

IN RE: PETITION FOR ZONING VARIANCE
SE/8 Belair Road, 446' SW of
c/1 Raab Avenue
8715 Belair Road
11th Election District
6th Councilmanic District
Stephen L. Miles, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-465 A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 203.3.C.1 to permit a freestanding, double-faced illuminated sign along a principal arterial and adjacent to residentially used property, totalling 32 square feet per side in lieu of the 15 square feet per side, as is more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by F. Vernon Boozer, Esquire. Also appearing on behalf of the Petitioners were Randy J. Hoffer, a professional surveyor and Harry Sommer, a professional sign manufacturer. Mrs. Bernard E. Kraus appeared and testified as a Protestant.

Testimony indicated that the subject property is R.O. zoned and is currently improved with an existing two story dwelling which has been converted to office use.

Mrs. Kraus testified that she is not necessarily opposed to the requested sign variance, provided adequate steps are taken to prevent excess light diffusion from illuminating her bedroom which is located adjacent to the proposed sign location.

In response to the Protestant's concerns, the Petitioner testified that he would have an electronic timing device installed on the proposed sign which would shut off the sign no later than 10:30 P.M., Monday through Friday.

Based upon the testimony and evidence presented at the hearing, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1 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 in that the Petitioner stated that his clients have had difficulty locating his law office with the existing signage in view of the high density traffic at this location on Route 1 (Belair Road).

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 1989 that the request for a zoning variance to permit a freestanding, double-faced illuminated sign along a principal arterial and adjacent to residentially used property, totalling 32 square feet per side in lieu of the 15 square feet per side, as more particularly described on 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;

-2-

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 return, said property to its original condition.

2. The proposed sign shall be illuminated only as an enclosed lamp design, non-flashing and contain no color illumination. The sign shall not be illuminated from 10:30 P.M. until 7:00 A.M., Monday through Thursday and, further, the sign shall not be illuminated from 10:30 P.M. Friday through 7:00 A.M. Monday morning. The design and placement of the sign shall conform to Petitioner's Exhibit 1. Any change in design or placement shall only be permitted pursuant to a Special Hearing to amend the relief granted herein. There shall be no other business or outdoor advertising signs permitted.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmm

cc: Peoples Counsel

cc: Stephen L. Miles, Esquire, 11 E. Biddle Street, Baltimore, Md. 21202

cc: F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Md. 21204

cc: Mr. Harry Sommer, 3101 Shelbourne Road, Baltimore, Maryland 21208

cc: Mr. Randy Hoffer, 3477 Howell Court, Abingdon, Maryland 21009

cc: Mrs. Bernard E. Kraus, 8711 Belair Road, Baltimore, Maryland 21236

-3-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

June 14, 1989



F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 89-465-A
Stephen L. Miles, et al

Dear Mr. Boozer:

Enclosed please find the decision rendered in the above captioned 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 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmm

cc: Peoples Counsel

cc: Stephen L. Miles, Esquire, 11 E. Biddle Street, Baltimore, Md. 21202

cc: Mr. Harry Sommer, 3101 Shelbourne Road, Baltimore, Maryland 21208

cc: Mr. Randy Hoffer, 3477 Howell Court, Abingdon, Maryland 21009

cc: Mrs. Bernard E. Kraus, 8711 Belair Road, Baltimore, Maryland 21236

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-465-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 203.3.C.1 to allow a sign area of 32 sq. ft. per side in lieu of the permitted 15 sq. ft. per side for an additional freestanding sign in an R.O. zone along a principal arterial where there is no adjacent residentially used or zoned frontage.

The larger sign is necessary because the surrounding properties are all commercial, and the normal sign would not be visible enough to the public traveling Route 1 (Belair Road). That road being a major artery, now five (5) lanes, traffic looking for the office for a scheduled appointment would have to impede other traffic to adequately locate the office.

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.

Other Owner:
Paula A. Miles
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Stephen L. Miles
(Type or Print Name)
Signature
Scott J. Miles
(Type or Print Name)
Signature
N 74,730
E 36,315
2766

Attorney for Petitioner:
F. Vernon Boozer
(Type or Print Name)
Signature
614 Bosley Avenue
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-9441

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Boozer
Name
614 Bosley Avenue
Towson, MD 21204
Address
828-9441
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 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 throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 16th day of May, 1989, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

ZONING DESCRIPTION
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point in the center of Belair Road at a distance of 446 feet, more or less, measured southwesterly from the center of Raab Avenue, thence leaving the center of Belair Road and running the three (3) following courses and distances:

- (1) South 44° 30' East 175 feet, more or less;
- (2) South 45° 30' West 100 feet and
- (3) North 44° 30' West 175 feet to the center of Belair Road, thence with Belair Road;
- (4) North 45° 30' East 100 feet to the place of beginning.

Containing 17,500 square feet or 0.402 of an acre of land, more or less.

This description is intended for zoning purposes only and not for the conveyance of title.

Russell R. Klages
Registered Land Surveyor
Maryland #8685
February 6, 1989

(Tax Map No. 72, Parcel No. 376)



PETITIONER(S) EXHIBIT (2)



PETITIONER(S) EXHIBIT (2)



PETITIONER(S) EXHIBIT (3)



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Date: 4-25-89

Stephen L. Miles, et al
11 E. Biddle Street
Baltimore, Maryland 21202

Re: Petition for Zoning Variance
CASE NUMBER: 89-465-A
3675 Belair Road
11th Election District - 6th Councilmanic
Petitioner(s): Stephen L. Miles, et al
HEARING SCHEDULED: TUESDAY, MAY 16, 1989 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$73.60 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 21204 fifteen (15) minutes before your hearing is scheduled to begin.

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

No. 037970

DATE 5/16/89 ACCOUNT P-01-615-000

AMOUNT \$ 73.60

RECEIVED BY Stephen L. Miles

FOR P. H. for J. R. Haines - 89-465-A

8 8030*****037970 47107

VALIDATION OR SIGNATURE OF CASHIER

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME
MRS. BERNARD F. KRAUS

ADDRESS
8711 BELAIR RD BALTO MD 21236

89-465A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
RANDY HOFFER

ADDRESS
301 Shellburne Rd. Balto, Md. 21203
3477 HOWELL G. ARLINGTON, MD 21009

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

J. Robert Haines
Zoning Commissioner

April 5, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-465-A
3675 Belair Road, 440' SW of c/l Raab Avenue
8715 Belair Road
11th Election District - 6th Councilmanic
Petitioner(s): Stephen L. Miles, et al
HEARING SCHEDULED: TUESDAY, MAY 16, 1989 at 11:00 a.m.

Variance to allow a sign area of 32 sq. ft. per side in lieu of the permitted 15 sq. ft. per side for an additional free-standing sign in an RD zone along a principal arterial where there is no adjacent residentially used or zoned frontage.

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: Stephen L. Miles, et al
F. Vernon Booser, Esq.
File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: May 15, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-465-A
Item No. 378

Re: Stephen L. Miles, et al

The Petitioner requests a variance to allow a freestanding sign containing 32 square feet per side in lieu of the permitted 15 square foot per side. In reference to this request, staff offers the following comments:

This office feels that any sign larger than the 15 square feet per side permitted by Bill No. 151-88 would be out of character with the present building and community. A sign attached to the building would be preferred, especially in view of the State Highway Administration's proposed right of way line, as shown on the letter to Mr. Haines dated May 8, 1989.

If the Commissioner grants a variance, this office would require a landscape plan emphasizing parking lot buffers and streetscape treatment for Belair Road to be reviewed and approved by the County landscape planner.

A:51689.txt Pg.7

89-465-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

22nd day of March, 1989

Petitioner: Stephen L. Miles et al
Petitioner's Attorney: F. Vernon Booser et al

J. Robert Haines
ZONING COMMISSIONER

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11-1-1 Date of Posting: 4/25/89
Posted for: Kenneth L. Miles, et al
Petitioner: Kenneth L. Miles, et al
Location of property: 3675 Belair Rd., 440' SW of Raab Ave.
7115 Belair Rd.
Location of Sign: 3675 Belair Rd., 440' SW of Raab Ave.
Remarks: Freestanding sign
Posted by: J. Robert Haines Date of return: 5/1/89
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/20, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 4/20, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN
THE JEFFERSONIAN

Publisher

PO 11952
reg 1128907
co 89-465-A
price \$ 78.60

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1989

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

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Item No. 378, Case No. 89-465-A
Petitioner: Stephen L. Miles, et al
Petition for Zoning Variance

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

Dear Mr. Booser:

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 of 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Stephen L. Miles
11 E. Biddle Street
Baltimore, MD 21204



ZONING OFFICE

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

Re: Baltimore County
Stephen L. Miles
Property
Zoning meeting 3/21/89
E/S Belair Road
US 1-N
446' south of centerline
of Raab Avenue
Item # 378

Dear Mr. Haines:

After reviewing the submittal for a variance to allow a sign area of 32 square feet per side in lieu of the permitted 15 square feet per side, for an additional freestanding sign in an R.O. Zone, along a principal arterial where there is no adjacent residentially used or zoned frontage, we offer the following:

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

We will require two additional copies be submitted to this office by the engineer for review by our Planning Department concerning our future right-of-way requirements for Belair Road.

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

Very truly yours,

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

LB/es

cc: Stephen L. Miles
Ms. Mary Benner w/att.
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 - 1-800-492-5882 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Richard H. Trainor
Secretary
Hal Kassoff
Administrator



ZONING OFFICE

May 8, 1989

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

Re: Baltimore County
Stephen L. Miles Property
Zoning Meeting of 3-21-89
E/S Belair Road
Route 1-N
446' South of Raab Avenue
(Item #378)

Dear Mr. Haines:

This is a follow up to our letter dated March 23, 1989 concerning future right of way on Belair Road.

Enclosed is a revised plan showing our future right of way requirements on Belair Road.

It is requested the development plan be revised to show the future right of way prior to a hearing date being set.

Also, a State Highway access permit must be issued for in order to construct the entrance onto Belair Road and must be applied for prior to issuance of building permits.

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

Very truly yours,

Creston J. Mills, Jr.
Creston J. Mills, Jr.
Chief Engineering Access Permits
Division

LB:maw

cc: Stephen L. Miles (w-attachment)
Mr. J. Ogle (w-attachment)

My telephone number is (301) 333-1350

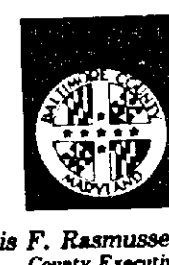
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5882 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

RECEIVED
MAY 11 1989
ZONING OFFICE

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 21, 1989



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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, and 382.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
APR 28 1989
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204 2586
494-4300

Paul H. Reincke
Chief

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

Re: Property Owner: Stephen L. Miles; Scott J. Miles; & Paula A. Miles

Location: SE/S of Belair Road, 446' SW of centerline of Raab Av.

Item No.: 378

Zoning Agenda: March 21, 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.

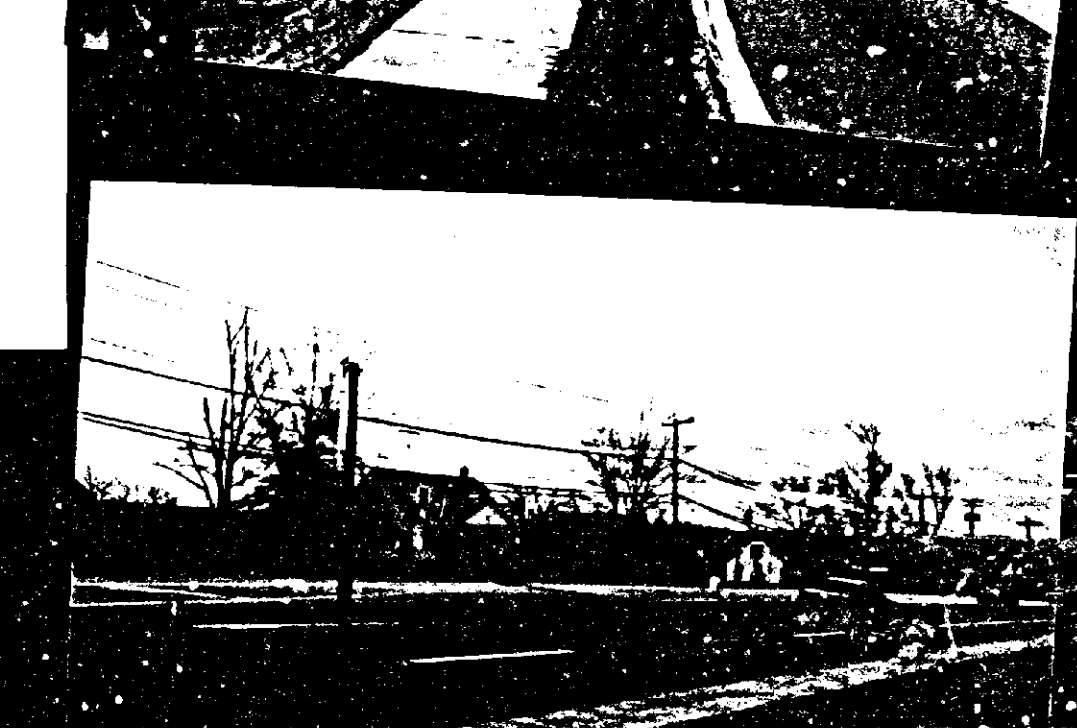
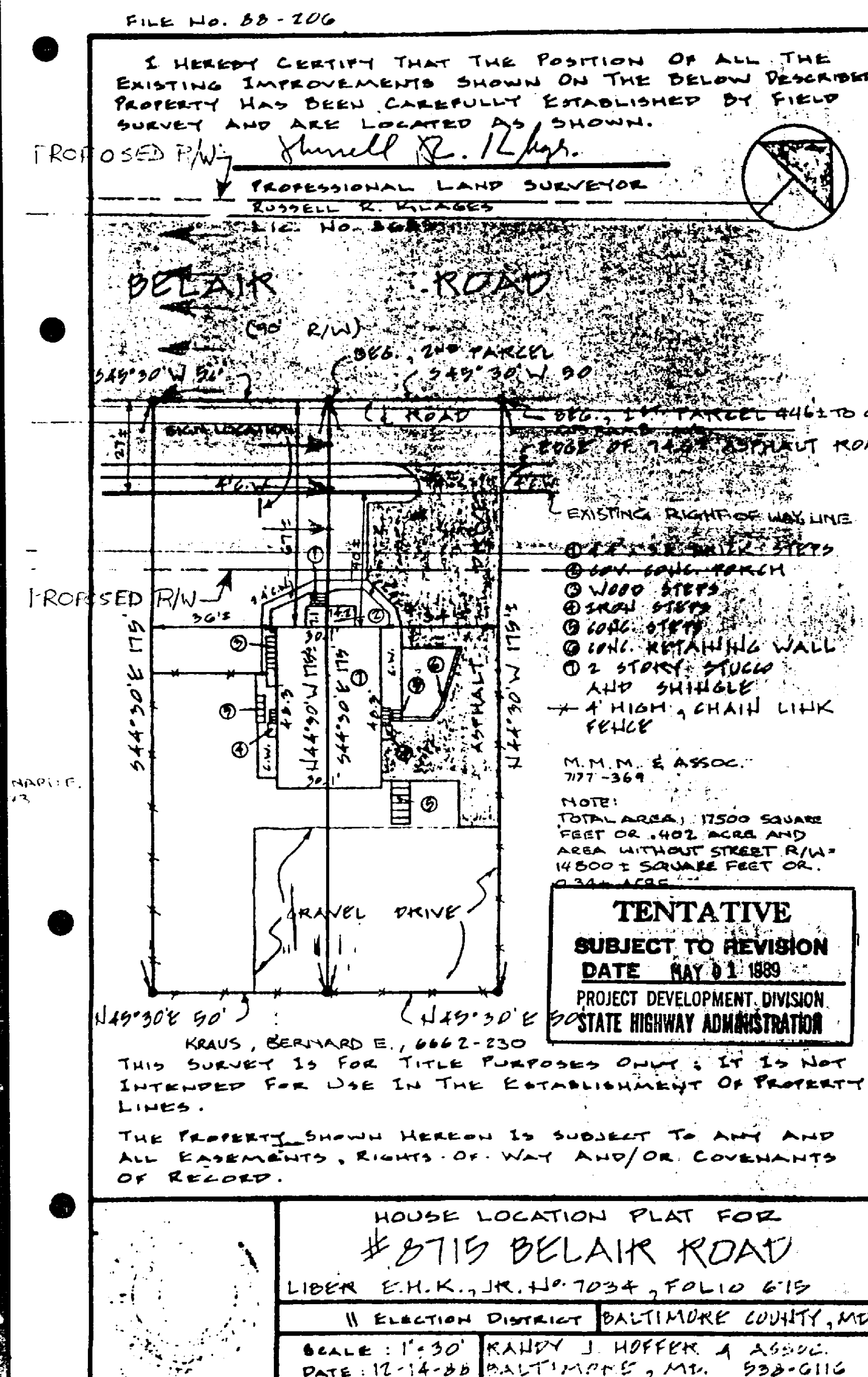
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The 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: *Paul H. Reincke* 34754
Planning Group
Special Inspection Division

NOTED & APPROVED: *Paul H. Reincke*
Fire Prevention Bureau

/s/

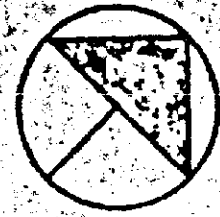
MAY 23 1989



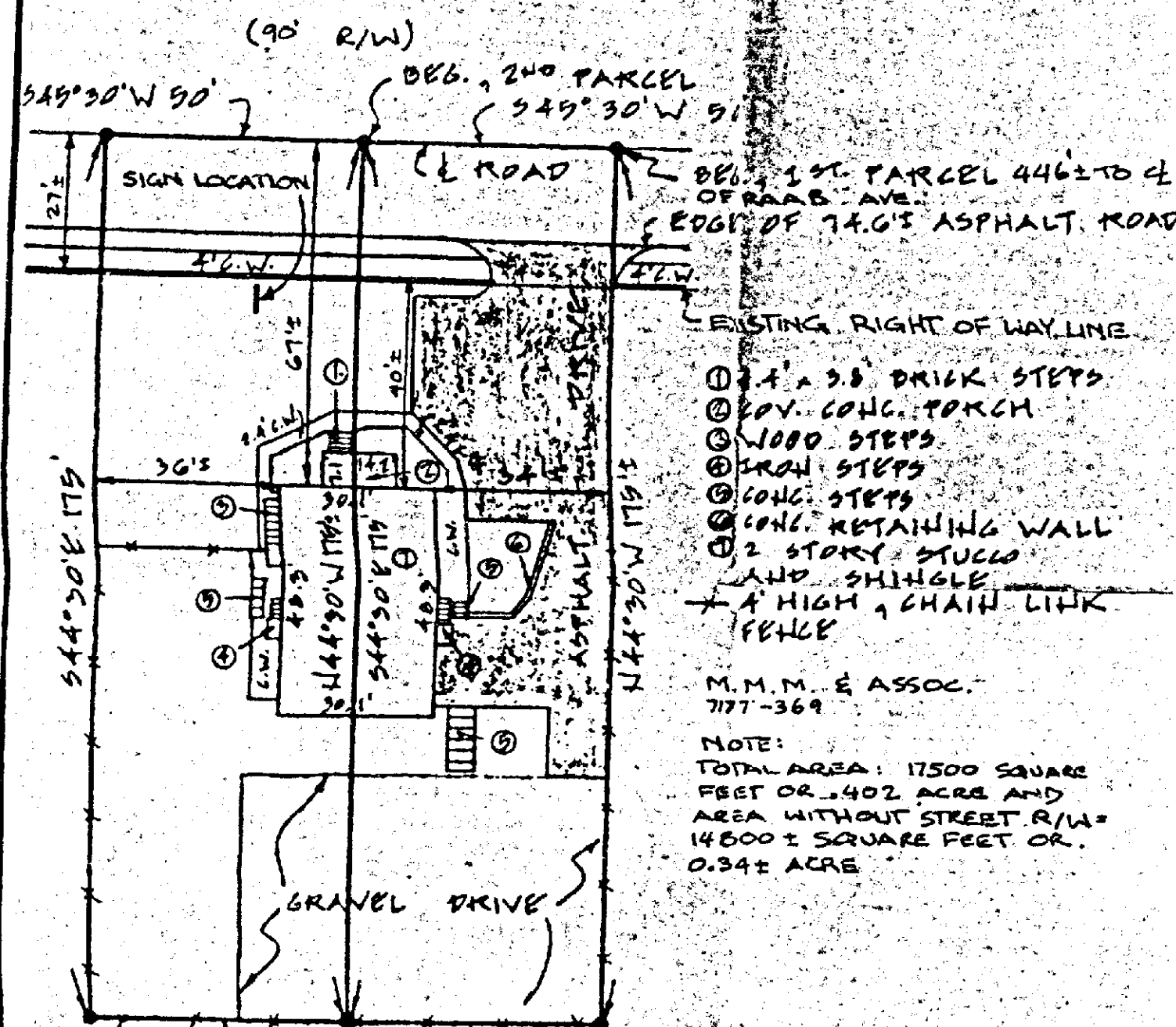
FILE NO. 88-206

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE BELOW DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY FIELD SURVEY AND ARE LOCATED AS SHOWN.

Russell R. Klages
PROFESSIONAL LAND SURVEYOR
RUSSELL R. KLAGES
LIC. NO. 3685



BELAIR ROAD



- EXISTING RIGHT OF WAY LINE
1. 1' x 3.5' BRICK STEPS
 2. 1' x 3.5' CONG. TORCH
 3. 1000' STEPS
 4. 1000' STEPS
 5. CONG. STEPS
 6. CONG. RETAINING WALL
 7. 2 STORY STUCCO AND SHINGLE
 8. 4' HIGH CHAIN LINK FENCE

M.M.M. & ASSOC.
777-369

NOTE:
TOTAL AREA: 17500 SQUARE FEET OR .402 ACRE AND AREA WITHOUT STREET R/W: 14500 ± SQUARE FEET OR .34 ± ACRE

KRAUS, BERNARD E., 6662-230

THIS SURVEY IS FOR TITLE PURPOSES ONLY. IT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD.



HOUSE LOCATION PLAT FOR #3715 BELAIR ROAD
LIBER E.H.K., JR. N. 7034, FOLIO 615

11 ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=30' RANDY J. HOFFER, A.S.S.C.
DATE: 12-14-88 BALTIMORE, MD. 938-G116

PROPERTY PRESENTLY ZONED RO
5TH COUNCIL DISTRICT

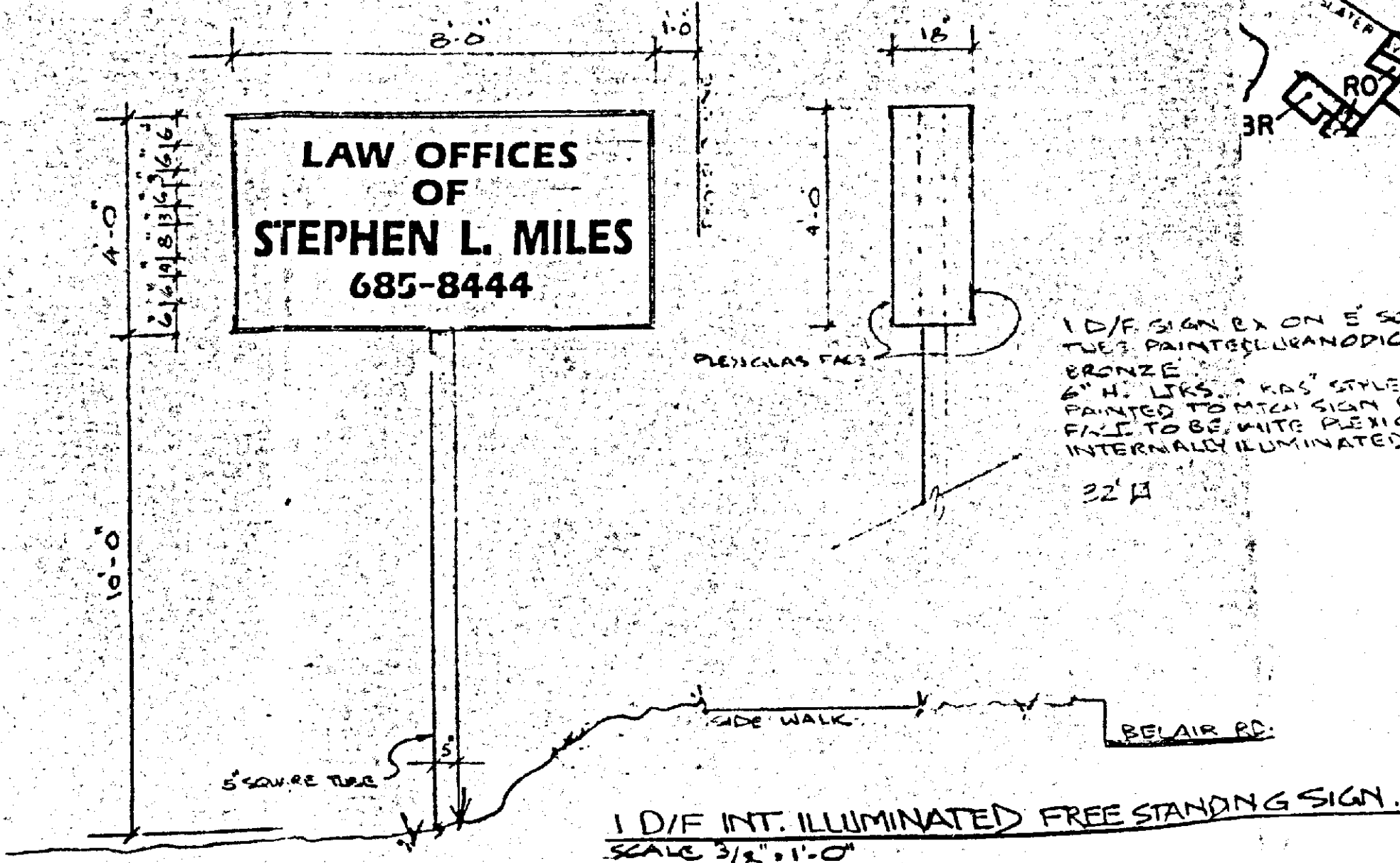
TRIANGLE SIGN & SERVICE
3343 Washington Boulevard
Post Office Box #24186
BALTIMORE, MARYLAND 21227

Tax Account Number 11-11-077327
Former Owners
Edward F. and Mary Jo Mulgrew
4311 Conifer Court
Glen Arm, Maryland 21057

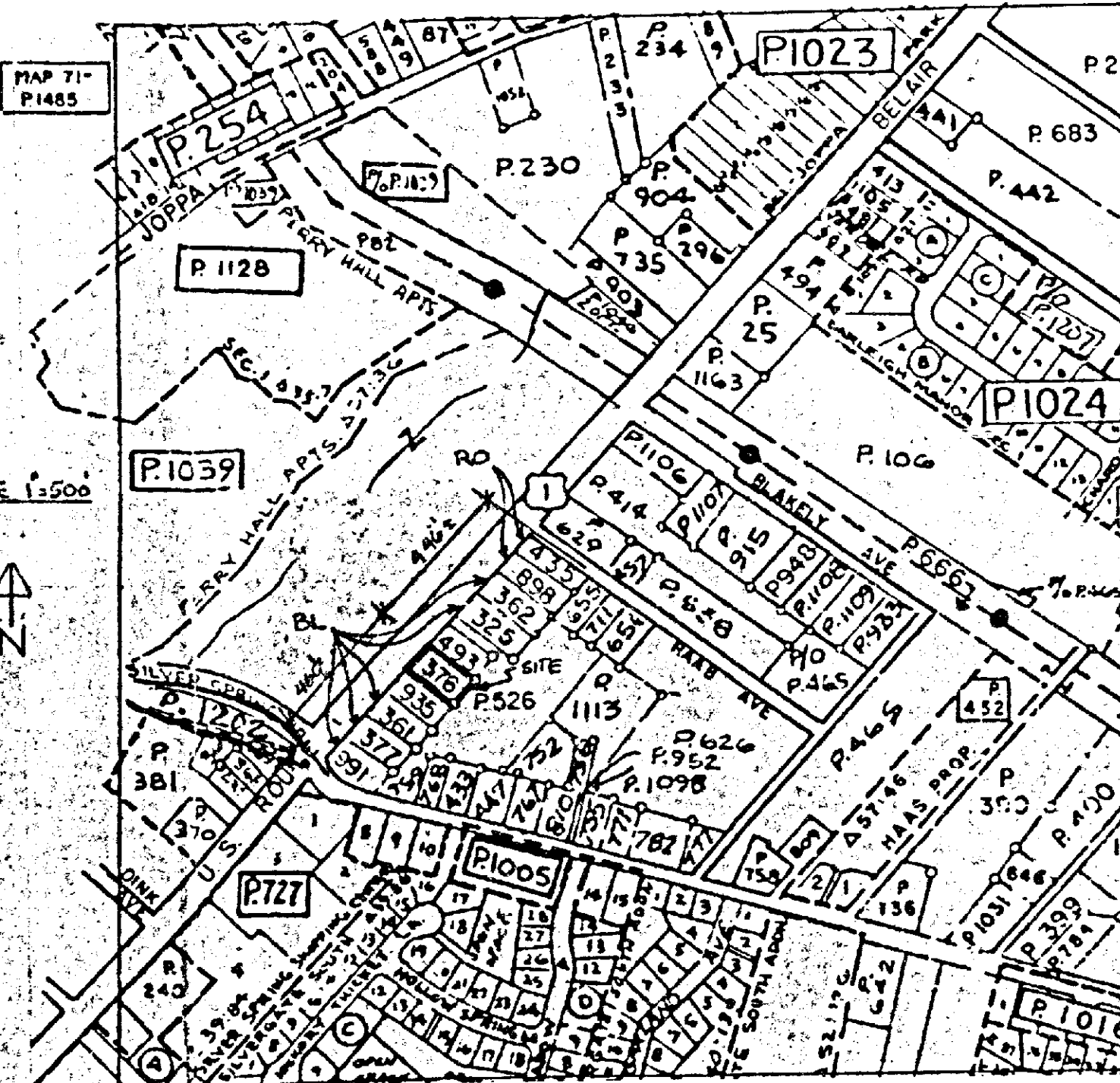
TRIANGLE SIGN & SERVICE
3343 Washington Boulevard
Post Office Box #24186
BALTIMORE, MARYLAND 21227

New Owners
JOINT TENANTS
Stephen L. Miles
Scott J. Miles
Paula A. Miles
11 E. Biddle Street
Baltimore, Maryland 21202

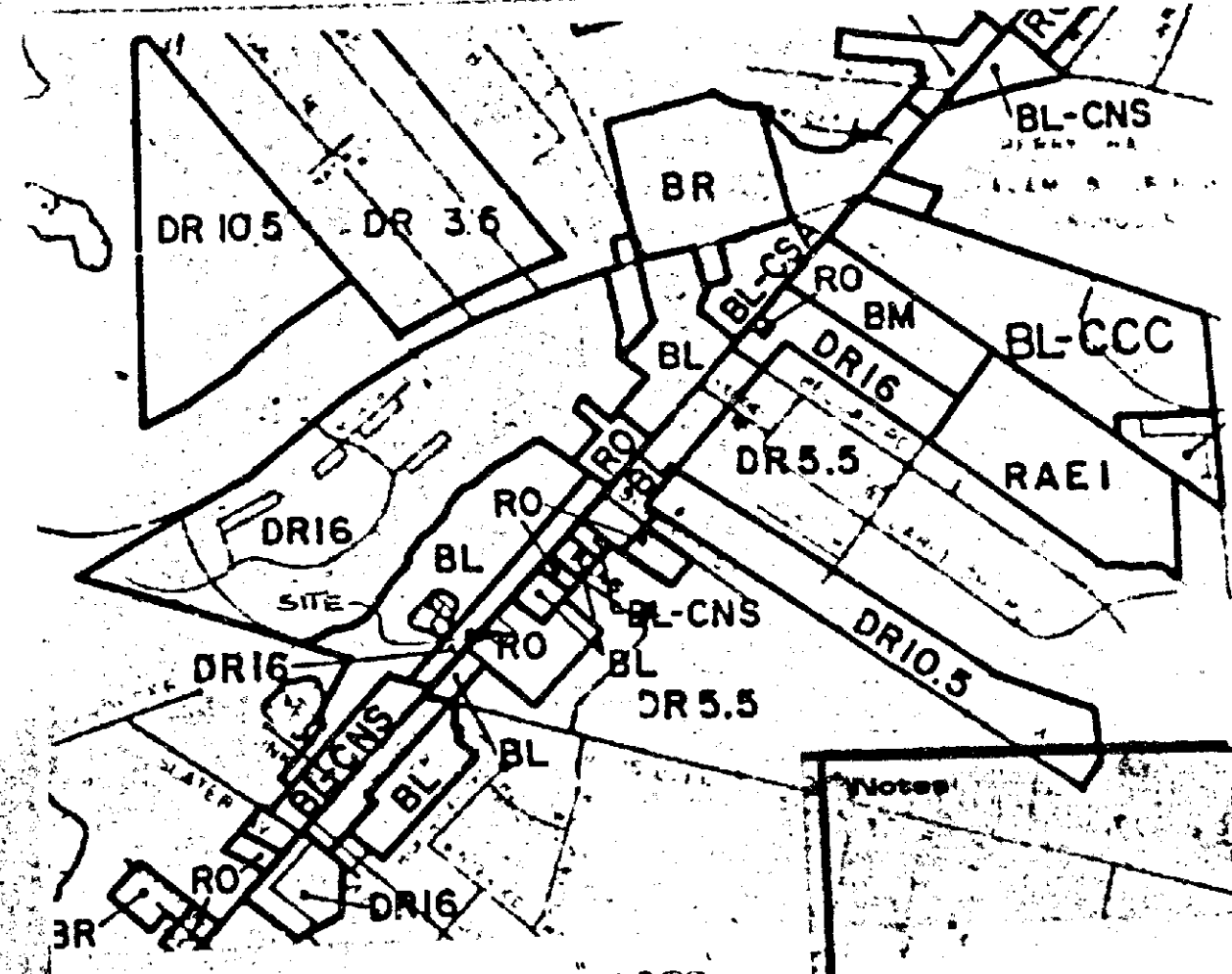
LAW OFFICES
OF
STEPHEN L. MILES
685-8444



1 D/F SIGN ON E SQUARE
TUES. PAINTED LUXURANT
BRONZE
6" H. LKS. 7 KRS. STYLE
PAINTED TO MATCH SIGN BOX.
FALL TO BE WHITE PLEXIGLAS.
INTERNALLY ILLUMINATED.
32' H



PROPERTIES 935, 493 & P.526 ALONG WITH HIGH LIGHTED LOCATION 376 ARE PRESENTLY ZONED RO



Client
STEPHEN L. MILES

Location
3715 BELAIR RD.
BALTIMORE, MD

Salesman
HS

Date 12-1-88

Scale 3/8"=1'-0"

Drawing No. 88657

Revised

Drawn by
MS

Job No.

Sheet No.

APPROVAL

Landlord

Date

Tenant

Date

PETITIONER'S
EXHIBIT 1

TRIANGLE
SIGN & SERVICE
3343 Washington Blvd.
Baltimore, MD. 21227
(301) 247-5300

REPRODUCTION IN WHOLE OR PART
PROHIBITED WITHOUT EXPRESS PERMISSION
OF TRIANGLE SIGN AND SERVICE