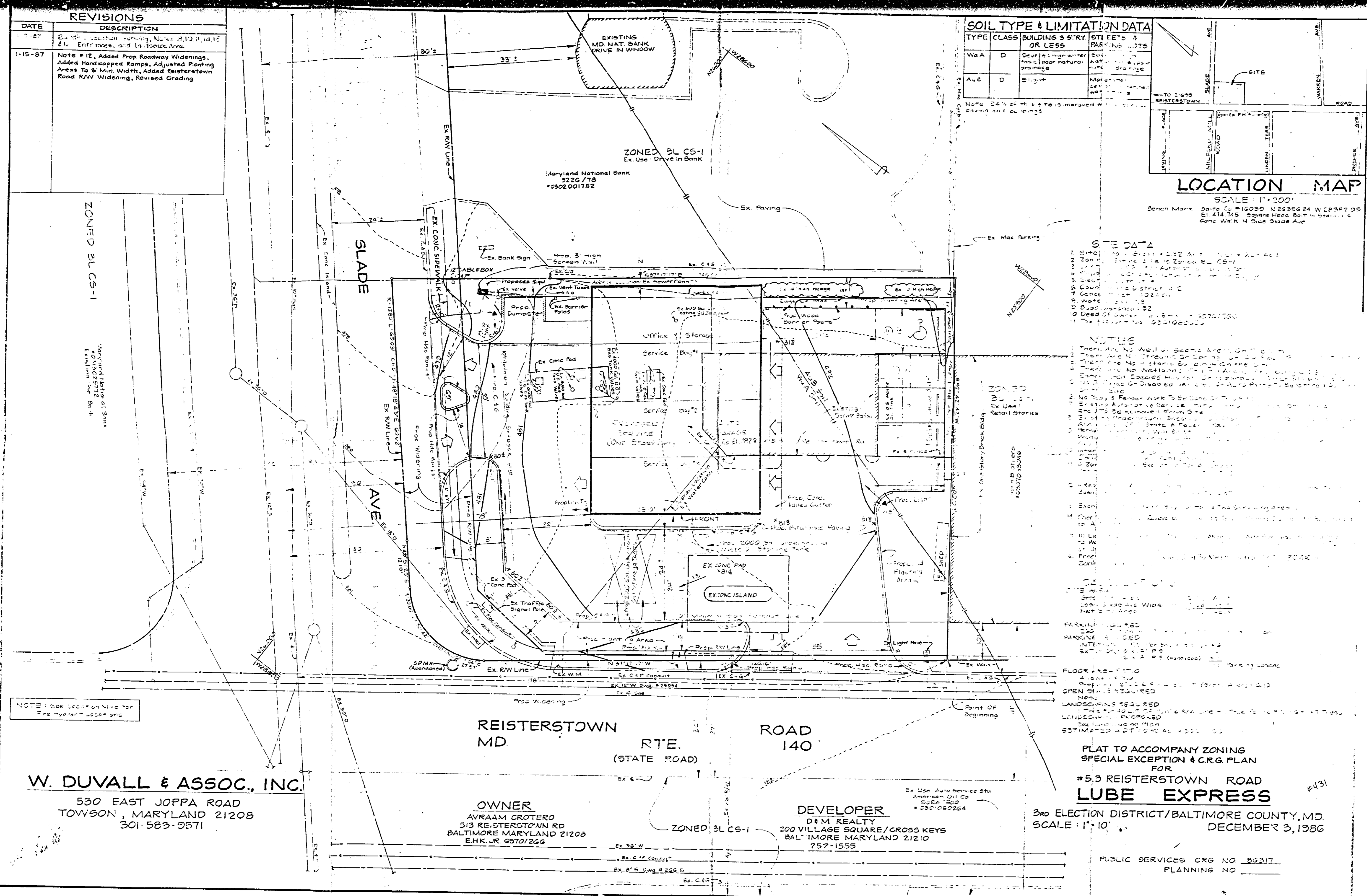
Very truly yours,

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/pml-b

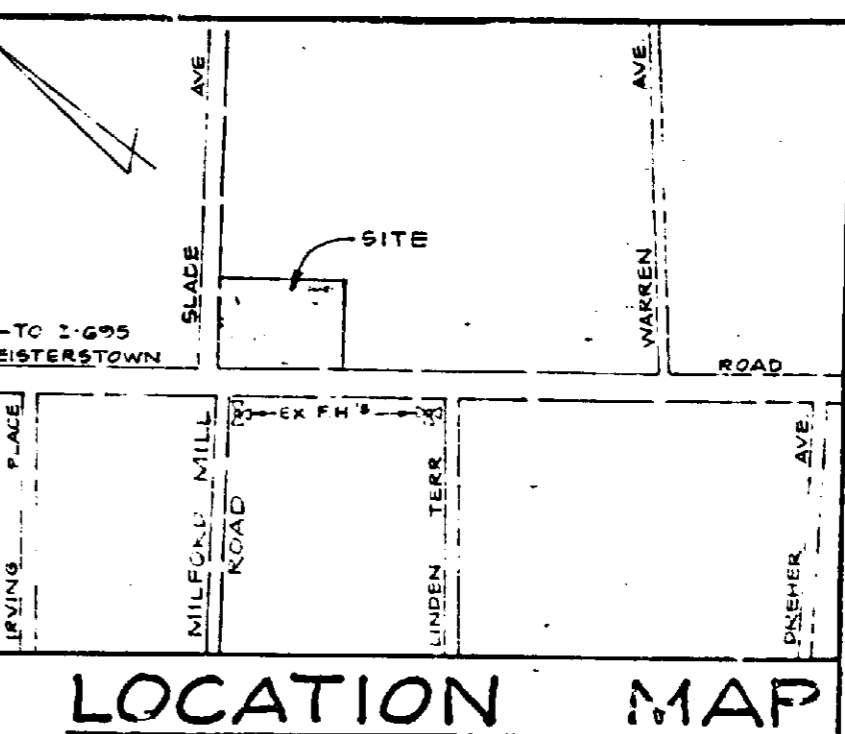
RECEIVED
JUL 7 1988
ZONING OFFICE

STAMP PAD
This stamp pad is for use with the stamping machine only. Do not use for other purposes.



REVISIONS	
DATE	DESCRIPTION
1-15-87	Building essential parking, Notes 8, 10, 11, 12 & 13, Entrance, and In-Terms Area.
1-15-87	Note # 12, Added Prop Roadway Widening, Added Handicapped Ramps, Adjusted Planting Areas To 6' Min. Width, Added Reisterstown Road R/W Widening, Revised Grading

SOIL TYPE & LIMITATION DATA			
TYPE CLASS	BUILDING 3 OR LESS	STREETS & PARKING LOTS	STREETS & PARKING LOTS
Via A	D	Severely man water	Severely man water
Via B	D	Severely man water	Severely man water



**NOTE:** See Location Map for site location.

**NOTES:**

1. The site is located in the 3rd Election District, Baltimore County, MD.
2. The site is currently zoned BL CS-1.
3. The proposed development is a Lube Express service station.
4. The proposed development includes a building, parking lot, and drive-in bank.
5. The proposed development is consistent with the Comprehensive Zoning Ordinance.
6. The proposed development is consistent with the Comprehensive Land Use Ordinance.
7. The proposed development is consistent with the Comprehensive Planning Ordinance.
8. The proposed development is consistent with the Comprehensive Environmental Ordinance.
9. The proposed development is consistent with the Comprehensive Traffic Ordinance.
10. The proposed development is consistent with the Comprehensive Public Services Ordinance.

**PLAT TO ACCOMPANY ZONING SPECIAL EXCEPTION & C.R.G. PLAN FOR #53 REISTERSTOWN ROAD LUBE EXPRESS #431**

3RD ELECTION DISTRICT/BALTIMORE COUNTY, MD.  
SCALE: 1" = 10'  
DECEMBER 3, 1988

PUBLIC SERVICES CRG NO. 26317  
PLANNING NO. \_\_\_\_\_

**W. DUVALL & ASSOC., INC.**  
530 EAST JOPPA ROAD  
TOWSON, MARYLAND 21286  
301-583-9571

**OWNER**  
AVRAAM GROTERO  
518 REISTERSTOWN RD  
BALTIMORE MARYLAND 21208  
E.H.K. JR. 6570266

**DEVELOPER**  
D & M REALTY  
200 VILLAGE SQUARE/CROSS KEYS  
BALTIMORE MARYLAND 21210  
252-1555

Jules J. Levin, D.D.S.  
Roger P. Levin, D.D.S.  
11 Slade Avenue, Suite 101  
Pikesville, MD 21208 (301) 486-1000

September 14, 1988

Ms. Ann M. Nastarowicz  
Baltimore County Zoning Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Dear Ms. Nastarowicz,

It was a pleasure meeting with you at last week's hearing. Enclosed please find the materials which you requested. If any additional information is needed, please feel free to give me a call.

Once again, I enjoyed meeting you and appreciate your understanding in this matter.

Sincerely,  
Roger P. Levin  
Roger P. Levin, D.D.S.

RPL:rl

RECEIVED  
SEP 19 1988  
ZONING OFFICE

PIKEVILLE  
Community Growth

3655-A  
Old Court Road  
Suite 15  
Pikesville, MD 21208  
Telephone (301) 484-2310

September 14, 1988

Dr. Roger Levin  
11 Slade Avenue  
Suite 101  
Pikesville, MD, 21208

Dear Dr. Levin:

Thank you for supplying us with the information and design of your proposed sign.

The PGC Development/Zoning Committee carefully considered your variance request. The decision of the committee was to take no position on this request. We had no strong feelings about the sign being offensive nor about its virtues. We are pleased, however, to know if the variance is granted, the sign will be wooden and in good taste. I have spoken to several people of the South area of Pikesville and found there to be no objection on their part to the sign so I do not believe there will be anyone at the hearing in opposition of the request.

Thank you for your cooperation.

Sincerely,  
Evelyn Burns  
Executive Director

EB/ff  
Disk II-R-Lev

Case No. 89-45-X

