

IN RE: PETITION FOR ZONING VARIANCE
W/S Reisterstown Road, 500' +/-
N of McDonough Road
(Lot 1A McDonough Crossroads)
3rd Election District
3rd Councilmanic District
McDonough J. V. Ltd. Part.
Petitioners

REFOR: THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-442-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit six (6) stationary business signs totalling 158.5 sq.ft. in lieu of the permitted two (2) stationary business signs totalling 202 sq.ft., as more particularly described in Petitioner's Exhibit 1.

The Petitioners, Robert J. Amiller, Mackenzie & Associates, General Partner, appeared, testified and were represented by G. Scott Barhight, Esquire. Also appearing on behalf of the Petition were Nancy Regelin, J. Scott Wimbrow, and James Matis. There were no Protestants.

Testimony indicated that the subject property, known as Lot 1A of McDonough Crossroads, consists of 6.49 acres zoned O-2, and is improved with a five story office building. Petitioners propose installing six business signs in the locations shown on Petitioner's Exhibit 1 to identify the tenants. Testimony indicated the petitioner has had difficulty marketing the office space within the building due to the limitation on the number of signs permitted. Petitioner further testified the requested square footage is less than that permitted by the zoning regulations. Testimony indicated the relief requested will not adversely affect the health, safety or general welfare of the surrounding uses.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner

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

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 1989 that the Petition for Zoning Variance to permit six (6) stationary business signs totalling 158.5 sq.ft. in lieu of the permitted two (2) stationary business signs totalling 202 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

JRH:hjs

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333

J. Robert Haines
Zoning Commissioner

May 11, 1989



Dennis F. Rasmussen
County Executive

G. Scott Barhight, Esquire
40 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S Reisterstown Road, 500' +/- N of McDonough Road
(Lot 1A McDonough Crossroads)
3rd Election District - 3rd Councilmanic District
McDonough J. V. Limited Partnership - Petitioners
Case No. 89-442-A

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance 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,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:hjs

cc: People's Counsel

File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333

J. Robert Haines
Zoning Commissioner

October 25, 1989



Dennis F. Rasmussen
County Executive

G. Scott Barhight, Esquire
Lafayette Building
40 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case 89-442-A
McDonough J. V. Ltd. Partnership
Petitioners

Dear Mr. Barhight:

It has recently come to my attention that case 89-442-A (McDonough-Crossroads) was originally misfiled under Section 205.3.C.2.a., in lieu of the more specific and correct Section 205.3.C.2.g. Although both referenced sections fall under the same sign section, it is my opinion that the variance request would have been more appropriately filed under Section 205.3.C.2.g. Confusion may have resulted from an apparent typographical error in Section 205.3.C.2.a. which references Section 205.3.b. It is the opinion of the Zoning Office that the small "b", should read a capital "B".

I bring this matter to your attention in the event your client, given the above, deems it necessary to refile the aforementioned variance request; obviously, this would be appropriate.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:hms

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333

J. Robert Haines
Zoning Commissioner

Date: 7-17-89



Dennis F. Rasmussen
County Executive

McDonough J. V. Limited Partnership
Mackenzie Properties, Inc.
2328 West Joppa Road
Lutherville, Maryland 21093

ATTN: CLARK F. MACKENZIE

Re: Petition for Zoning Variance
CASE NUMBER: 89-442-A
45 Reisterstown Road, 500' +/- N of McDonough Road
Lot 1A, McDonough Crossroads
3rd Election District - 3rd Councilmanic
District
Petitioner(s): McDonough J. V. Limited Partnership
HEARING SCHEDULED: TUESDAY, MAY 9, 1989 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$27.00 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 & POST SET(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 and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21284 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign & post set(s), there will be an additional \$25.00 added to the above fee for each such set not returned.

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

DATE: _____ ACCOUNT: _____

RECEIVED FROM: _____

FOR: _____

AMOUNT \$ _____

VALIDATION OR SIGNATURE OF CASHER

WHITE-CASHER PINK-AGENCY YELLOW-CUSTOMER

By authority of the Zoning Act and Regulations of Baltimore County and local public hearing on the subject matter herein, the Zoning Commissioner of Baltimore County has ordered that the following be done:

INSTRUCTION

SPANISH, FRENCH, GERMAN, ITALIAN, Etc. by native teachers 9 a.m. - 9 p.m. Academy of Languages, 2027 Maryland Ave. 685-6385.

LEGAL NOTICE

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County and local public hearing on the subject matter herein, has ordered that the following be done:

LEGAL NOTICE

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County and local public hearing on the subject matter herein, has ordered that the following be done:

EASY-BY-MAIL CL NORTHWEST STAR, PIKESVILLE, MD. 21

NAME _____

ADDRESS _____

CITY _____

CHARGE NO. (CHOICE), CHECK OR CASH ENCLD

DATES TO RUN _____

CLASSIFICATION _____

\$4.00 FOR THE FI

By authority of the Zoning Act and Regulations of Baltimore County and local public hearing on the subject matter herein, the Zoning Commissioner of Baltimore County has ordered that the following be done:

LEGAL NOTICE

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County and local public hearing on the subject matter herein, has ordered that the following be done:

LEGAL NOTICE

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County and local public hearing on the subject matter herein, has ordered that the following be done:

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

DATE: _____ ACCOUNT: _____

RECEIVED FROM: _____

FOR: _____

AMOUNT \$ _____

VALIDATION OR SIGNATURE OF CASHER

WHITE-CASHER PINK-AGENCY YELLOW-CUSTOMER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd

Posted for: McDonough J. V. Limited Partnership

Location of property: W.S. of Reisterstown Road, Scot Way

Location of Signs: South side of McDonough Road above

Remarks: _____

Posted by: _____

Date of Posting: April 20, 1989

Date of return: _____

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-442-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 205.3.C.2.a. to permit six (6) stationary business signs with cumulative surface area of 158.5 square feet in lieu of the permitted two (2) stationary business signs with a cumulative surface area of 202 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)

The marketing of the office building has been adversely affected due to the limitation on the number of signs permitted. The cumulative square footage of signage requested is less than that permitted by the Zoning Regulations. Strict compliance with the Zoning Regulations has and would result in practical difficulties and unreasonable hardships. The requested variance is in strict harmony with the spirit and intent of the Zoning Regulations and will not substantially injure the public health, safety or general welfare.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____

(Type or Print Name)

Signature _____

Address _____

City and State _____

Attorney for Petitioner: _____

(Type or Print Name)

Address _____

City and State _____

40 W. Chesapeake Avenue

Towson, Maryland 21204

City and State _____

Attorney's Telephone No.: 832-2050

Address _____

City and State _____

Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 1989, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the _____ day of _____, 1989, at _____ o'clock

A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
494-3333

J. Robert Haines
Zoning Commissioner

March 20, 1989

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 Zoning Variance
CASE NUMBER: 89-442-A
NS Reisterstown Road, 500' N McDonough Road
Lot 1A, McDonough Crossroads
3rd Election District - 3rd Councilmanic
Petitioner(s): McDonough J.V. Limited Partnership
HEARING SCHEDULED: TUESDAY, MAY 9, 1989 at 9:00 a.m.

Variance to permit six (6) stationary business signs with cumulative surface area of 158.5 sq. ft. in lieu of the permitted two (2) stationary business signs with a cumulative surface area of 202 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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: McDonough J.V. Limited Partnership
G. Scott Barhight, Esq.
File

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MARYLAND 21284

February 21, 1989
Sheet 1 of 2

Description of Lot 1-A',
McDonough Crossroads,
To Accompany Zoning
Petition for Variance in an
Existing O-2 Zone.

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

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

Containing 5.503 acres.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MARYLAND 21284

February 21, 1989
Sheet 2 of 2

Description to Accompany Zoning
Petition for Variance in an
Existing O-2 Zone.

Beginning for the First at a point measured North 45 degrees 16 minutes 16 seconds East 1.00 feet from the northeastern corner of an existing 5 story building, said point being measured North 76 degrees 12 minutes 34 seconds West 335.63 feet from the intersection of the centerlines of Reisterstown Road and McDonough Road, running thence binding for part of the distance along the southeastern face of said building,

- 1) South 45 degrees 16 minutes 16 seconds West 5.00 feet, running thence leaving the face of said building and passing through said building,
- 2) North 44 degrees 43 minutes 44 seconds West 90.00 feet, to a point within said building, running thence passing through the northeastern face of said building,
- 3) North 45 degrees 16 minutes 16 seconds East 5.00 feet, to a point measured 1.00 feet northeasterly from the face of said building, running thence parallel to and 1.00 feet northeasterly from the face of said building,
- 4) South 44 degrees 43 minutes 44 seconds East 90.00 feet to the place of beginning.

Containing 0.010 Acres more or less.

Beginning for the second at a point measured South 44 degrees 43 minutes 44 seconds East 1.00 feet from the northeastern corner of an existing 5 story building, said point being measured North 81 degrees 10 minutes 46 seconds West 452.10 feet from the intersection of the centerlines of Reisterstown Road and McDonough Road, running thence binding parallel to and 1.00 feet southeasterly from the face of said building,

- 1) South 45 degrees 16 minutes 16 seconds West 63.32 feet, running thence binding for part distance along southwestern face of said building,
- 2) North 44 degrees 43 minutes 44 seconds West 5.00 feet, running thence leaving the southwestern face of said building and passing through said building,
- 3) North 45 degrees 16 minutes 16 seconds East 63.32 feet, to a point on the northeastern face of said building, running thence binding for part distance along northeastern face of said building,
- 4) South 44 degrees 43 minutes 44 seconds East 5.00 feet to the place of beginning.

Containing 0.007 Acres more or less.

This Description is intended for Zoning Purposes Only and not intended for the Conveyance of Land.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
J. Scott Wimbrow	82 Dinkirk Res Bldg 21212
NANCY REGELIN	11921 ROCKVILLE PIKE ROCKVILLE MD 20852
ROBERT J. FUMILLER	11921 ROCKVILLE PIKE ROCKVILLE MD 20852
Scott Barhight	46 W. Chesapeake Ave. Towson, Md. 21284
JAMES MATTIS	303 ALLEGHENY AVE. TOWSON MD 21204

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21284
(301) 887-3554

March 29, 1989



Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 350, 352, 361, 362, 363, and 364.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSE/lw

89-442-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

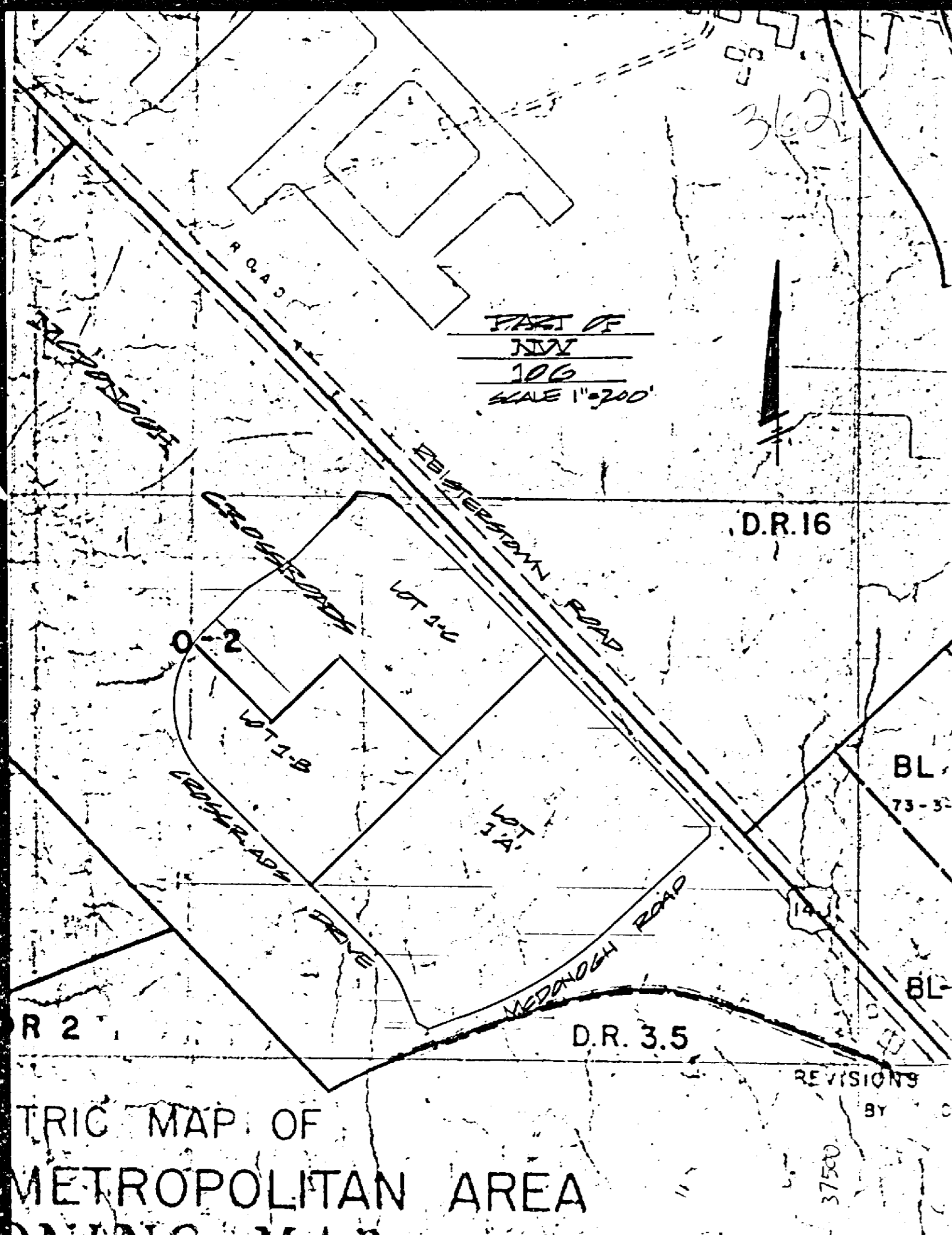
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
8th day of March, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Petitioner: MacKenzie Properties, et al
Petitioner's Attorney: G. Scott Barhight

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



Baltimore County
Fire Department
Towson, Maryland 21284-2586
494-4390

Paul H. Rincke
Fire Chief

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

Re: Property Owner: McDonough J.V. Limited Partnership
By: MacKenzie Properties, Inc.
Location: NS Reisterstown Road, 500' N of McDonough Rd.

Item No.: 362 Zoning Agenda: March 7, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Rincke* 3-12-89 NOTED & APPROVED: *Paul H. Rincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

Maryland Department of Transportation
State Highway Administration

April 26, 1989

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

Attn: James Dyer

Re: McDonough J.V. Limited Partnership
5/5 Reisterstown Road (MD 140)
500' West of McDonough Road-Item # 362

Dear Mr. Haines:

This letter is in answer to the letter from Mr. Creston J. Mills, Jr. Chief, Bureau of Engineering Access Permits dated March 23, 1989 to you concerning the above.

A representative from the Office of Highway Beautification Section, Mr. George Dawson has inspected the location for the proposed sign and found that it will be an on-premise sign. This office does not control an on-premise sign except if a determination is made that it is a traffic hazard. The sign cannot project into the State's Right-of-Way.

If there is any further information needed, please do not hesitate to contact this office.

Sincerely,

Mary I. Benner
Mary I. Benner
Acting Chief
Highway Beautification
Section

MIB:jsk
cc: Mr. George Dawson
Inspector - District #4
Brooklandville

My telephone number is (301) 333-1641
Teleprinter for Impaired Hearing or Speech
333-7555 Baltimore Metro - 445-0451 D.C. Metro - 1-800-432-5062 Nationwide Toll Free
137 Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation
State Highway Administration

April 12, 1989

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

Re: Baltimore County
McDonough J.V. Limited Partnership
Zoning Meeting of 3-7-89
5/5 Reisterstown Road
(MD 140) 500' West of
McDonough Road
(Item #362)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit six stationary business signs with cumulative surface area of 158.5 square feet in lieu of the permitted two stationary business signs with a cumulative surface area of 202 square feet, we have the following comment.

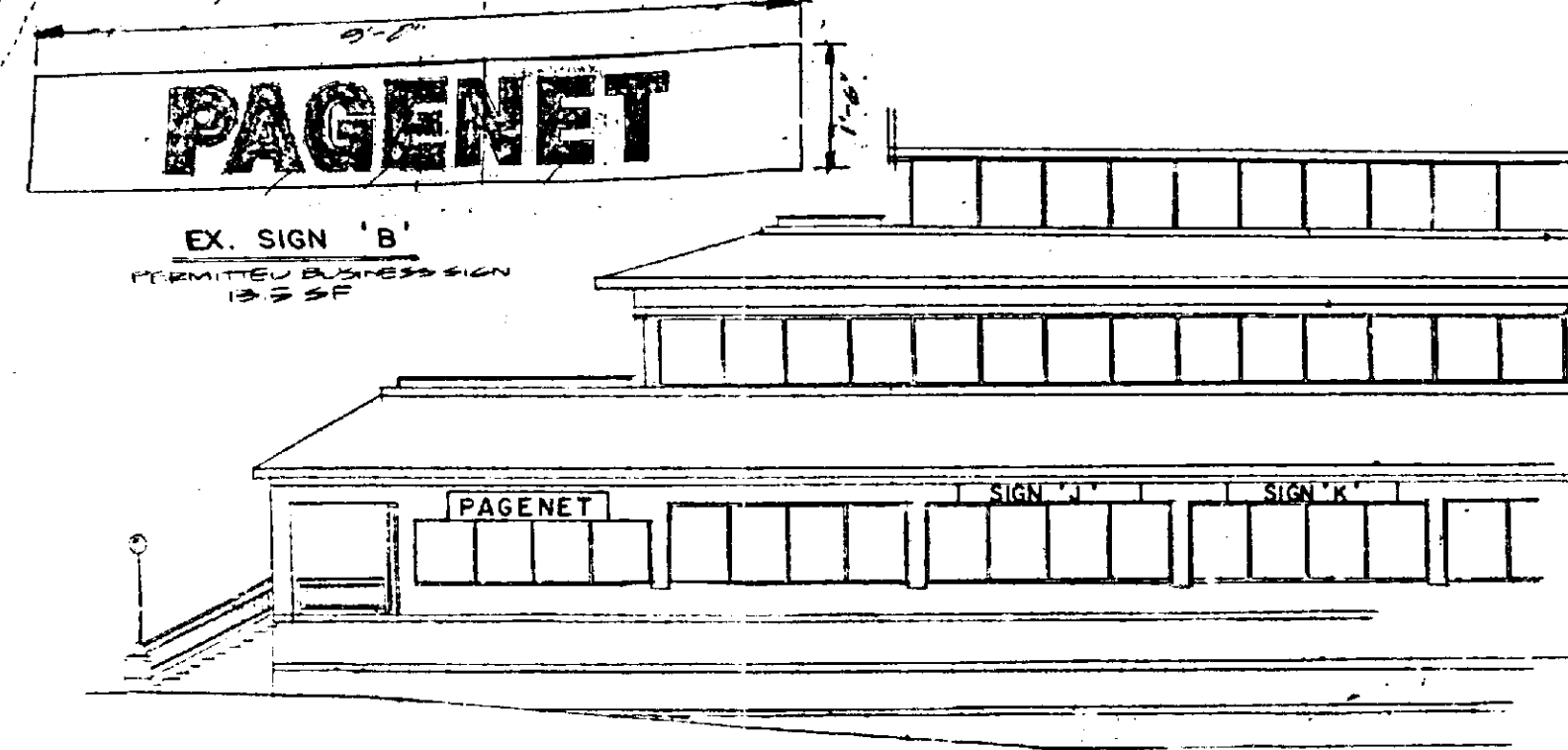
We have forwarded this plan to our Highway Beautification Section, c/o Mary Benner (333-1642) for all comments relative to zoning.

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

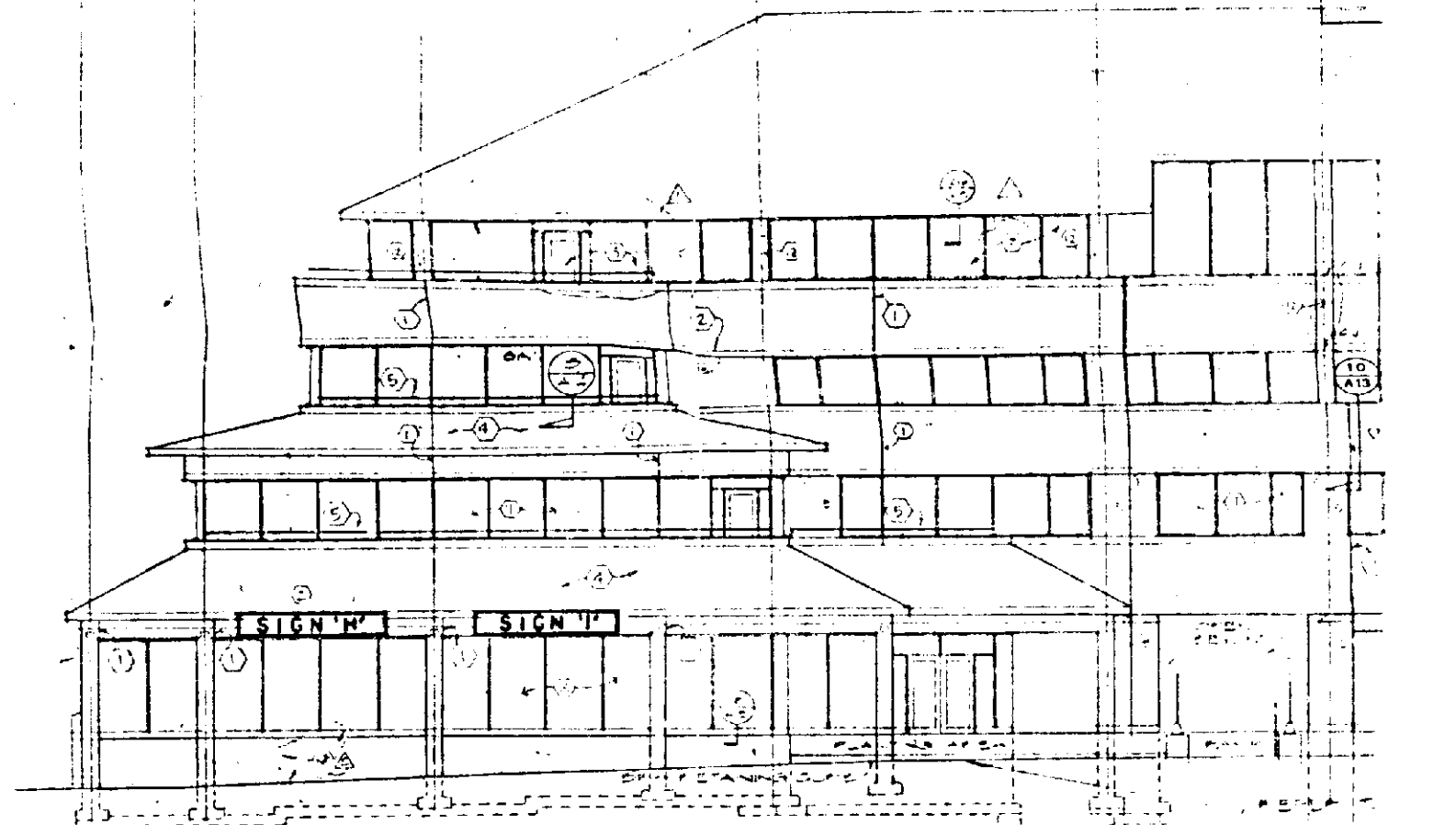
Very truly yours,

Charles J. Hills, Jr.
Charles J. Hills, Jr., Chief
Engineering Access Permits
Division

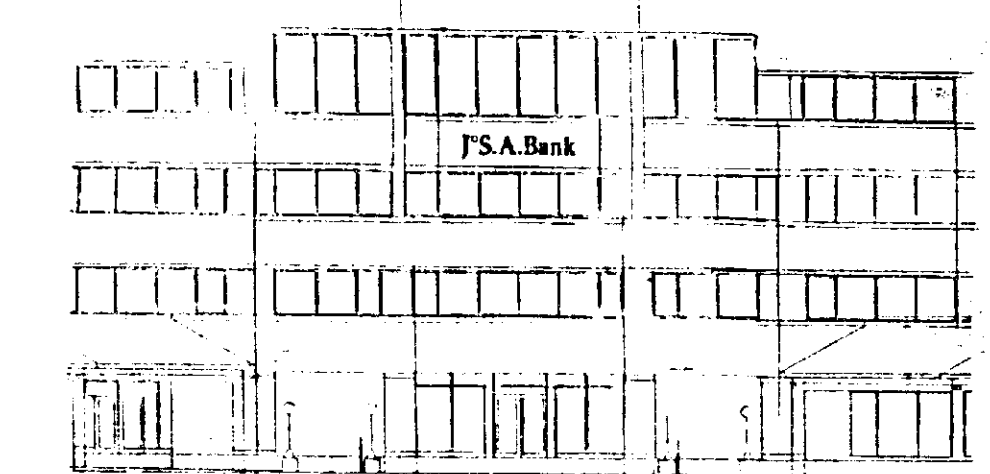
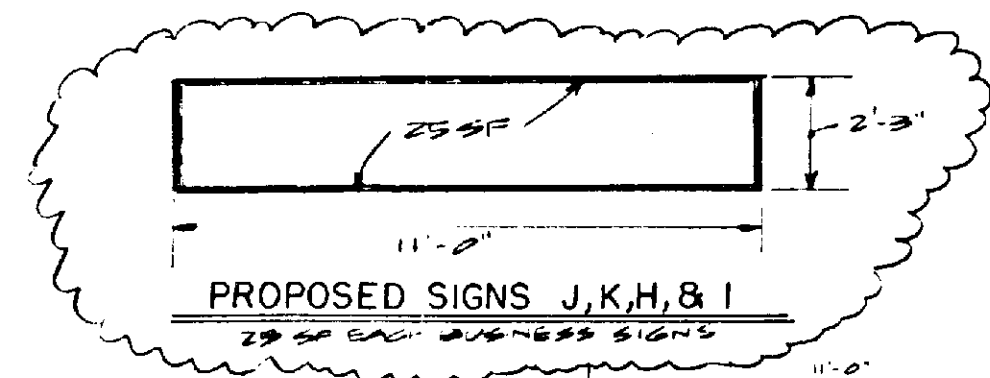
cc: G.W. Stephens Jr. & Assoc., Inc.



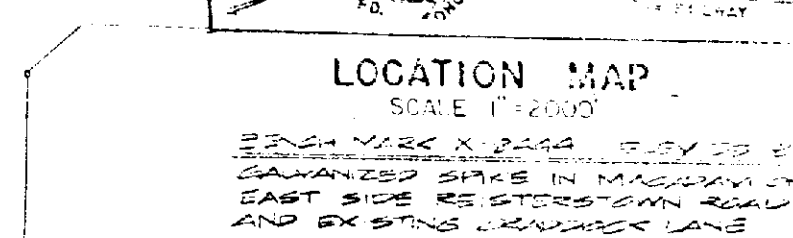
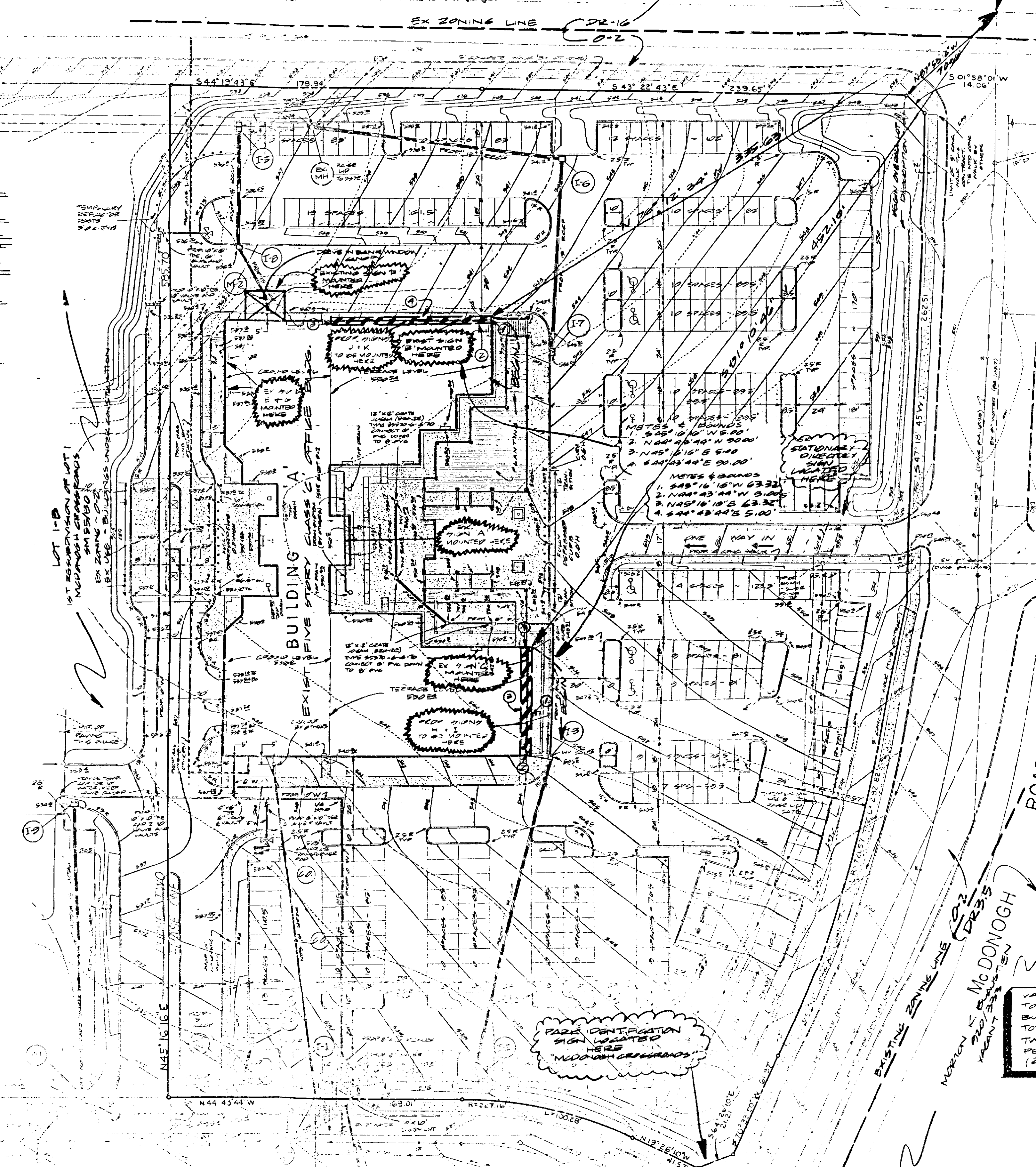
NORTH EAST ELEVATION
NO SCALE



SOUTH EAST ELEVATION
NO SCALE



J.S.A. Bank
EX. SIGN A PERMITTED BUSINESS 45 SF



SITE DATA

NET AREA OF LOT 1A
GROSS AREA OF LOT 1A
FLOOR AREA OF BUILDING
FLOOR AREA OF SIGN
MINIMUM OPEN SPACE REQUIRED
MINIMUM OPEN SPACE PROVIDED
EXISTING ZONING
EXISTING USES

PARKING TABULATION

LOT 1A BUILDINGS A

1ST FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR
5TH FLOOR
TOTAL PARKING PROVIDED ON LOT

DESIGN REFERENCE SM 7000/422

BUSINESS SIGN SUMMARY

A. JOE A BANK SIGN (PERMITTED)	45 SF
B. PAGENET (PERMITTED)	35 SF
J. (VARIANCE REQUEST)	25 SF
K. (VARIANCE REQUEST)	25 SF
H. (VARIANCE REQUEST)	25 SF
I. (VARIANCE REQUEST)	25 SF
TOTAL BUSINESS SIGN SIGNATURE AREA	150 SF
PERMITTED SIGN SF TOTAL	255 (100% OF FLOOR AREA)
100 SF / 1000 X 2	202 SF

NO STAT QUARY BUSINESS SIGN SHALL PROJECT MORE THAN 2" FROM THE BUILDING N.E. SHALL IT EXTEND ABOVE THE ROOF LINE

VARIANCE IS REQUESTED TO SECTION 23-2-2-2 TO ALLOW A TOTAL OF SIX STAT QUARY BUSINESS SIGNS WITH A CUMULATIVE AREA TOTALING 150 SF IN LIEU OF THE PERMITTED TWO STAT QUARY BUSINESS SIGNS WITH A PERMITTED CUMULATIVE AREA OF 202 SF (25 SF PER 100 SF OF FLOOR AREA)

PATTON'S EXHIBIT 1

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCE IN AN EXISTING O-2 ZONE

LOT 1A MCDONOUGH CROSSROADS

ELECTION DISTRICT # 3
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=30'
FEB 21, 1989

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 285-9120

Charles P. [Signature]

362