

IN THE MATTER OF * BEFORE
 THE APPLICATION OF * COUNTY BOARD OF APPEALS
 IDA LIMITED PARTNERSHIP * OF
 FOR A SPECIAL EXCEPTION * BALTIMORE COUNTY
 ON PROPERTY LOCATED ON THE * CASE NO. 91-263-X
 NORTHWEST SIDE OF BELAIR ROAD,
 440' NORTHEAST OF THE CENTER-
 LINE OF PUTTY HILL AVENUE
 14TH ELECTION DISTRICT
 6TH COUNCILMANIC DISTRICT

ORDER OF DISMISSAL

This matter comes to the Board on appeal from a decision of the Deputy Zoning Commissioner dated March 7, 1991 which denied the subject Petition.

WHEREAS, the Board is in receipt of an Order of Dismissal filed by E. Scott Moore, Esquire, Counsel for Petitioner/Appellant, on December 10, 1991 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for said Petitioner/Appellant requests that the appeal filed by him on behalf of Petitioner/Appellant in this matter be dismissed and withdrawn as of December 10, 1991;

IT IS HEREBY ORDERED this 10th day of December, 1991 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY
 William T. Hackett, Chairman

Harry E. Buchholster, Jr.

John G. Disney

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NW/S BELAIR ROAD, 440' NE OF * DEPUTY ZONING COMMISSIONER
 the c/l of Putty Hill Avenue * OF BALTIMORE COUNTY
 14th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District * Case No. 91-263-X
 IDA Limited Partnership *
 Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to erect an outdoor advertising sign on the subject property in accordance with Petitioner's Exhibit 1.

The Petitioners, by Lawrence M. Macks, Esquire, appeared and testified. Also appearing on behalf of the Petition was G. Dwight Little, Professional Engineer with W. Duvall and Associates. Appearing as Protestants in the matter were George and Edna Wilson, Dorothy S. McMann, Maurice and Sophie Raab, and Jacqueline L. Watts.

Testimony indicated that the subject property consists of 20.266 acres and is located on Belair Road north of Putty Hill Avenue and Ridge Road. Said property is zoned B.R. as a result of a documented site plan reclassification in Case No. 90-176-R. Testimony indicated that Petitioners intend to develop the subject property as an auto plaza in accordance with the documented site plan filed in Case No. 90-176-R; however, in the interim, Petitioner is requesting permission to place a temporary outdoor advertising sign as depicted in Petitioner's Exhibit 3 to advertise the housing development known as the Woods at Bay Country. Testimony indicated that the subject sign would be placed on the property only until its development in accordance with the documented site plan. Petitioner argued the proposed sign would replace a billboard sign that existed on the property

ORDER RECEIVED FOR FILING
 Date 3/11/91
 By [Signature]

for many years but was taken down by the State Highway Administration when Belair Road was widened. No testimony was presented addressing the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Further, as explained at the hearing, in the opinion of the Deputy Zoning Commissioner, the outdoor advertising sign is not reflected on the documented site plan.

The Protestants were opposed in principle to the outdoor advertising sign but were pleased with Petitioner's intent to make the sign temporary and to limit it to that depicted on Petitioner's Exhibit 3.

After reviewing all of the testimony and evidence presented, it appears that the relief requested in the special exception should not be granted. The burden is clearly upon the Petitioner to meet the requirements of Section 502.1 of the B.C.Z.R. prior to the granting of a special exception. Petitioner has not met its burden. Further, in the opinion of the Deputy Zoning Commissioner, Petitioners failed to present testimony that the relief requested is within the spirit and intent of the documented site plan filed in Case 90-176-R. Development of the property is limited to that set forth on the documented site plan. On appeal, the Board of Appeals may find the request to be an amendment within the spirit and intent of the documented site plan; however, said issue was not properly presented herein.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of March, 1991 that the Petition for Special Exception to erect an outdoor advertising sign on the subject

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 Date 3/11/91
 By [Signature]

property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

ANN:bjs

ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date 3/11/91
 By [Signature]

IN RE: PETITION FOR SPECIAL * BEFORE THE
 EXCEPTION * COUNTY BOARD
 NW/S BELAIR ROAD, * OF APPEALS
 440' NE OF the c/l *
 of Putty Hill Avenue, *
 14th Election District *
 6th Councilmanic *
 District * Case No. 91-263-X
 IDA LIMITED PARTNERSHIP *
 Petitioner *

ORDER OF DISMISSAL

Please dismiss the appeal of IDA Limited Partnership in the above-entitled matter.

E. Scott Moore
 Attorney for Appellant
 4111 East Joppa Road, Suite 201
 Baltimore, Maryland 21236
 (301) 529-4600

Appellant: IDA LIMITED PARTNERSHIP

Copy to: Larry Macks

52-11-13 01 330 16

IN RE: PETITION FOR SPECIAL * BEFORE THE
 EXCEPTION * DEPUTY ZONING COMMISSIONER
 NW/S BELAIR ROAD, 440' NE * OF BALTIMORE COUNTY
 of the c/l of Putty Hill *
 Avenue, 14th Election *
 District, 6th Councilmanic *
 District * Case No. 91-263-X
 IDA LIMITED PARTNERSHIP *
 Petitioner *

APPEAL

Please enter an appeal from the Order in the above-entitled matter dated March 7, 1991 to the County Board of Appeals.

E. Scott Moore
 Attorney for Petitioner
 4111 East Joppa Road, Suite 201
 Baltimore, Maryland 21236
 (301) 529-4600

NOV 13 '90 11:21 W-DUM 583-1513--

P.2/2

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-263-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 Outdoor Advertising Sign.

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 penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Engineer W. Duvall & Associates, Inc. (Type or Print Name)	Legal Owner(s): IDA Limited Partnership
Signature [Signature]	Signature [Signature]
Address 530 East Joppa Road Towson, Maryland 21204 City and State	Address 613 Reisterstown Road Baltimore, Maryland 21215 (301) 358-4934 p City and State
Attorney for Petitioner: (Type or Print Name)	Address 613 Reisterstown Road Baltimore, Maryland 21215 (301) 358-4934 City and State
Signature	City and State
Address	Name, address and phone number of legal owner, contractor purchaser or representative to be contacted
City and State	Lawrence M. Macks 613 Reisterstown Road Baltimore, Maryland 21215 (301) 358-4934 Address Phone No.
Attorney's Telephone No.	Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of DEC, 1990, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of FEB, 1991, at 10 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 Date 3/11/91
 By [Signature]

W. DUVAL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

November 6, 1990
 ZONING DESCRIPTION
 20.266 ACRE PARCEL OF LAND
 PROPERTY OF IDA LIMITED PARTNERSHIP
 S.M. 7824/POL10176
 14th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northwesternmost side of Belair Road, said point being North 36 degrees East 440 feet, more or less, from the centerline intersection of Belair Road (U.S. Rt. #1), 60 foot wide Right of Way, and Putty Hill Avenue; thence running for the outline of a parcel of land which by deed dated March 24, 1988 was granted and conveyed by Rowell Title Holding Corporation to IDA Limited Partnership as recorded among the Land Records of Baltimore County in Liber S.M. 7824 folio 176, the following fifteen courses and distances, viz:

- 1) Binding on said Belair Road North 36 degrees 26 minutes 30 seconds East 389.10 feet; thence leaving said road
- 2) North 55 degrees 01 minutes 10 seconds West 80.90 feet; thence
- 3) North 68 degrees 42 minutes 45 seconds West 261.00 feet; thence
- 4) North 81 degrees 27 minutes 23 seconds West 328.26 feet; thence
- 5) South 88 degrees 40 minutes 33 seconds West 150.08 feet; thence
- 6) South 72 degrees 17 minutes 00 seconds West 153.11 feet; thence
- 7) South 09 degrees 26 minutes 57 seconds West 158.99 feet; thence
- 8) North 73 degrees 37 minutes 41 seconds West 176.33 feet; thence
- 9) North 61 degrees 08 minutes 42 seconds West 173.40 feet; thence
- 10) North 64 degrees 31 minutes 07 seconds West 160.41 feet; thence
- 11) North 66 degrees 24 minutes 15 seconds West 466.29 feet; thence
- 12) South 14 degrees 53 minutes 08 seconds West 545.72 feet; thence
- 13) South 74 degrees 45 minutes 37 seconds East 1328.70 feet; thence
- 14) North 15 degrees 14 minutes 23 seconds East 203.00 feet; thence
- 15) South 74 degrees 45 minutes 37 seconds East 570.27 feet to the point of beginning.

CONTAINING 20.266 Acres of land, more or less.

BEING all that parcel of land which by deed dated March 24, 1988 was granted and conveyed by Rowell Title Corporation to IDA Limited Partnership as recorded among the Land Records of Baltimore County in Liber S.M. 7824 folio 176.



**Maryland Department of Transportation
State Highway Administration**

Revised 7/80
Sheet
No. 1050P
Approved

November 21, 1990

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

Re: Baltimore County
IDA Limited Partnership
Terry Hills
Zoning meeting 12/4/90
WIS Belair Road
US 1-N
440' north of Patty Hill Avenue
Item #200

Dear Mr. Haines:

We have received the submittal for a special exception for an outdoor advertising sign.

We are forwarding this plan to our Highway Beautification Section, C/O George Dawson (333-1642) for all comments relative to zoning.

If we can be of further assistance, please contact Larry Brocato (333-1350).

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LBles

cc: Mr. George Dawson w/att.
Mr. J. Ogle
W. Durall and Associates Inc.

RECEIVED
NOV 26 1990
ZONING OFFICE

Telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
Metro - 565-0451 D.C. Metro - 1-800-482-3062 Statewide Toll Free
North Calvert St., Baltimore, Maryland 21203-0717

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

November 28, 1990

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers, 187, 200, 203, 204, 206, 208, 210, 211, and 212.

Very truly yours,

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

MSF/lab

received
12/3/90

NOVEMBER 28, 1990

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

RE: Property Owner: IDA LIMITED PARTNERSHIP
Location: NW/S BELAIR ROAD
Item No.: 200 Zoning Agenda: DECEMBER 4, 1990

Gentlemen:

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

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John Kelly* 11-28-90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
11/24/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

received
12/4/90

November 30, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 200
PROPERTY OWNER: IDA Limited Partnership
LOCATION: NW/S Belair Road, 440' NE center-line Putty Hill Avenue
ELECTION DISTRICT: 14th
COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
 - () PARKING LOCATION () RAMPS (degree slope)
 - () NUMBER PARKING SPACES () CURB CUTS
 - () BUILDING ACCESS () SIGNAGE
 - () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
 - (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
 - () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
 - () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
 - () OTHER - All signs shall comply to the Baltimore County Building Code and its amendments. See Council Bill #158-88.
- PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.
- THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.
- APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: January 31, 1991
Zoning Commissioner

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

SUBJECT: IDA Limited Partnership, Item No. 200

The petitioner requests a Special Exception for an illuminated 12' X 25' advertising sign.

Staff believes the control of outdoor advertising signs is essential in protecting the health, safety and welfare of the citizens of Baltimore County. In certain locations, the unique scale and design of outdoor advertising signs clearly compromises public safety and traffic safety, since these signs are distracting. The very purpose of an outdoor advertising sign is to attract the attention of the operators of motor vehicles, so that a commercial message is noticed.

This office recognizes that high standards for signs enhance the aesthetic appearance of the community and the ability of the commercial sector to thrive in an attractive environment.

In many commercial areas it is difficult to locate commercial uses: not because of a general lack of signs, but because of excessive sign size, which has been exacerbated by competitive waste. In many areas of the county, some business people increase signage in order to compete with each other for attention.

The Baltimore County Master Plan makes several references to the importance of controlling signage, specifically on Page 74, in the following issue is identified:

"The sign regulations need to be completely updated and revised. The regulations should distinguish between new and existing signs, as well as public and private signage. Incentives for phasing out nonconforming uses should be evaluated. Compliance with adopted local community plans should also be considered."

On Page 116 of the Master Plan the following short-term action is called for in the Eastern Sector:

"Clear up signage to reduce clutter and to provide adequate directional signage."

IDA Limited Partnership, Item No. 200
Page 2
February 1, 1991

Planning staff presented proposed legislation regarding the location of outdoor advertising in B.R. zones. In our presentation, staff testified that outdoor advertising signs do not belong and were not intended to be permitted by special exception in the B.R. zone.

The Ad Hoc Committee on Regulations and Standards approved staff's recommendation and moved that the issue be passed on for consideration of the Planning Board.

Based upon the information provided and the analysis conducted, staff recommends that the petitioner's request be denied.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM200/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: November 27, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for December 4, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 200, 206, 208, 210 and 211.

For Items 187 and 212, the previous County Review Group Comments are still applicable.

For Item 203, the correct plat reference is Plat Book 9, Folio 4. Also, the east and west property line dimensions appear to be reversed.

For Item 204, the site must be submitted through the minor subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

December 10, 1991

E. Scott Moore, Esquire
MOORE, CARNEY, RYAN & LATTANZI
4111 W. Joppa Road
Baltimore, Maryland 21236

Re: Case No. 91-263-X (Ida Limited Partnership)

Dear Mr. Moore:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,
LindaLee M. Kuzmaul
LindaLee M. Kuzmaul
Legal Secretary

Enclosure

cc: Lawrence M. Macks (Ida Ltd. Part.)
G. Dwight Little
Mr. and Mrs. George Wilson
Ms. Dorothy S. McMann
Mr. and Mrs. Maurice Raab
Mr. Dominic Averza
Ms. Jacqueline Watts
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration

111 West Chesapeake Avenue
Towson, MD 21284

Lawrence M. Macks - Macks & Macks, Inc.
6615 Reisterstown Road, Suite 205
Baltimore, Maryland 21215

RE: PETITION FOR SPECIAL EXCEPTION
NW/S Belair Road, 440' NE of the c/1 of Putty Hill Avenue
14th Election District - 6th Councilmanic District
IDA Limited Partnership - Petitioners
Case No. 91-263-X

Dear Mr. Macks:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied 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 887-3391.

Very truly yours,

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

AMN:bjs

cc: Mr. & Mrs. George W. Wilson
4517 Forge Road, Perry Hall, Md. 21128

Ms. Dorothy S. McMann
9513 Dawnvale Road, Baltimore, Md. 21234

Mr. & Mrs. Maurice Raab
4202 Raab Avenue, Baltimore, Md. 21236

Ms. Jacqueline L. Watts
4916 Forge Road, Perry Hall, Md. 21128

APPEAL

Petition for Special Exception
NW/S Belair Road, 440' NE of the c/1 of Putty Hill Avenue
14th Election District - 6th Councilmanic District
IDA Limited Partnership - Petitioners
Case No. 91-263-X

Petition for Special Exception

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. Plan to accompany Petition
2. No item marked "Exhibit 2" in file
3. Sketch of sign

Deputy Zoning Commissioner's Order dated March 7, 1991 (Denied)

Notice of Appeal received April 5, 1991 from E. Scott Moore, Attorney on behalf of the petitioner.

cc: Lawrence M. Macks - Macks & Macks, Inc.
(IDA Limited Partnership)
6615 Reisterstown Road, Baltimore, MD 21215

E. Scott Moore, Esquire - Moore, Carney, Ryan & Lattanzi
4111 E. Joppa Road, Baltimore, MD 21236

G. Dwight Little - W. Duvall and Associates
530 East Joppa Road, Towson, MD 21204

George and Edna Wilson, 4517 Forge Road, Perry Hall, MD 21128

Dorothy S. McMann, 9513 Dawnvale Road, Baltimore, MD 21236

Maurice and Sophie Raab, 4202 Raab Avenue, Baltimore, MD 21236

Jacqueline L. Watts, 4916 Forge Road, Perry Hall, MD 21128

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Chief Deputy County Attorney
Public Services

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21284

887-3353

April 29, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Exception
NW/S Belair Road, 440' NE of the c/1 of Putty Hill Avenue
14th Election District, 6th Councilmanic District
IDA Limited Partnership - Petitioners
Case No. 91-263-X

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on April 5, 1991 by E. Scott Moore, Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Lawrence M. Macks - Macks & Macks, Inc.
(IDA Limited Partnership)
6615 Reisterstown Road, Baltimore, MD 21215

E. Scott Moore, Esquire - Moore, Carney, Ryan & Lattanzi
4111 E. Joppa Road, Baltimore, MD 21236

G. Dwight Little - W. Duvall and Associates
530 East Joppa Road, Towson, MD 21204

County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. August 28, 1991

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-263-X IDA LTD. PART.
NW/S Belair Rd., 440' NE of c/1 Putty Hill Avenue

14th Election District
6th Councilmanic District

SE-Outdoor advertising sign

3/7/91 - D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR: THURSDAY, DECEMBER 12, 1991 at 1:00 P.M.

cc: E. Scott Moore, Esquire Counsel for Petitioner/Appellant

Lawrence M. Macks - Macks & Macks Petitioner/Appellant
(IDA Ltd. Part.)

G. Dwight Little

Mr. and Mrs. George Wilson

Ms. Dorothy S. McMann

Mr. and Mrs. Maurice Raab

Mr. Dominic Aversa

Ms. Jacqueline L. Watts
People's Counsel for Baltimore County

P. David Fields

Pat Keller

Public Services

J. Robert Haines

Timothy M. Kotroco

James E. Dyer

W. Carl Richards, Jr.

Docket Clerk - Zoning

Arnold Jablon-Director of
Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

8/28/91 - Following parties notified of hearing set for December 12, 1991 at 1:00 p.m.:

E. Scott Moore, Esquire
Lawrence M. Macks - Macks & Macks
(IDA Ltd. Part.)

G. Dwight Little

Mr. and Mrs. George Wilson

Ms. Dorothy S. McMann

Mr. and Mrs. Maurice Raab

Mr. Dominic Aversa

Ms. Jacqueline L. Watts
People's Counsel for Baltimore County

P. David Fields

Pat Keller

Public Services

J. Robert Haines

Timothy M. Kotroco

James E. Dyer

W. Carl Richards, Jr.

Docket Clerk - Zoning

Arnold Jablon-Director of
Zoning Administration

12/09/91 -Per Counsel for Petitioner /matter to be withdrawn; letter to follow.
Will not be present for hearing scheduled for 12/12/91.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

August 23, 1991

Dominic Aversa
Columbia Investment Company
1704 Pumphrey Street
Baltimore, Maryland 21224

Re: Case No. 91-263-X (IDA Ltd. Part.)

Dear Mr. Aversa:

The purpose of this letter is to acknowledge receipt of your correspondence dated August 21, 1991. Also, please be advised that your name has been added to the above file as requested and you will be notified of any and all hearing dates in the above-captioned case.

If I can be of any further assistance to you or if you have any questions at all, please do not hesitate to contact me.

Sincerely,

LindaLee M. Kuszmaul
LindaLee M. Kuszmaul
Legal Secretary

W. DUVAL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21204 / 301 583-9571 Engineers / Land Planning Consultants

To: Zoning Office

Date: 8/25/91

Re: Perry Hills

BB010A

Attention: Ann McLaughlin - Nastarowicz

RECEIVED

We are submitting
 We are forwarding
 We are returning
 We request

Herewith Under Separate Cover

ZONING OFFICE

No.	Description
1	set prints: Documented Site Plan as Approved in Zoning Reclass.

Remarks: Per your request in Zoning Hearing for outdoor advertising sign on 8/21/91. Case 91-263-X.

In accordance with your request
 For your review
 For processing
 Plans reviewed and accepted
 Approval requested
 For revision by you

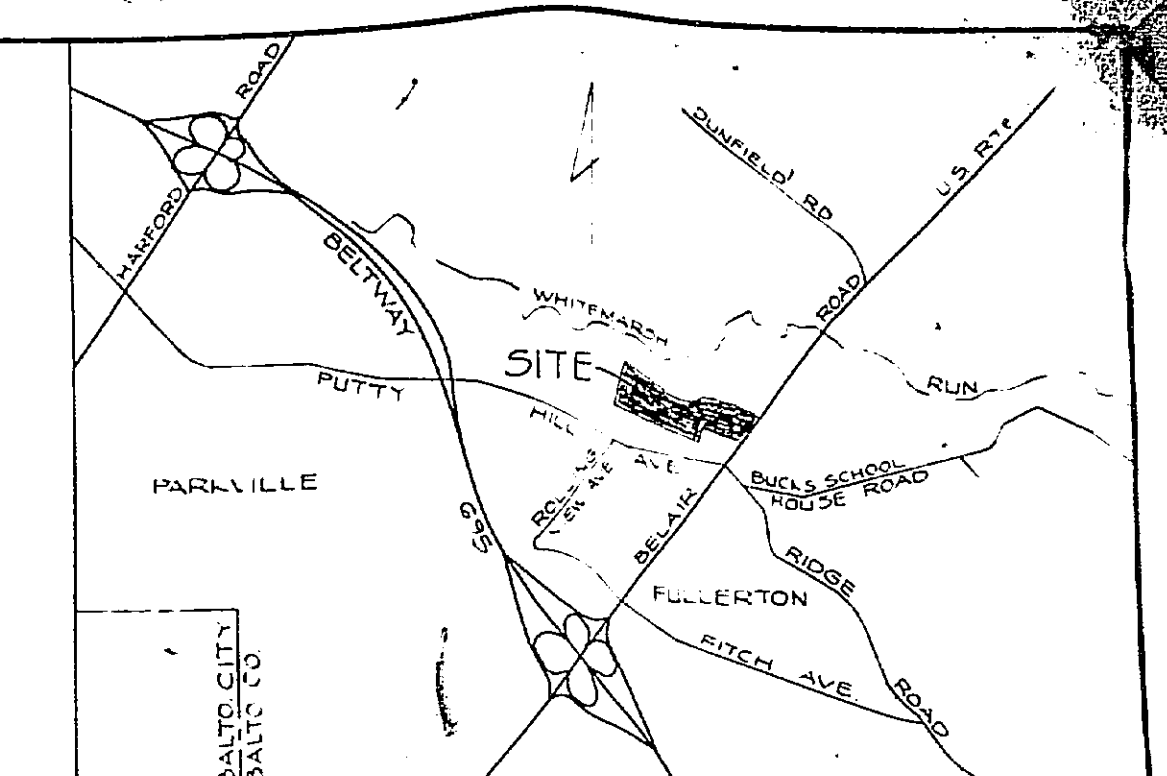
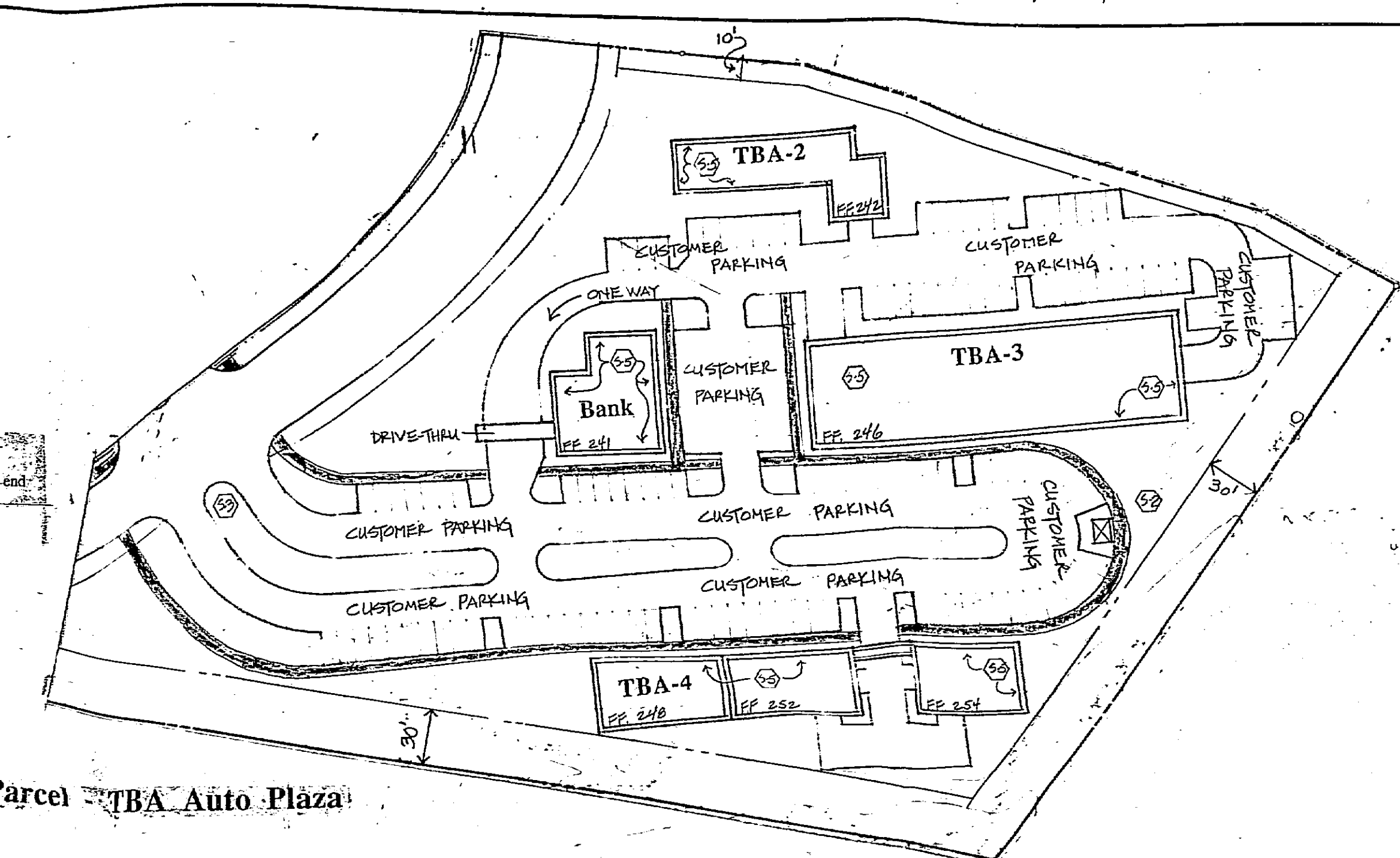
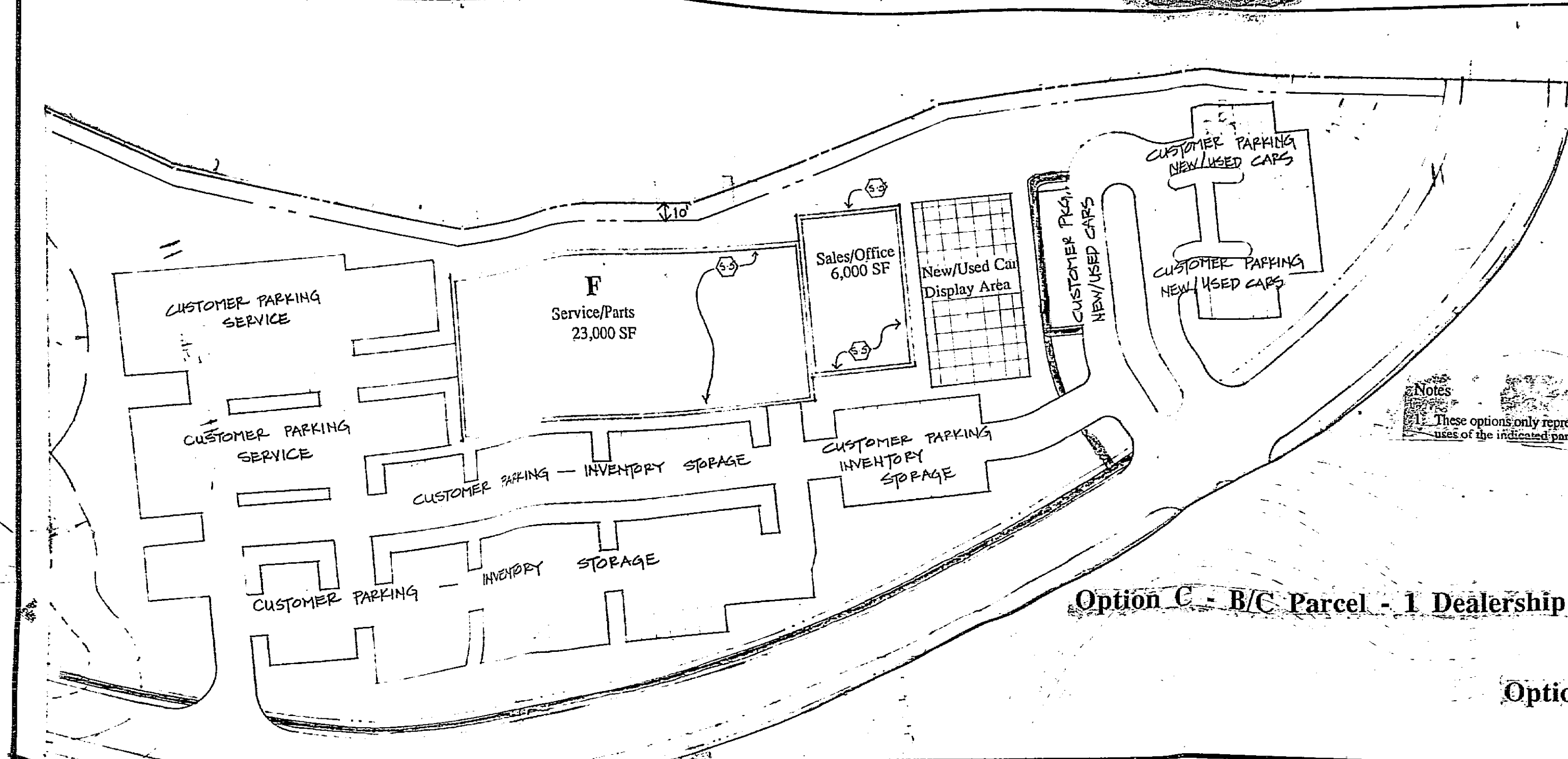
For your use
 Please call when ready
 Please return to this office
 Apportion requested
 Conference requested at your convenience

For further information, please contact the writer at this office

CC: E. Scott Moore

Sincerely yours,

G. Dwight Little, Jr.
G. Dwight Little, Jr., P.E.

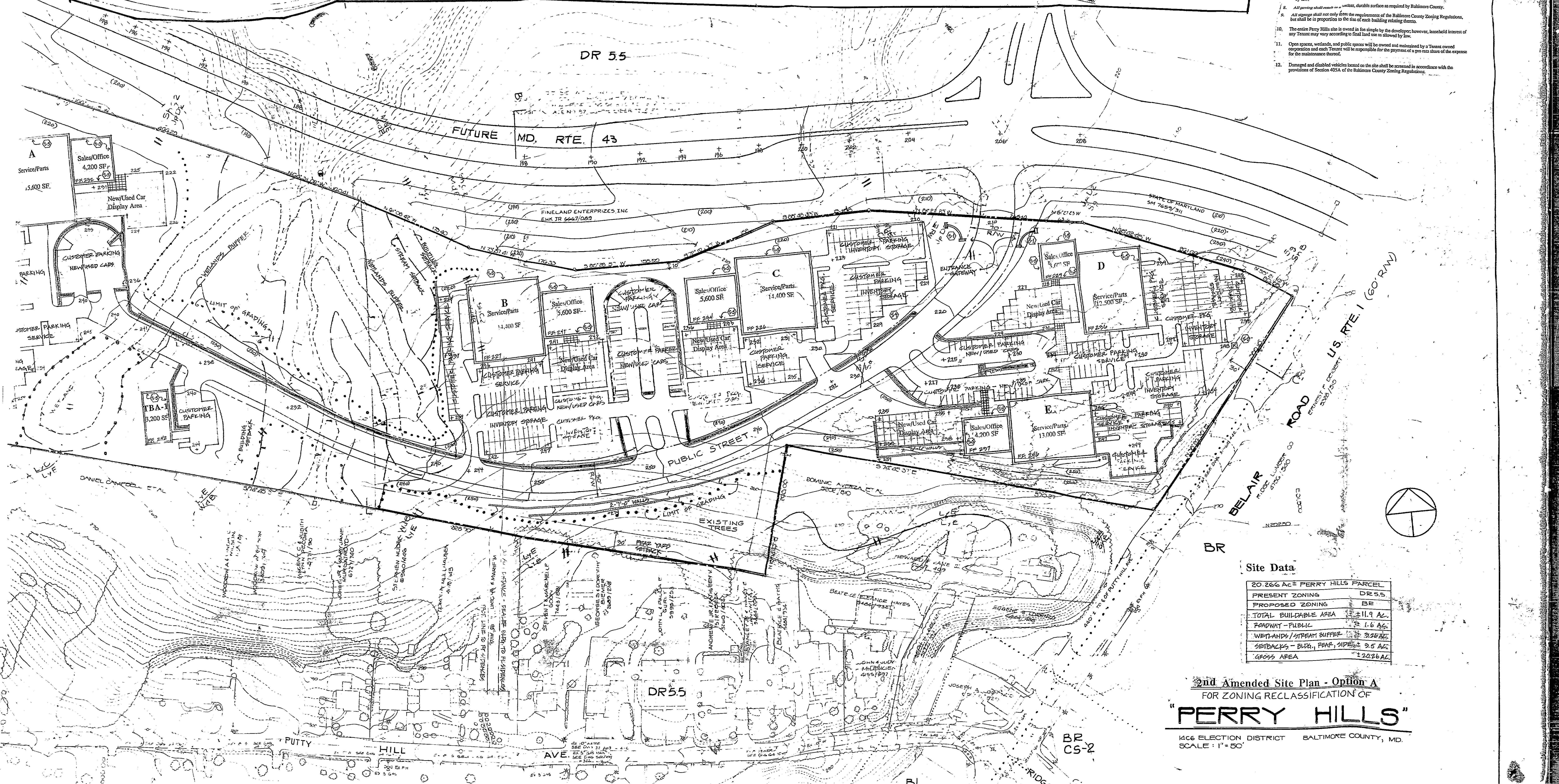


LOCATION MAP
SCALE 1"=2000'

- NOTES
- Hours of operation shall be normal business hours for proposed uses.
 - Maximum number of employees shall be 450.
 - Maximum levels of emissions - see Conditions Precedent for Development and Environmental Impact Statement.
 - All paving shall be asphalt.
 - Sign criteria - see Conditions Precedent for Development.
 - Changes more severe as allowed by law, but not limited to: (a) the footprint, (b) the allocation of parking, (c) the display area, or (d) changes resulting from final grading, etc.
 - All material changes in the plan are subject to review by the County Board of Appeals as allowed by law.
 - All paving shall consist of a "washed" durable surface as required by Baltimore County.
 - All signage shall not only meet the requirements of the Baltimore County Zoning Regulations, but shall be in proportion to the size of each building relating thereto.
 - The entire Perry Hills site is owned in fee simple by the developer; however, leasehold interests of any tenant may vary according to final land use as allowed by law.
 - Open spaces, wetlands, and public spaces will be owned and maintained by a Texas owned corporation and each Tenant will be responsible for the payment of a pro rata share of the expense for the maintenance thereof.
 - Damaged and disabled vehicles located on the site shall be removed in accordance with the provisions of Section 602A of the Baltimore County Zoning Regulations.

Option C - B/C Parcel - 1 Dealership (F)

Option D - D/E Parcel - TBA Auto Plaza



Site Data

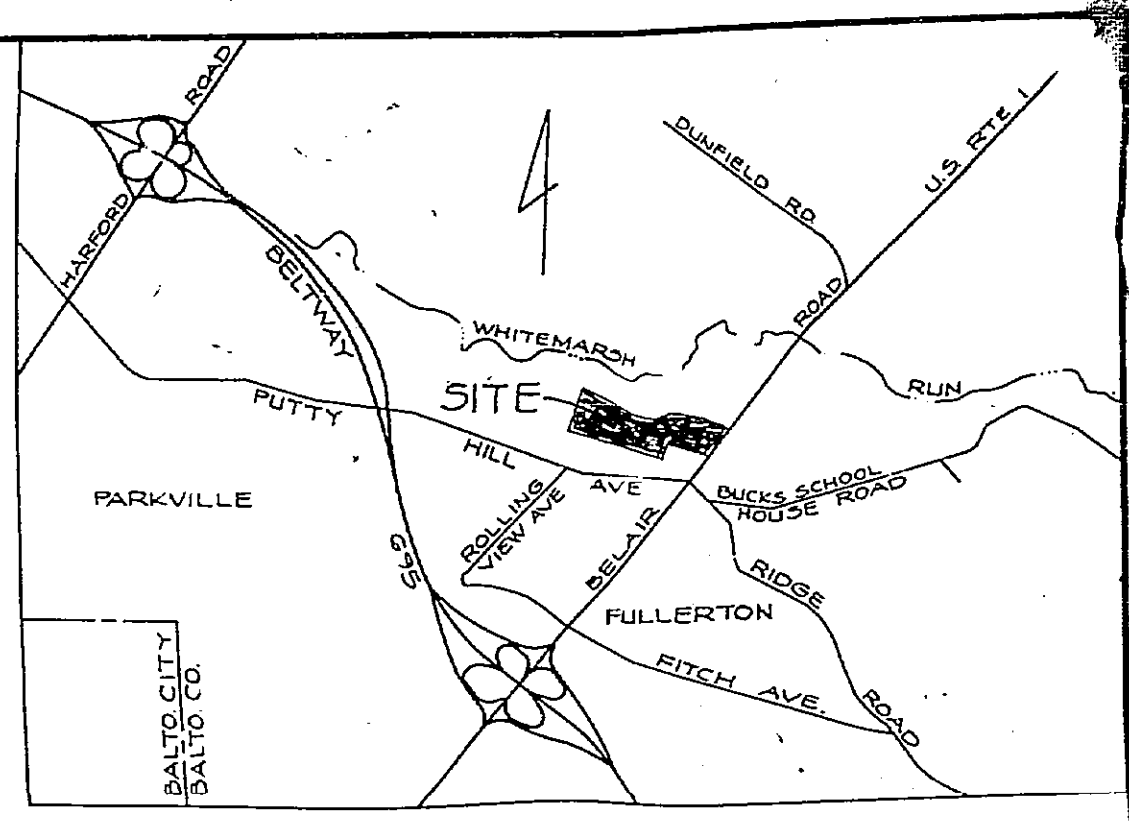
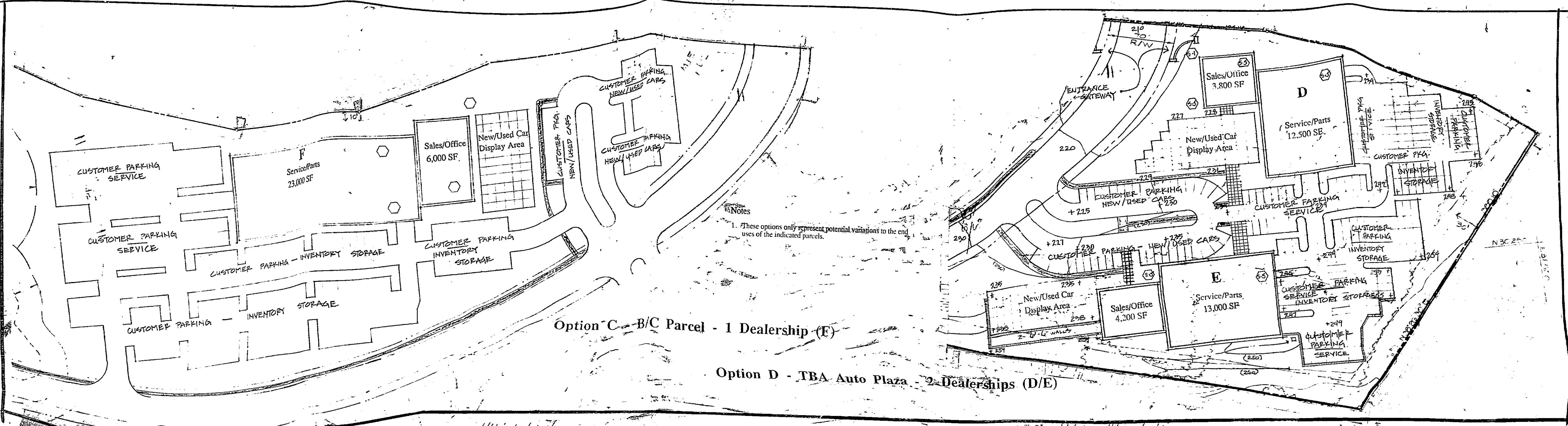
20,266 AC ² PERRY HILLS PARCEL	
PRESENT ZONING	DR 55
PROPOSED ZONING	SB
TOTAL BUILDABLE AREA	± 11.9 AC ²
ROADWAY - PUBLIC	± 1.6 AC ²
WETLANDS / STREAM BUFFER	± 2.6 AC ²
SETBACKS - BUFFER, FRONT, SIDE/REAR	± 9.5 AC ²
GROSS AREA	± 20,266 AC ²

2nd Amended Site Plan - Option A
FOR ZONING RECLASSIFICATION OF
"PERRY HILLS"

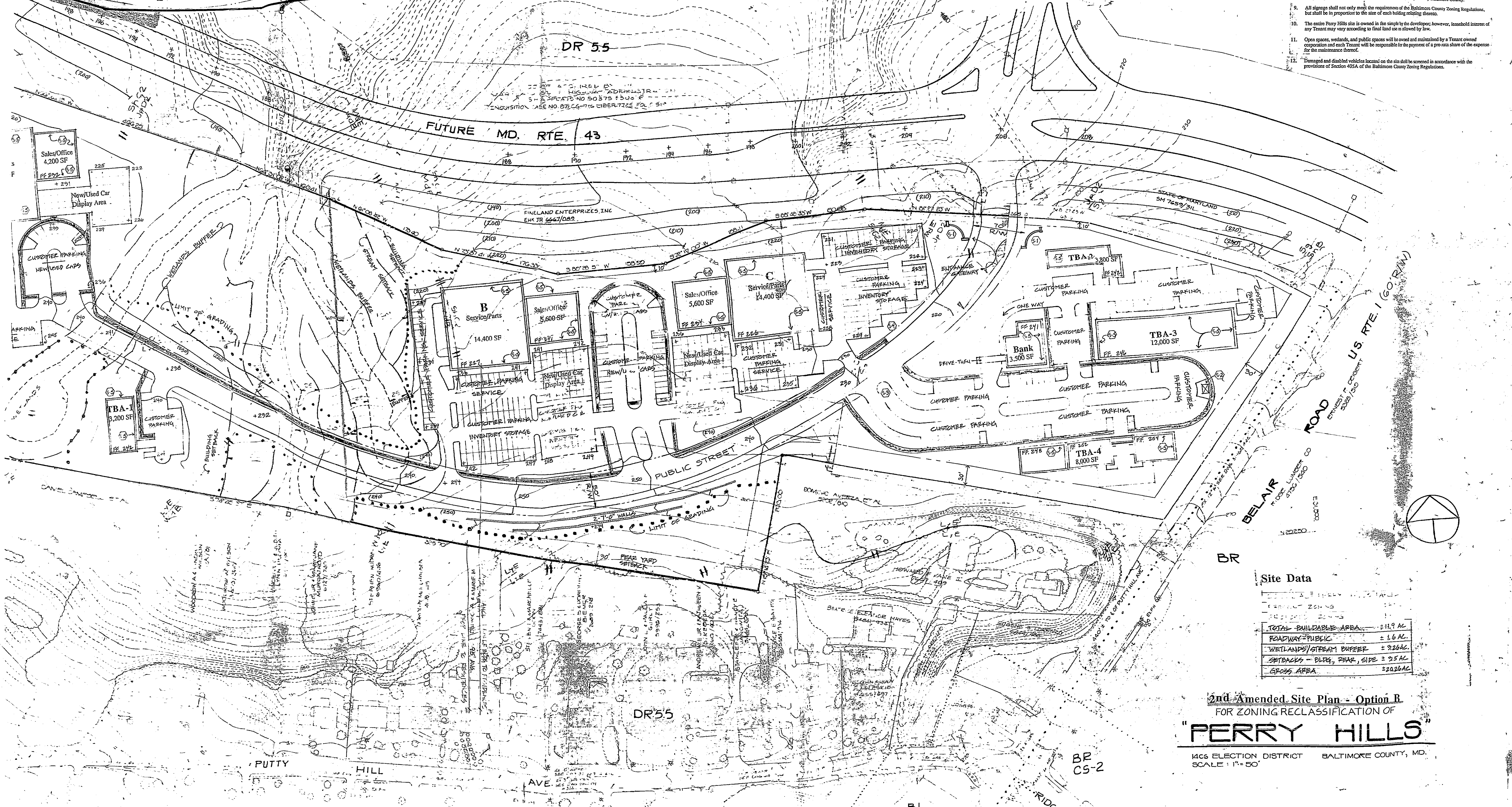
MCC ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=50'

OWNER
IDA Limited Partnership
6615 Reisterstown Road
Suite 205
Baltimore, MD 21215

6-12-90
4-12-90



- NOTES
- Hours of operation shall be normal business hours for proposed use.
 - Maximum number of employees shall be 450.
 - Maximum levels of construction - see Conditions Precedent for Development and Environmental Impact Statement.
 - All paving shall be concrete.
 - Sign criteria - see Conditions Precedent for Development.
 - Changes may occur as allowed by law, but not limited to: (a) the footprint, (b) the allocation of parking, (c) the display areas, or (d) changes resulting from final grading, etc.
 - All material changes in the Plan are subject to review by the County Board of Appeals as allowed by law.
 - All paving shall result in a durable, durable surface as required by Baltimore County.
 - All signage shall not only meet the requirements of the Baltimore County Zoning Regulations, but shall be in proportion to the size of each building relating thereto.
 - The entire Perry Hills site is owned in fee simple by the developer; however, leasehold interests of any Tenant may vary according to final lease as allowed by law.
 - Open spaces, wetlands, and public spaces will be owned and maintained by a Tenant owned corporation and each Tenant will be responsible for the payment of a pro rata share of the expenses for the maintenance thereof.
 - Demaged and disabled vehicles located on the site shall be removed in accordance with the provisions of Section 60A of the Baltimore County Zoning Regulations.



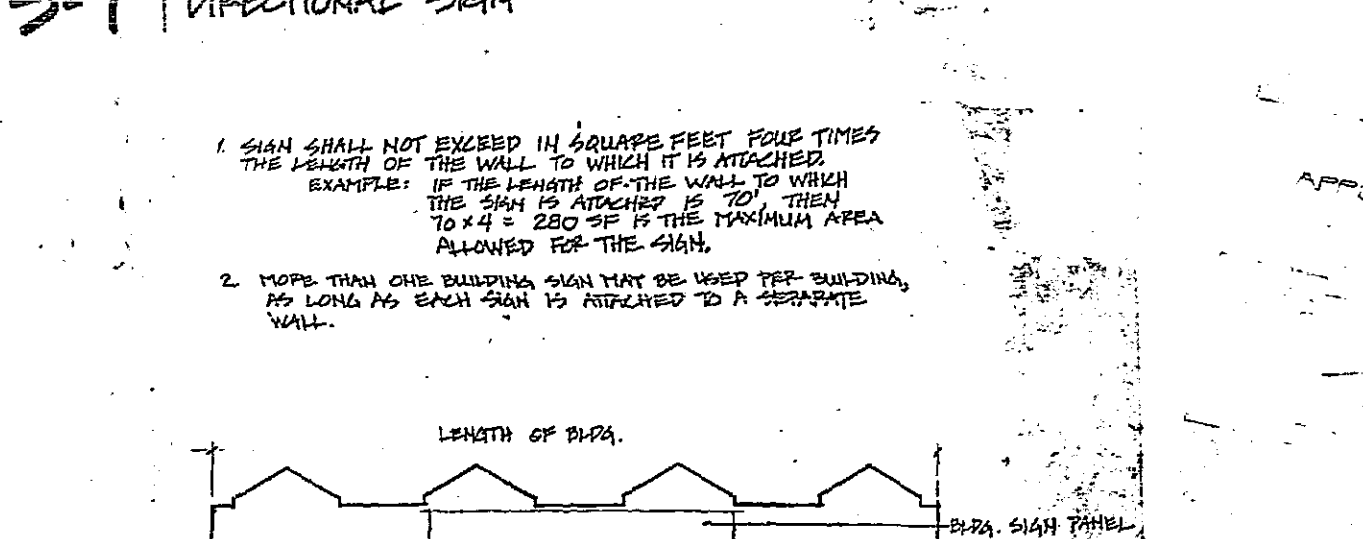
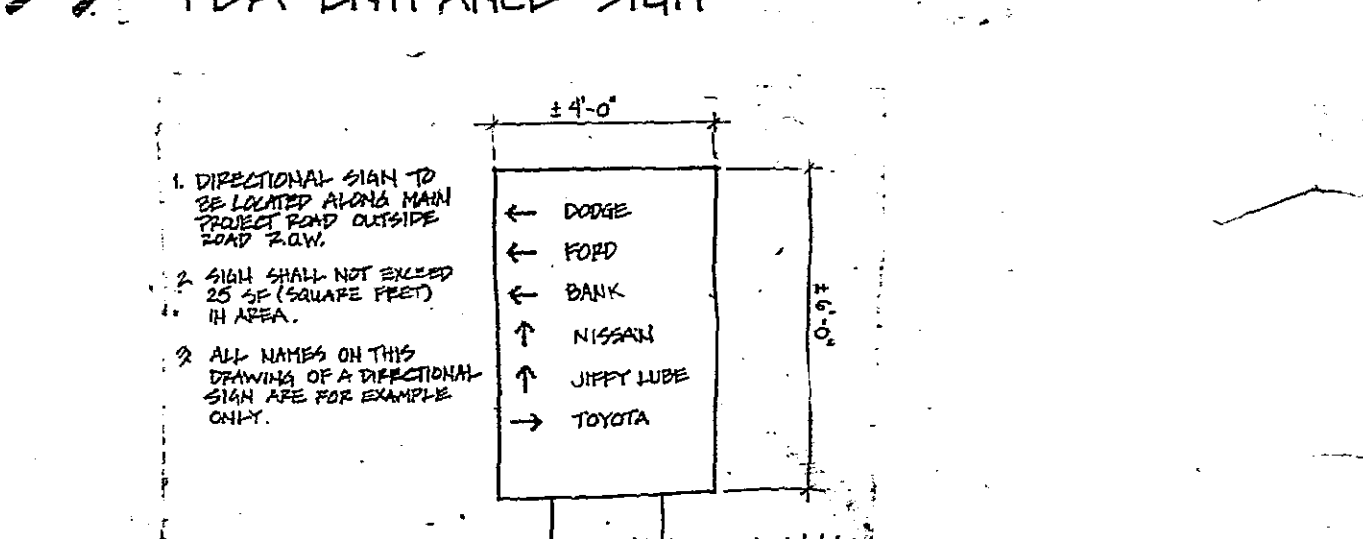
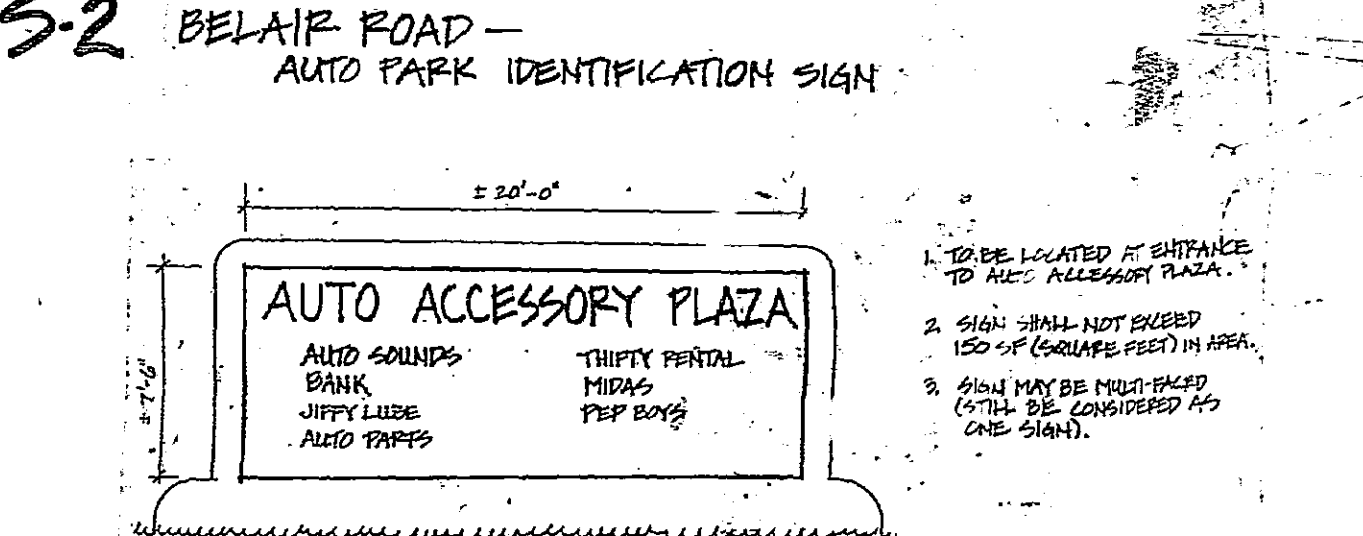
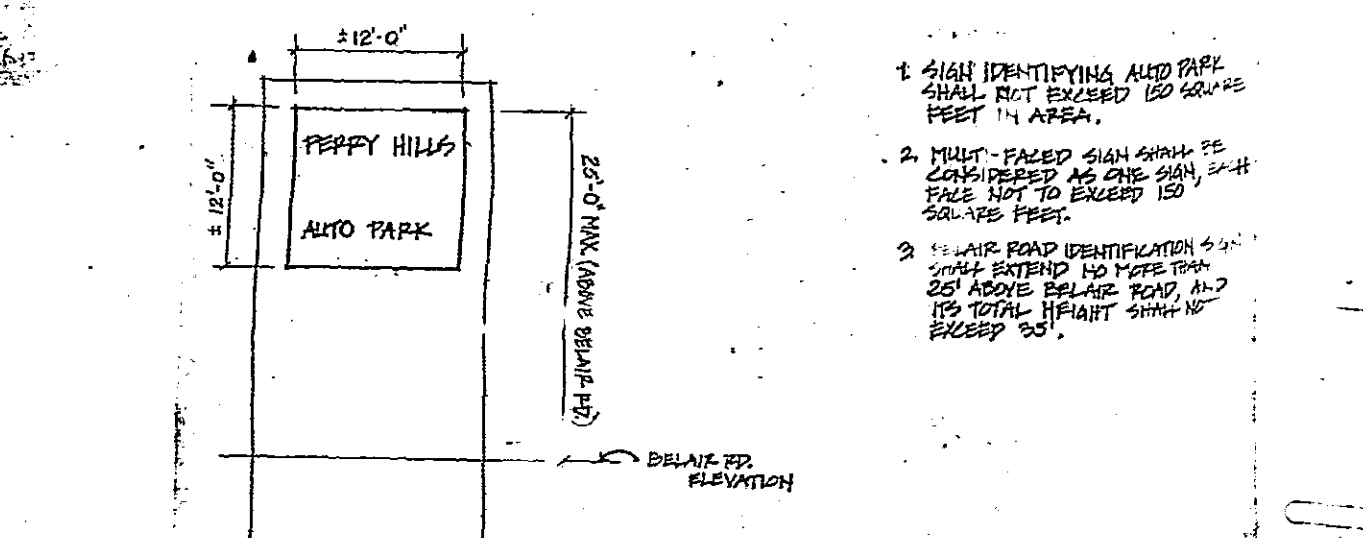
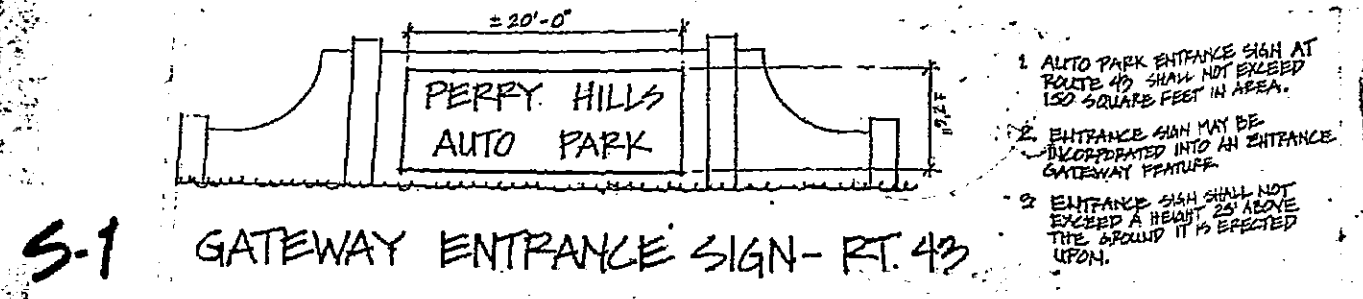
Site Data

TOTAL BUILDABLE AREA	= 11.9 AC.
ROADWAY - PUBLIC	= 1.6 AC.
WETLANDS/STREAM BUFFER	= 9.26 AC.
SETBACKS - BLDG, DRGR, SIDE	= 2.5 AC.
GROSS AREA	= 20.26 AC.

2nd Amended Site Plan - Option B
 FOR ZONING RECLASSIFICATION OF
"PERRY HILLS"
 146 ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1"=50'

WNER
 A Limited Partnership
 15 Reisterstown Road
 Baltimore, MD 21215

6.12.90
 4.12.90

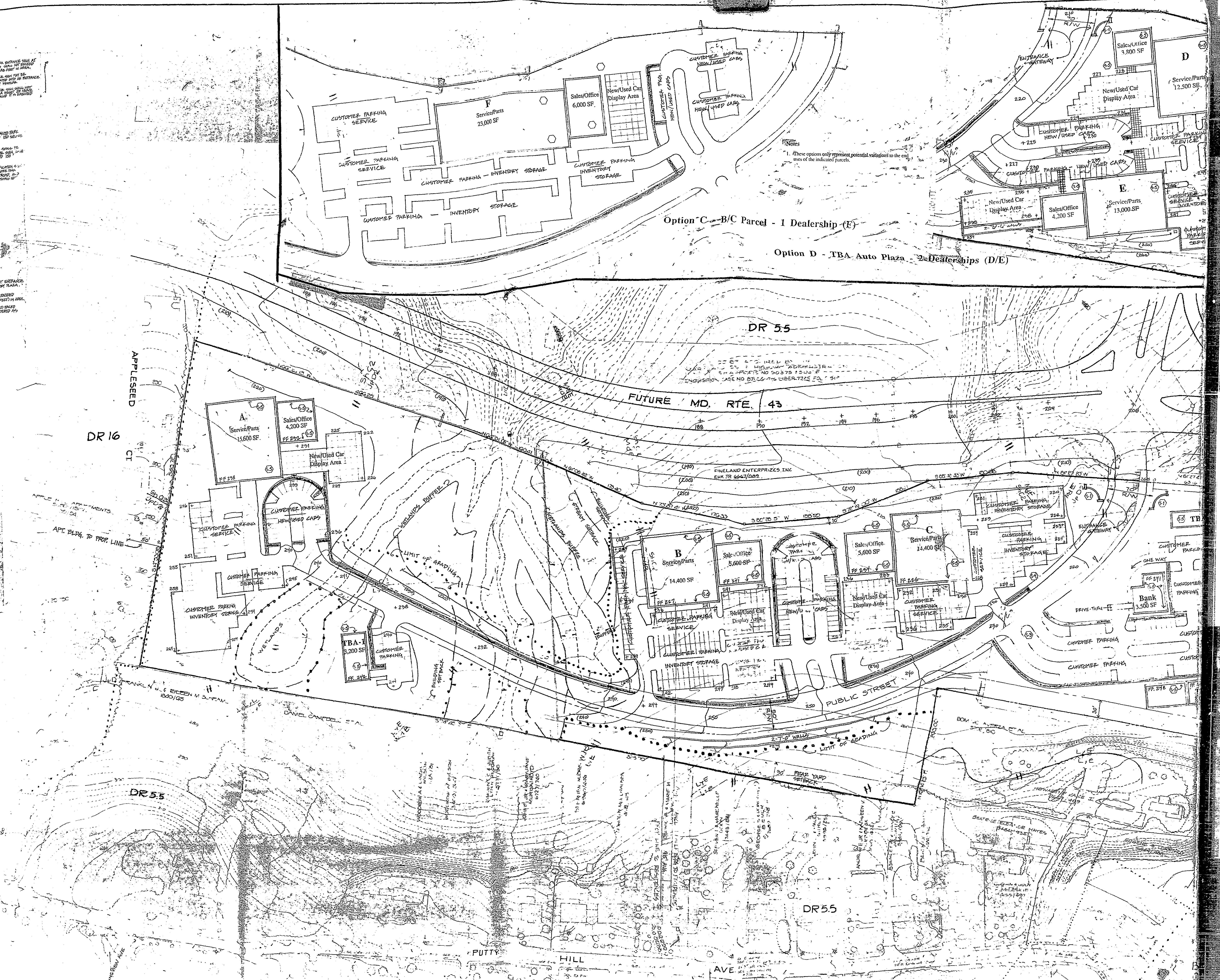


Parcel	Sales/Parking (S/1000 SP)	Service/Parking (S/3000 SP)	Parking Proposed	New/Used Car Display Area (S/1000 SP)
A	4,200 SF = 21	13,600 SF = 51	72	155
B	5,600 SF = 28	14,400 SF = 48	76	135
C	5,600 SF = 28	14,400 SF = 48	76	159
D	3,600 SF = 18	12,500 SF = 41	39	96
E	4,200 SF = 21	13,000 SF = 43	64	101
F	6,000 SF = 30	23,000 SF = 76	106	232
TBA-1	3,200 SF = 16		16	16
TBA-2	3,800 SF = 19		19	19
TBA-3	12,000 SF = 60		60	60
TBA-4	8,000 SF = 40		40	42
Bank	3,500 SF = 18		18	19

W. DUVALL & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
 5300 East Jordan Road
 Towson, Maryland 21284
 (410) 283-9977

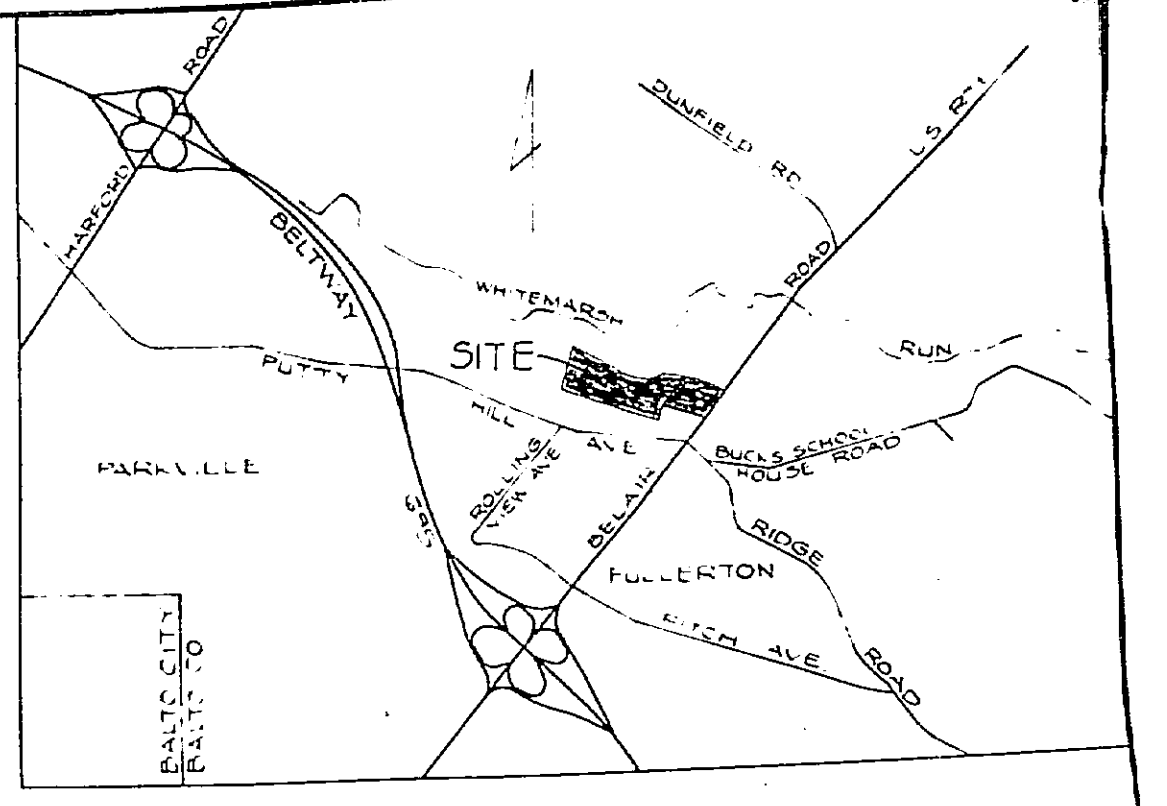
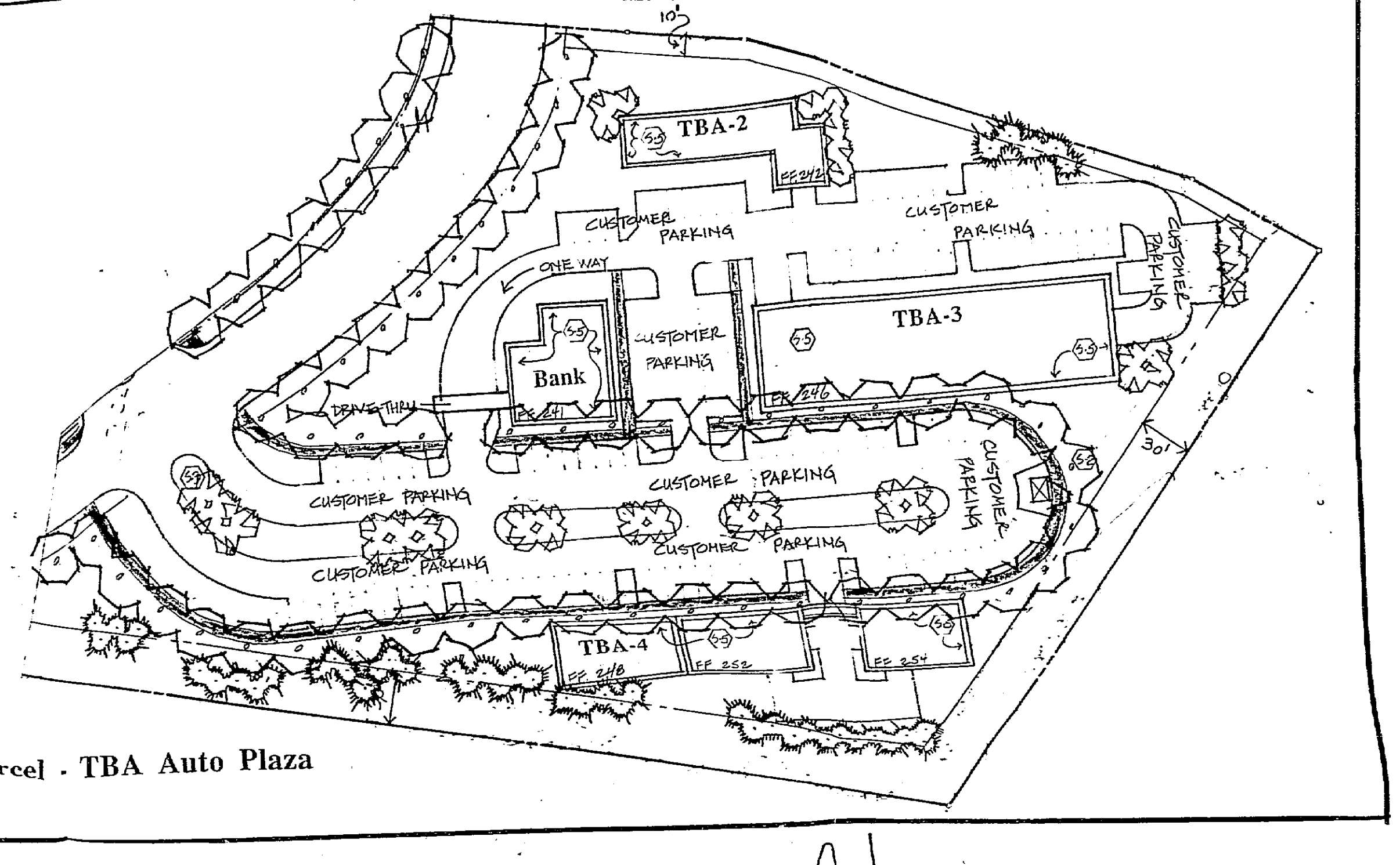
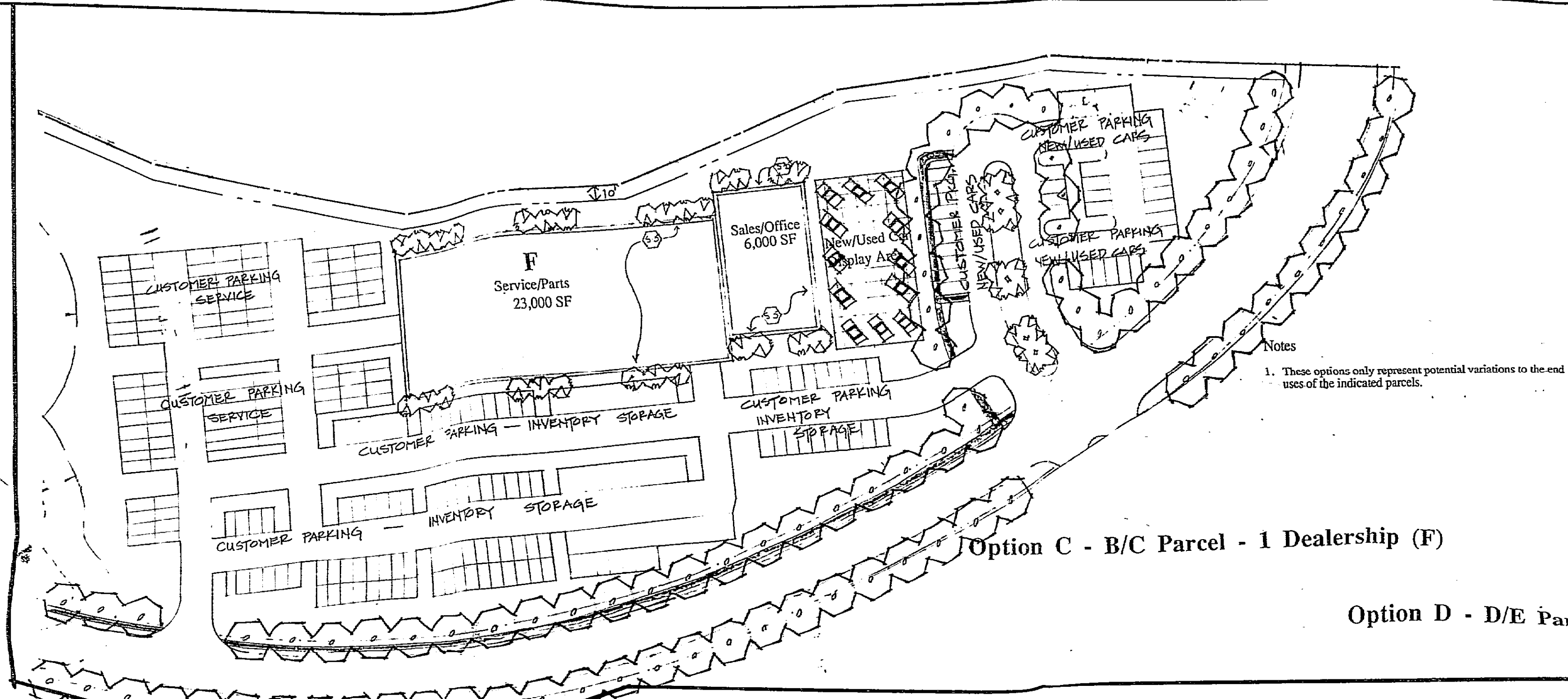
CROZIER ASSOCIATES
 LANDSCAPE ARCHITECTURE LAND PLANNING
 MILL CENTRE SUITE 400
 10000 BELT ROAD, BALTIMORE, MD 21286
 (410) 346-1111

OWNER
 IDA Limited Partnership
 6615 Ruckelstown Road
 Suite 205
 Baltimore, MD 21286
 (410) 346-1111

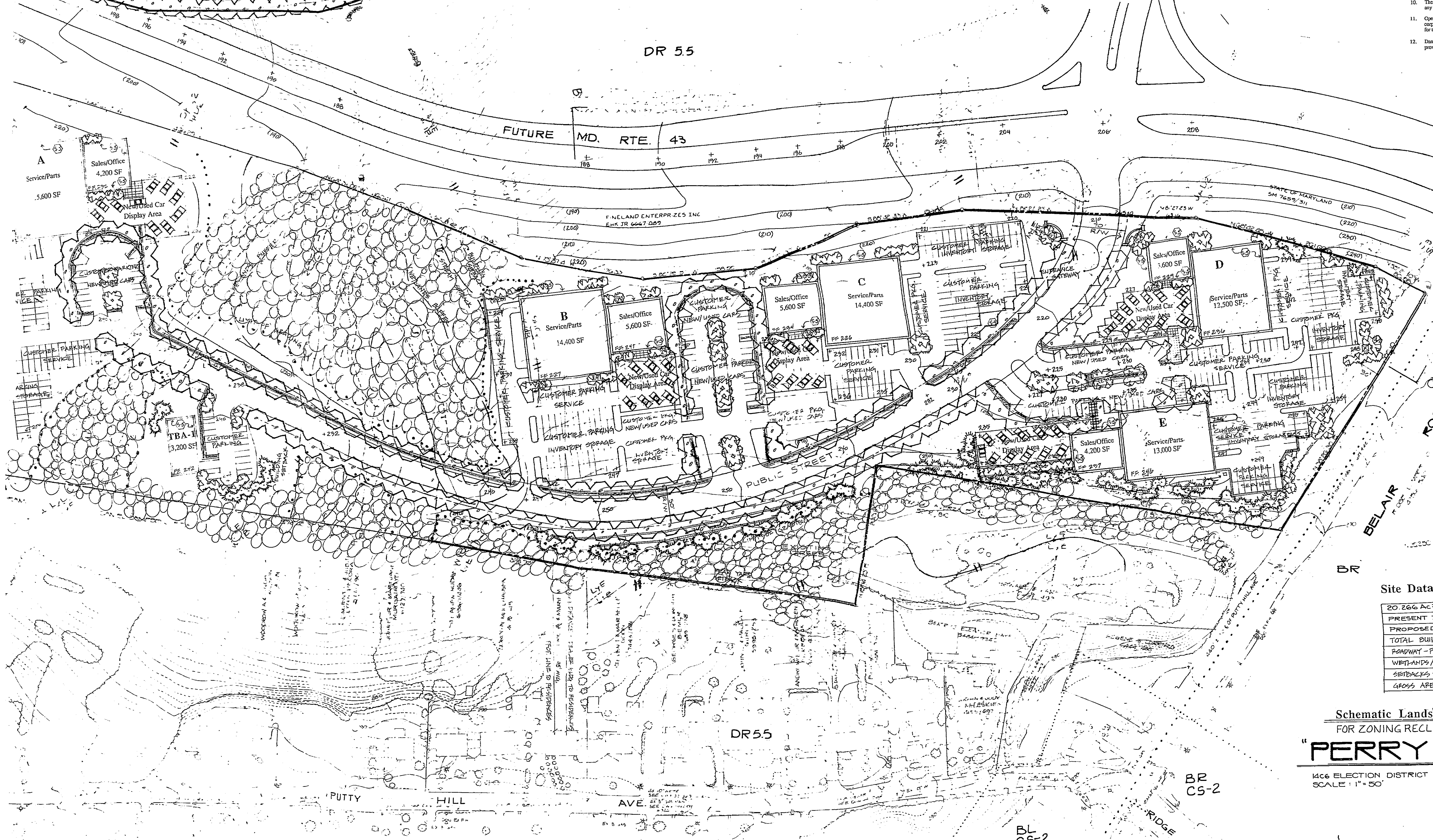


BL C5-2

DR



- NOTES
- Hours of operation shall be normal business hours for proposed uses.
 - Maximum number of employees shall be 450.
 - Maximum levels of construction - see Conditions Precedent for Development and Environmental Impact Statement.
 - All paving shall be meadow.
 - Sign criteria - see Conditions Precedent for Development.
 - Changes may occur as allowed by law, but not limited to: (a) the footprint, (b) the allocation of parking, (c) the display areas, or (d) changes resulting from final grading, etc.
 - All structural changes to the Plan are subject to review by the County Board of Appeals as required by law.
 - All paving shall rest on a suitable, durable surface as required by Baltimore County.
 - All signage shall meet the requirements of the Baltimore County Zoning Regulations, but shall be in proportion to the size of each building relating thereto.
 - The entire Perry Hills site is owned in fee simple by the developer; however, leasehold interest of any tenants may vary according to final land use as allowed by law.
 - Open spaces, wetlands, and public spaces will be owned and maintained by a Trust owned corporation and each Trust will be responsible for the payment of a pro rata share of the expense for the maintenance thereof.
 - Damaged and disabled utility located on the site shall be repaired in accordance with the provisions of Section 45A of the Baltimore County Zoning Regulations.



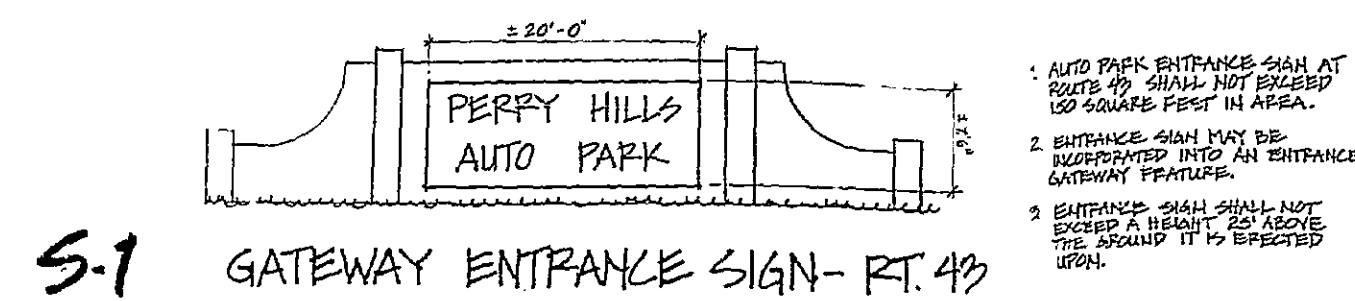
Site Data

20.266 AC'S PERRY HILLS PARCEL
PRESENT ZONING DR 55
PROPOSED ZONING BE
TOTAL BUILDABLE AREA ± 11.9 AC.
ROADWAY - PUBLIC ± 1.6 AC.
WETLANDS / 1/2" BROWN SWEEP ± 3.26 AC.
SETBACKS - BURS, SIDE ± 3.5 AC.
GROSS AREA ± 23.26 AC.

Schematic Landscape Plan
FOR ZONING RECLASSIFICATION OF
"PERRY HILLS"
M&E ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 50'

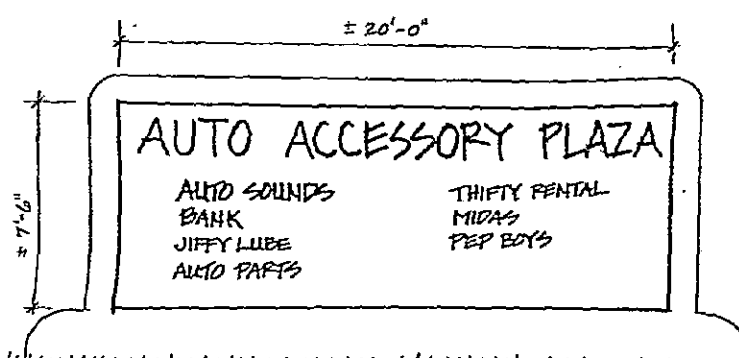
OWNER
IDA Limited Partnership
6615 Reisterstown Road
Suite 205
Baltimore, MD 21215

6.12.90
4.12.90



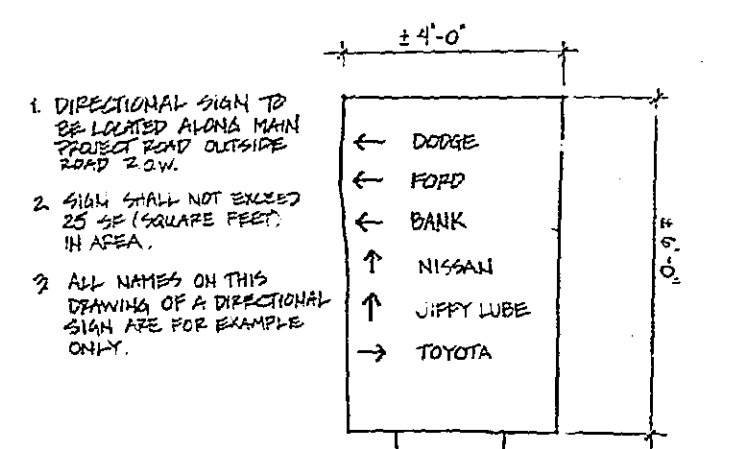
1. SIGN IDENTIFICATION AND PARKING SHALL NOT EXCEED 100 SQUARE FEET IN AREA.
2. ENTRANCE SIGN SHALL BE LOCATED AT ENTRANCE TO PARKING AREA.
3. ENTRANCE SIGN SHALL NOT EXCEED 10 FEET IN HEIGHT.

S-2 BELAIR ROAD - AUTO PARK IDENTIFICATION SIGN



1. SIGN SHALL NOT EXCEED 100 SQUARE FEET IN AREA.
2. SIGN SHALL NOT EXCEED 10 FEET IN HEIGHT.
3. SIGN SHALL NOT BE LOCATED AT ENTRANCE TO AUTO ACCESSORY PLAZA.

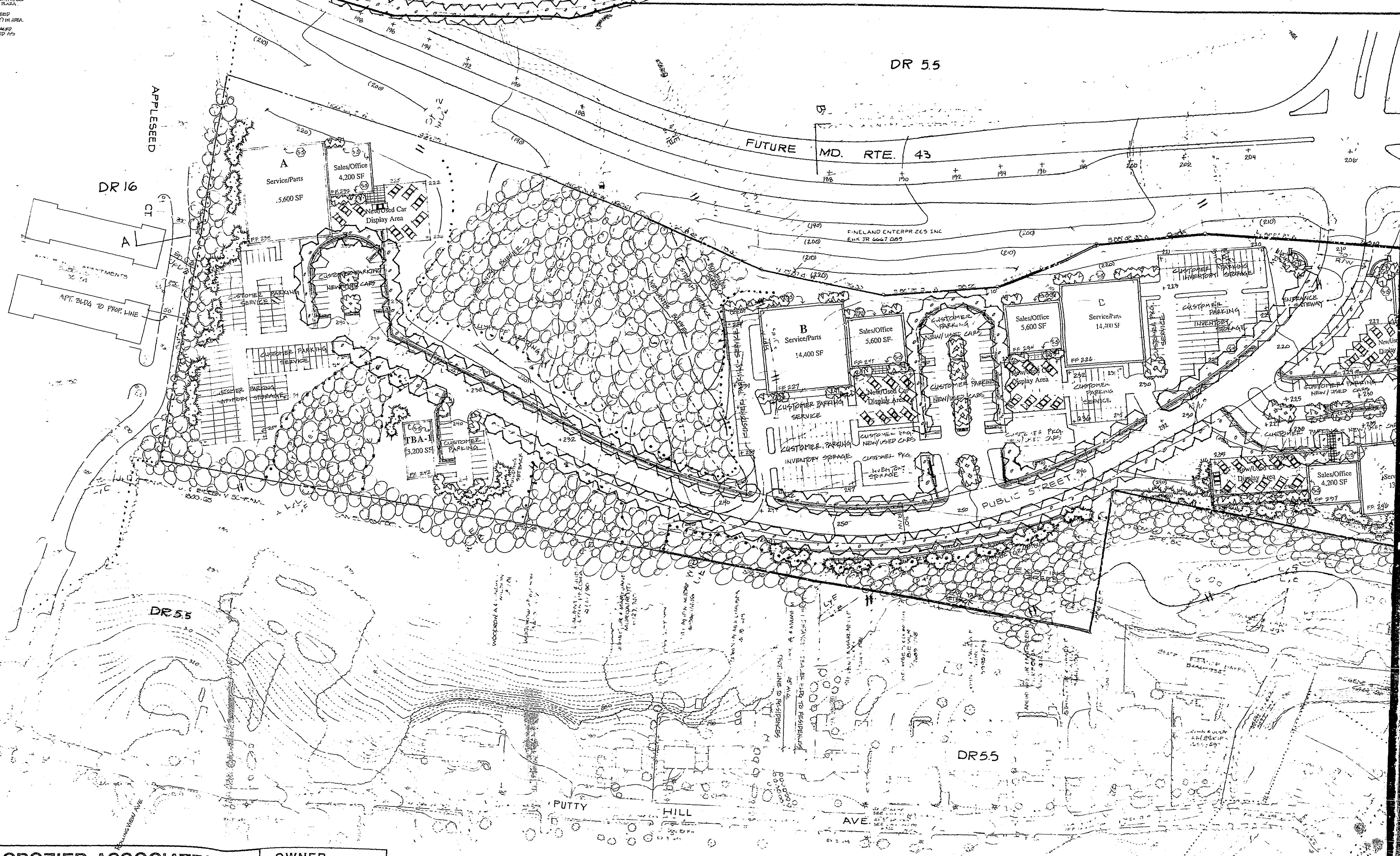
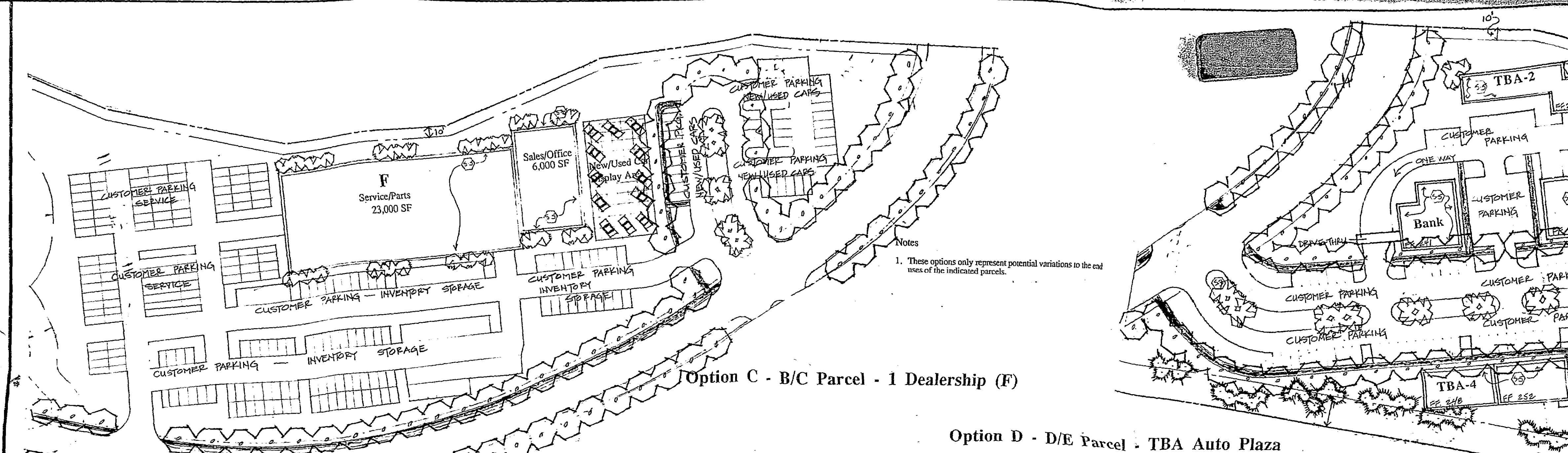
S-3 TBA ENTRANCE SIGN



S-4 DIRECTIONAL SIGN

1. SIGN SHALL NOT EXCEED IN SQUARE FEET THRE TIMES THE LENGTH OF THE WALL TO WHICH IT IS ATTACHED.
2. SIGNS SHALL BE PLACED AT THE ENTRANCE TO THE BUILDING.

S-5 BUILDING SIGN



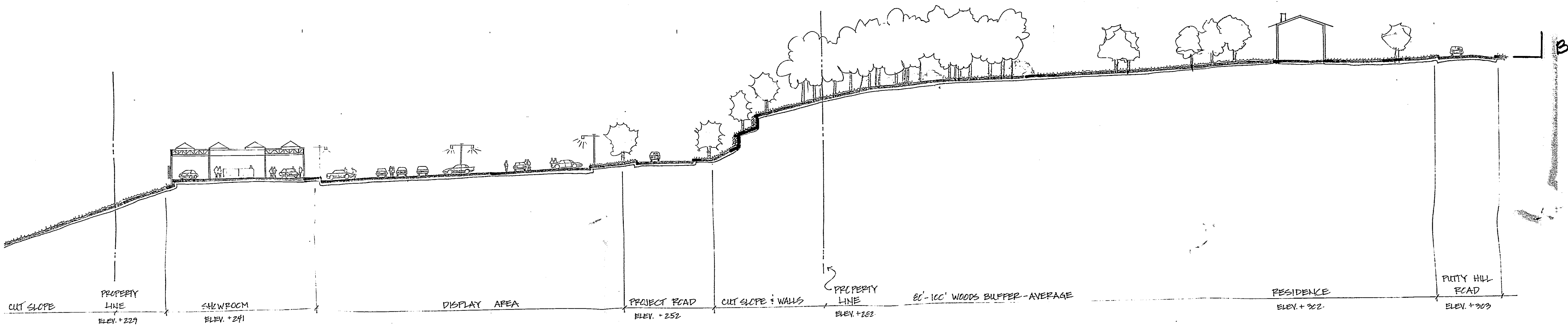
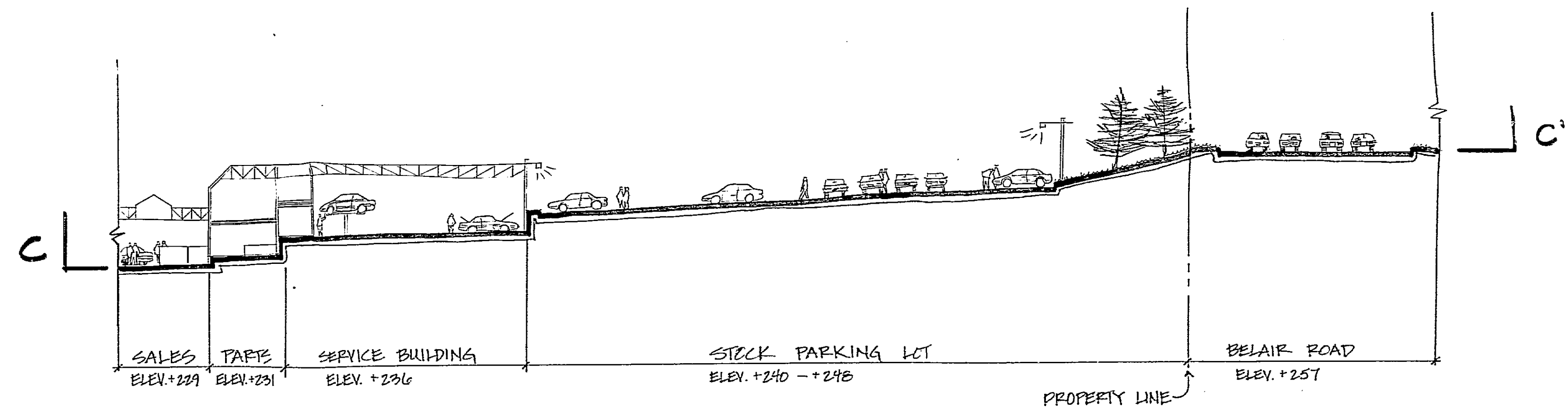
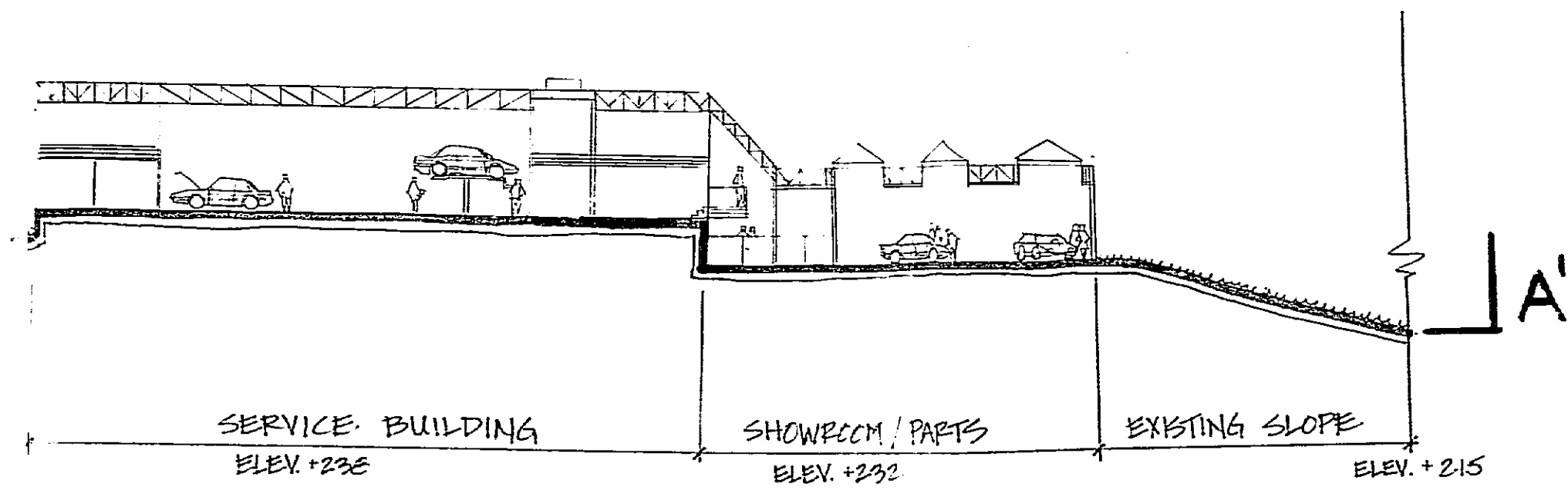
Parcel	Sales/Parking (SQ. FT.)	Service Parking (SQ. FT.)	Parking Remainder	Parking Program	New/Used Car Display Area
A	4,200 SF = 21	15,600 SF = 51	72	155	8,400 SF
B	5,600 SF = 28	14,400 SF = 48	76	135	6,400 SF
C	5,600 SF = 28	14,400 SF = 48	76	139	6,400 SF
D	3,600 SF = 18	12,500 SF = 41	59	96	7,200 SF
E	4,200 SF = 21	13,000 SF = 43	64	101	6,950 SF
F	6,000 SF = 30	23,000 SF = 76	106	16	6,500 SF
TBA-1	3,200 SF = 16		16	19	
TBA-2	3,800 SF = 19		19	19	
TBA-3	12,000 SF = 60		60	60	
TBA-4	8,000 SF = 40		40	42	
Bank	3,500 SF = 18		18	19	

W. DUVAL & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
 530 East Joppa Road
 Towson, Maryland 21284
 (410) 283-9571

CROZIER ASSOCIATES
 LANDSCAPE ARCHITECTURE LAND PLANNING
 MILL CENTRE - SUITE 400
 1000 W. CALVERT ST. BALTIMORE, MD 21201
 410-528-1100

OWNER
 IDA Limited Partnership
 6615 Reisterstown Road
 Suite 205
 Baltimore, MD 21215

BL C5-2

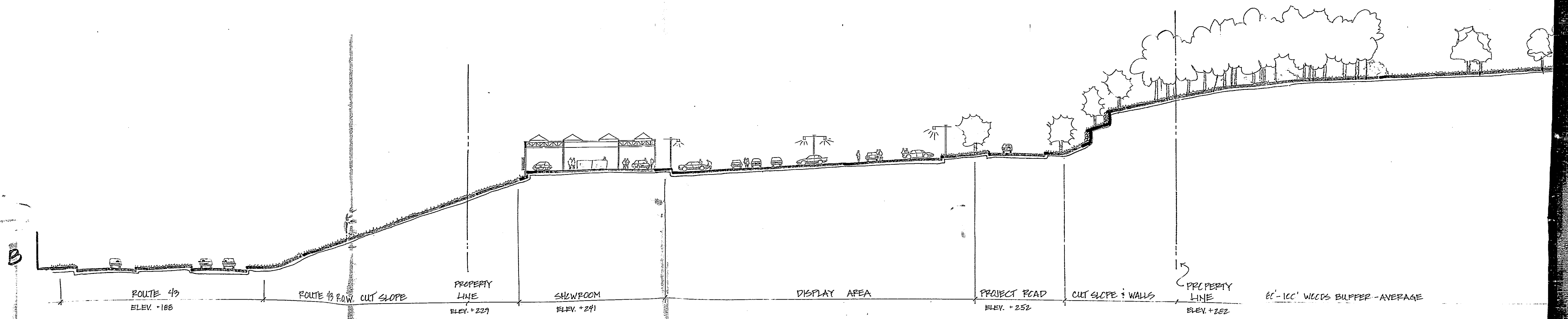
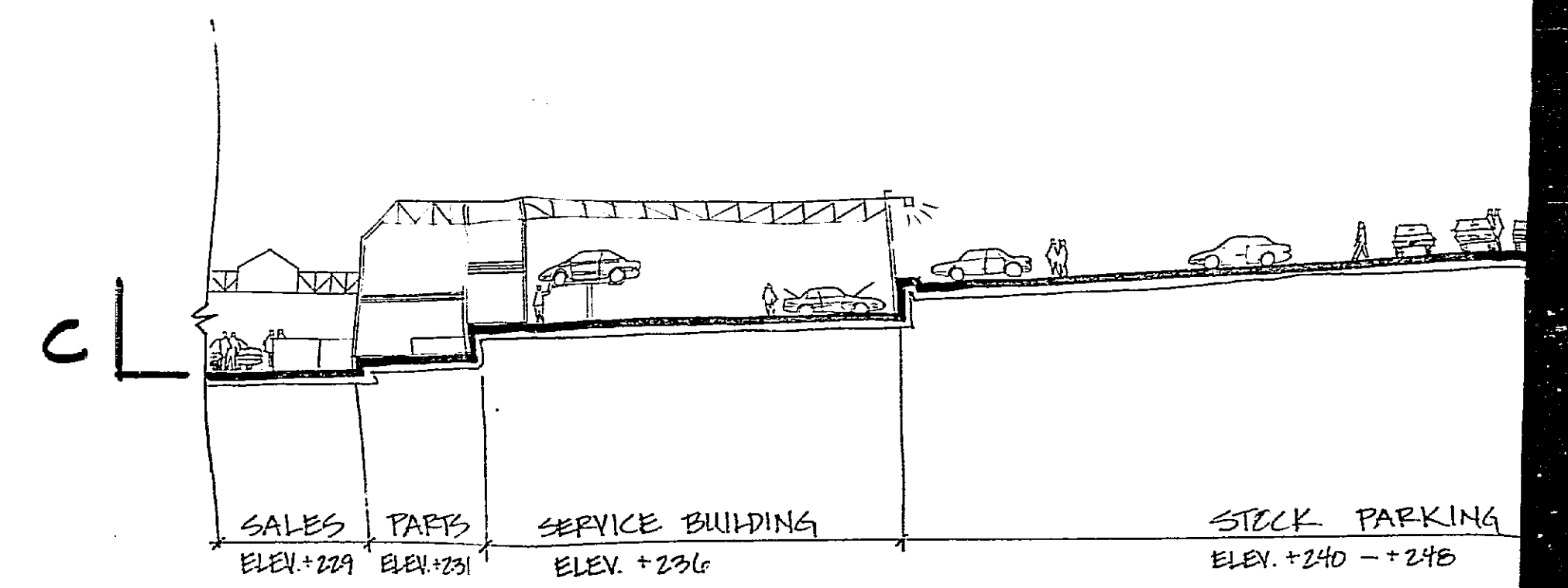
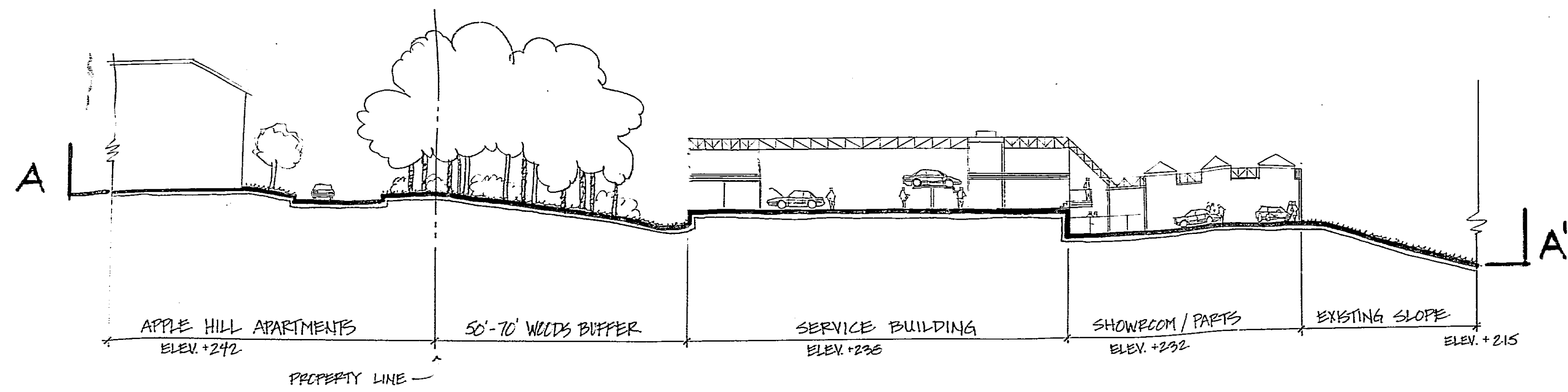


ES
G

OWNER
IDA Limited Partnership
6615 Reisterstown Road
Suite 205
Baltimore, MD 21215

**PERRY HILLS
SECTIONS**
SCALE: 1" = 20'-0"

4.12.90

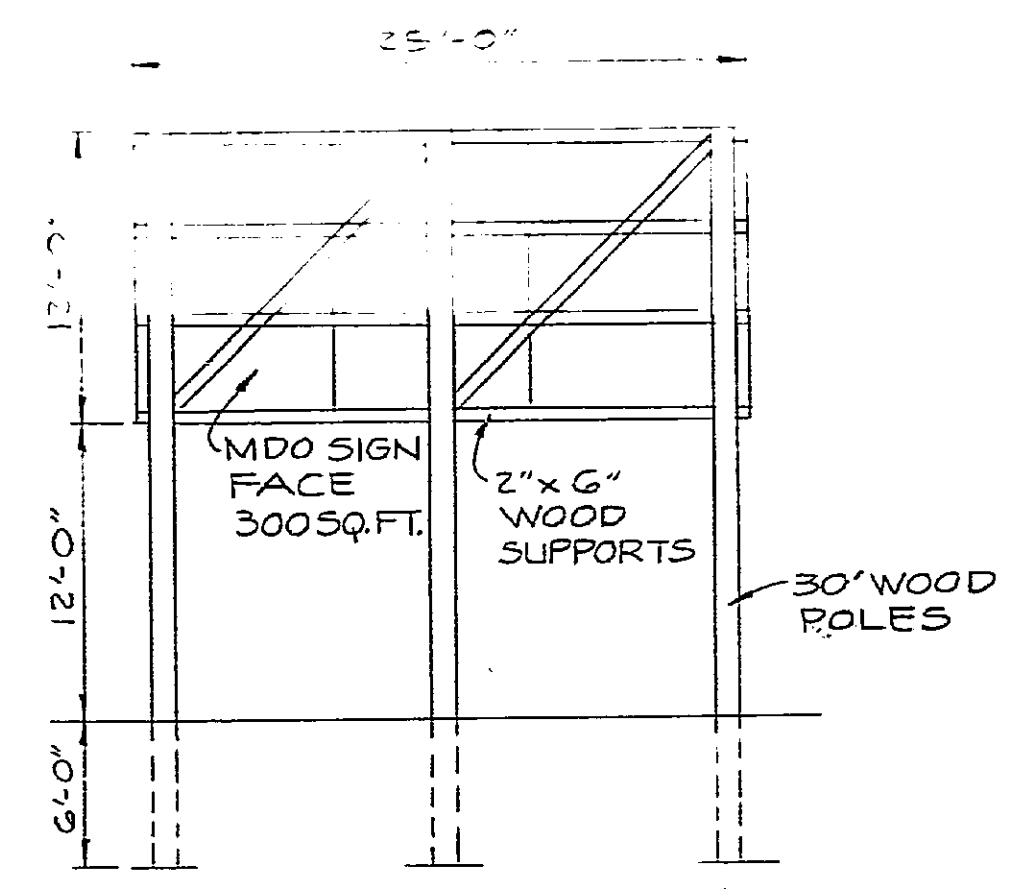


W. DUVALL & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
 530 East Joppa Road
 Towson, Maryland 21204
 (301) 563-9571

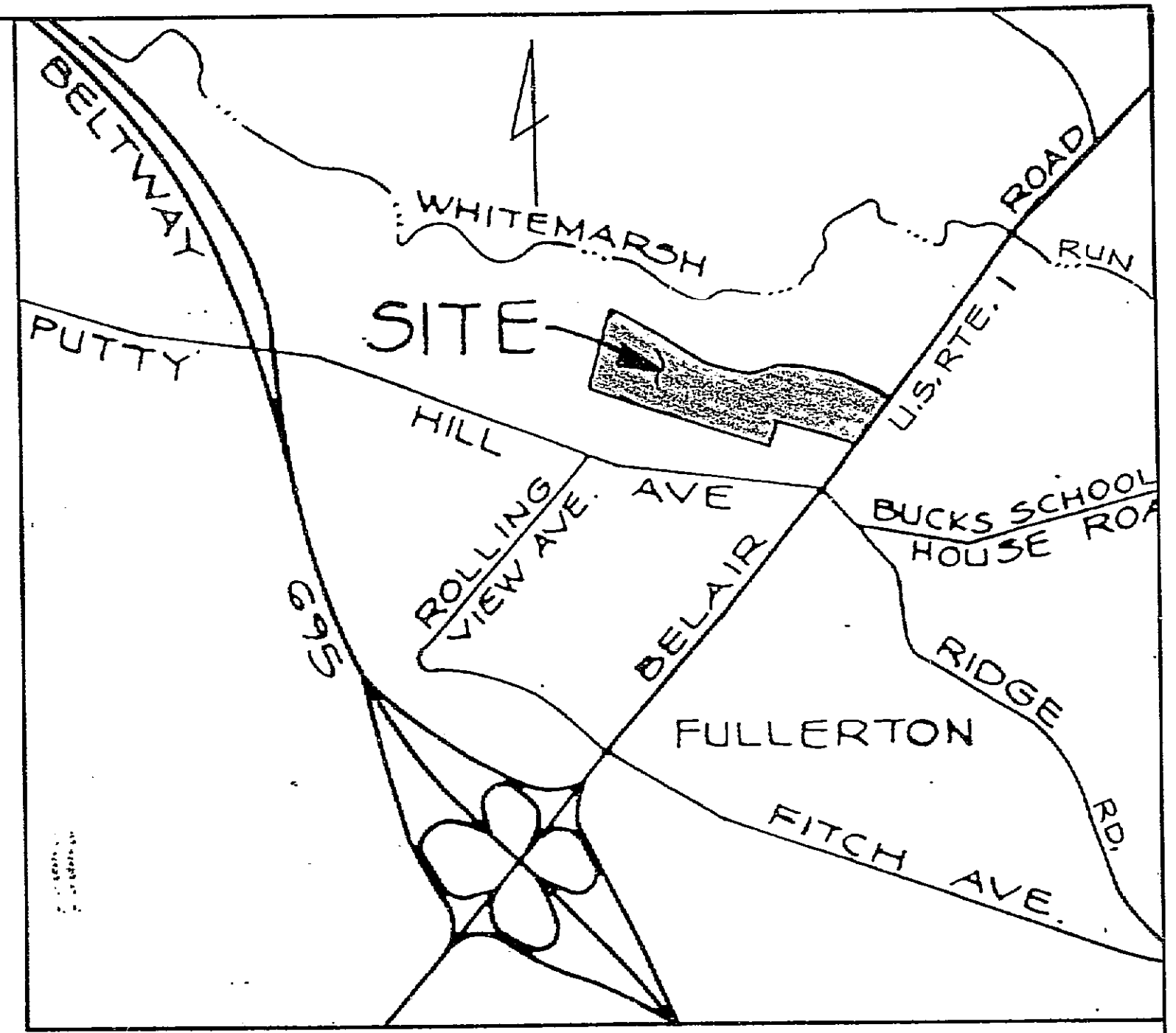
CROZIER ASSOCIATES
 LANDSCAPE ARCHITECTURE / LAND PLANNING
 MILL CENTRE • SUITE 400
 3000 CHESTNUT AVE. • BALTIMORE • MD • 21211
 301-346-3320

OWNER
 IDA Limited Partnership
 6615 Reisterstown Road
 Suite 205
 Baltimore, MD 21215

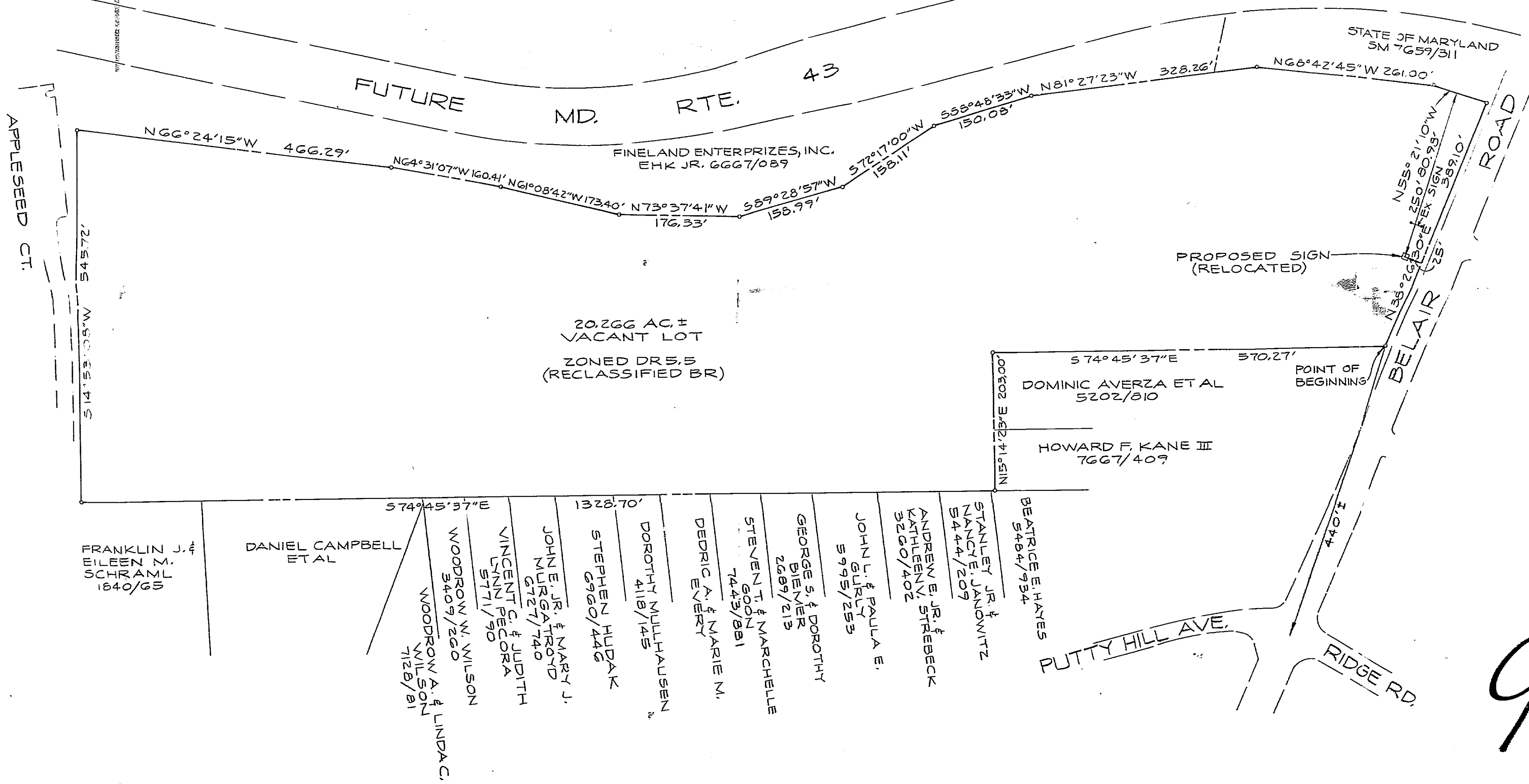
P
 S
 SC



BILLBOARD SIGN
SCALE: 1/4" = 1'-0"



LOCATION MAP
SCALE: 1" = 1000'



APPLE HILL APARTMENTS
SUBDIVISION
57/94

FINELAND ENTERPRISES, INC.
EHK JR. 6667/089

20.266 AC ±
VACANT LOT
ZONED DR. 5.5
(RECLASSIFIED BR)

PROPOSED SIGN
(RELOCATED)

574°45'37"E 570.27'
DOMINIC AVERZA ET AL
5202/010

HOWARD F. KANE III
7667/407

FRANKLIN J. &
EILEEN M.
SCHRANL
1640/GS

DANIEL CAMPBELL
ET AL

574°45'37"E 1328.70'
STEPHEN HUDAK
6700/746

JOHN E. JR. & MARY J.
MURPHY
740/740

VINCENT G. & JUDITH
LANNI
5711/790

WOODROW W. WILSON
3409/260

WOODROW A. & LINDA C.
WILSON
7128/51

DOROTHY MULLHAUSEN
4118/145

DEBORAH A. & MARIE M.
EVERETT
7443/881

STEVEN T. & MARCHELLE
7443/881

GEORGE S. & DOROTHY
STEWER
2687/213

JOHN L. & PAULA E.
GILBERT
5995/259

BEATRICE E. HAYES
5484/734

STANLEY JR. &
NANCY E. J.
WILSON
5444/609

ANDREW E. JR. &
KATHY D.
5440/407

NOTE:
ZONING CASE # R-00-176

91-263-X

PERRY HILLS
EXHIBIT 1

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION HEARING

PERRY HILLS

14CG ELECTION DISTRICT
SCALE: 1" = 100'

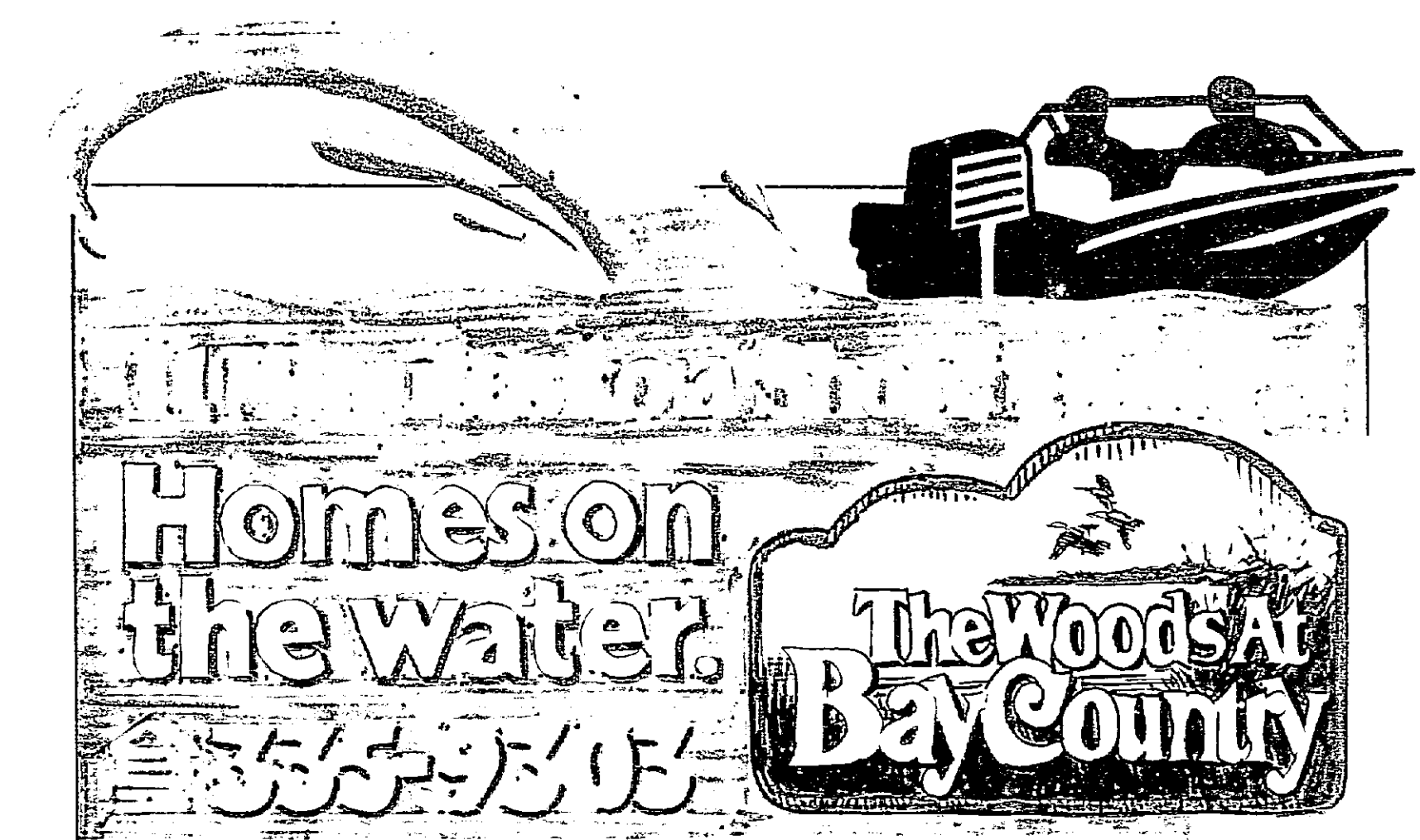
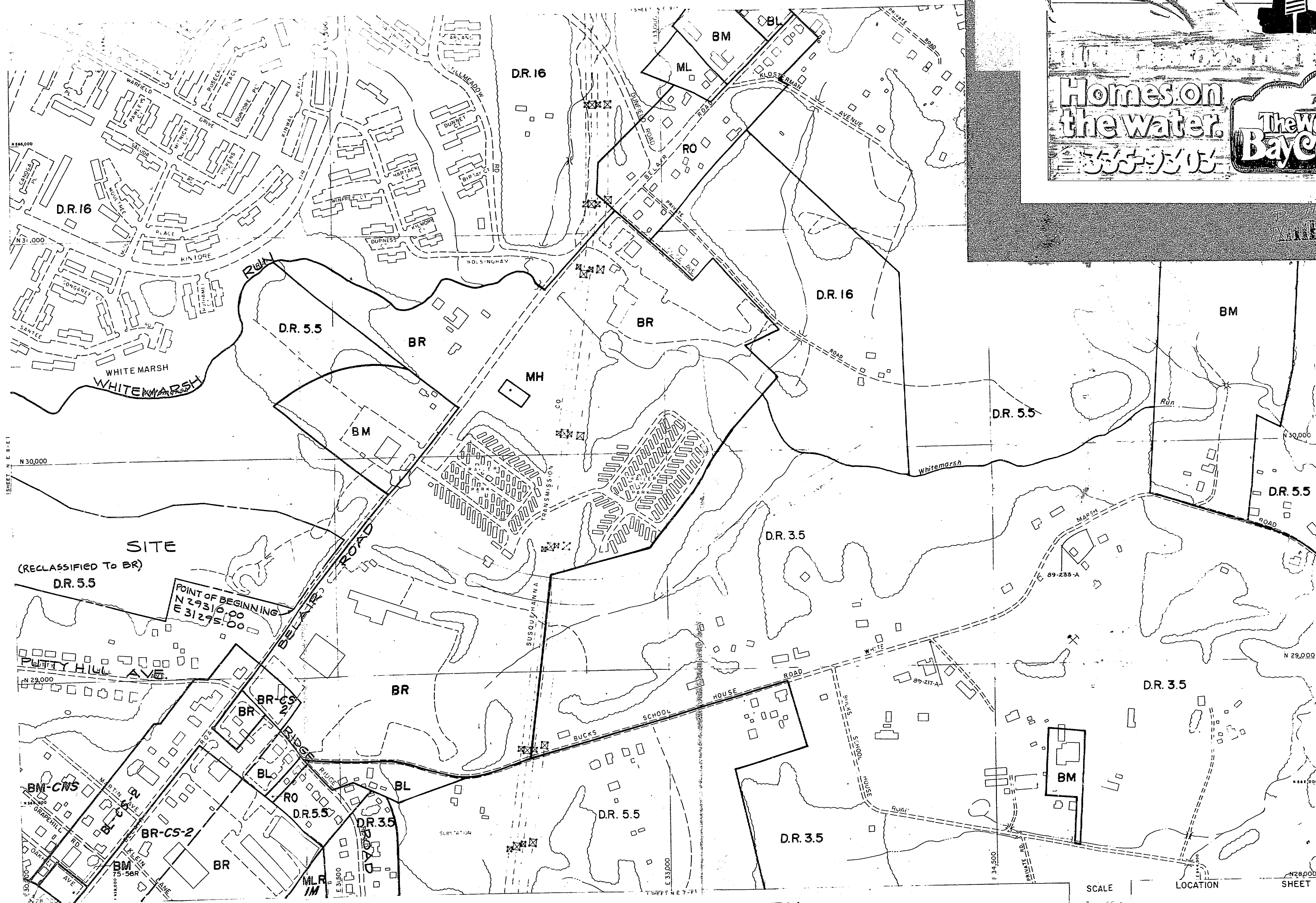
BALTIMORE COUNTY, MD.
DATE: OCT 17, 1990

OWNER
IDA LIMITED PARTNERSHIP
6015 REISTERSTOWN ROAD
SUITE 205
BALTIMORE, MD. 21215

W. DUVALL & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
410 EAST JORRA ROAD
ELKTON, MARYLAND 21204
(301) 583-9571

7.200

88010



RABBIT 31

N - SE M - SW
N - NE M - NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

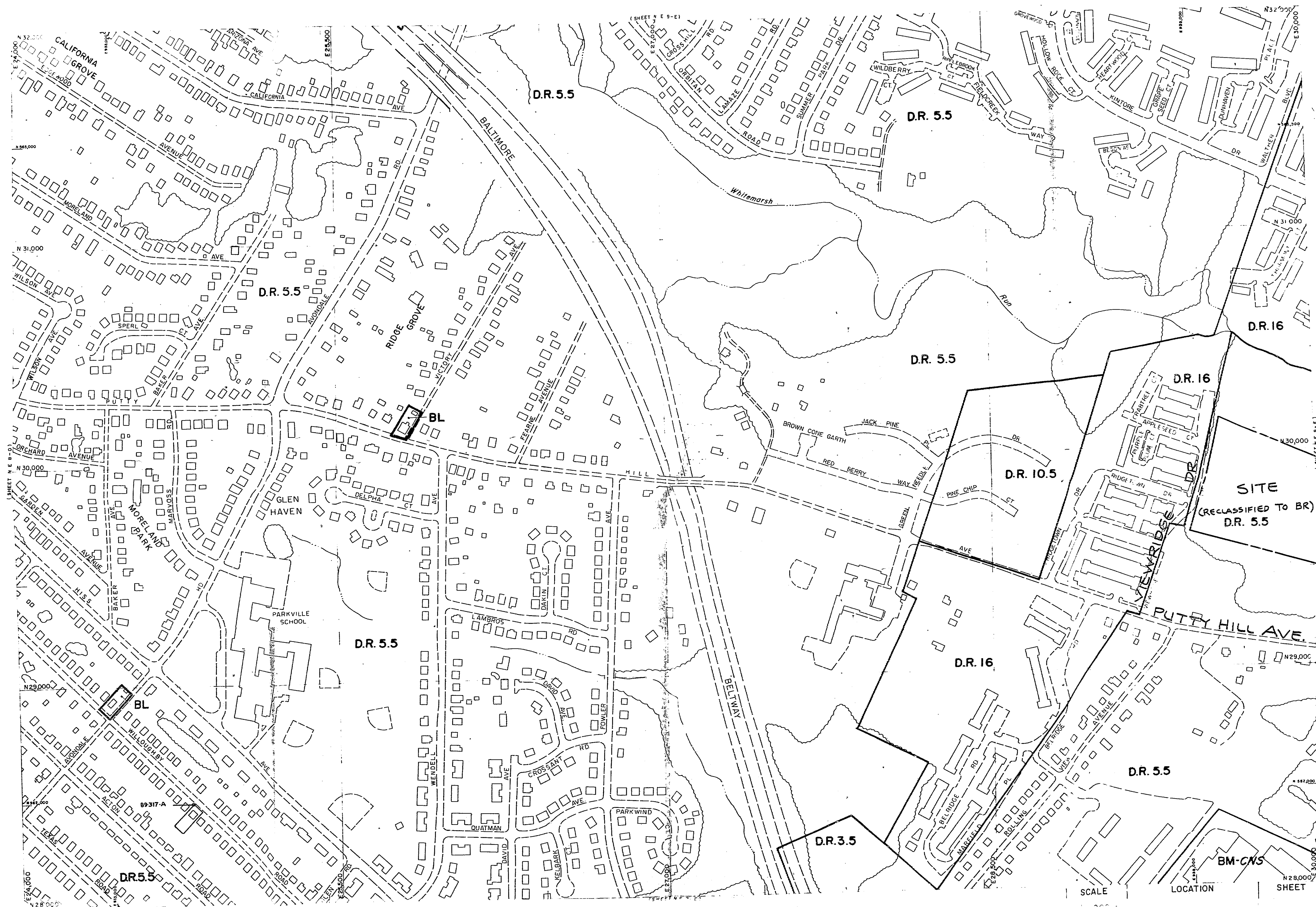
SCALE
DATE OF PHOTOGRAPHY
JAN 15 1989

LOCATION
FULLERTON

SHEET
NE
B-F
#200

91-2634

1980



N - SE M - SW
 N - NE M - NW

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Deborah J. [Signature]
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHANAN HORN, INC. BALTIMORE, MD 21210

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	FULLERTON	NE
DATE OF PHOTOGRAPHY	PARKVILLE	B-E
JANUARY 1986		

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 2/1/91
Posted for: [Signature]
Petitioner: F. D. [Signature]
Location of property: NW 1/3 Balair Rd, 440' NE Putty Hill Rd
Location of sign: Facing Balair Rd, approx. 10' E. of driveway on SW Party of F. D. [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 2/15/91
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 5/9/91
Posted for: Appeal
Petitioner: F. D. [Signature]
Location of property: NW 1/3 Balair Rd, 440' NE Putty Hill Rd
Location of sign: Facing Balair Rd, approx. 10' E. of driveway on SW Party of Baltimore
Remarks: [Signature]
Posted by: [Signature] Date of return: 5/14/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

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 21284 at 10:00 a.m. on Tuesday, February 13, 1991 at 10:00 a.m.

TOWSON, MD. 1-18-1991
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 1 successive weeks, the first publication appearing on 1-17-1991.
THE JEFFERSONIAN,
S. Zebe Olson
Publisher

\$57.49

receipt
Baltimore County Zoning Commissioner
Account: R-001-6150
Number: 3844
DATE: 1-18-1991
PURCHASER: [Signature]
AMOUNT: \$175.00
TOTAL: \$175.00
CASHIER: [Signature]
Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 5/10/91
Posted for: Appeal
Petitioner: [Signature]
Location of property: 57m Nord approx 75' NE
Location of sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 5/24/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

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 21284 at 10:00 a.m. on Tuesday, February 13, 1991 at 10:00 a.m.

1-18-1991
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-17-1991.
NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER
S. Zebe Olson
Publisher

\$57.49

receipt
Baltimore County Zoning Commissioner
Account: R-001-6150
Number: 91-263
DATE: 1-17-1991
PURCHASER: [Signature]
AMOUNT: \$175.00
TOTAL: \$175.00
CASHIER: [Signature]
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 1/29/91
IDA Limited Partnership
6615 Reisterstown Road, Suite 205
Baltimore, Maryland 21215
ATTN: LAWRENCE M. MACKS
RE: Case Number: 91-263-X
14th Election District - 6th Councilmanic
Petitioner(s): IDA Limited Partnership
HEARING: TUESDAY, FEBRUARY 13, 1991 at 10:00 a.m.
Dear Petitioner(s):
Please be advised that \$57.49 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE OTHER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21284 15 minutes before your hearing is scheduled to begin.
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
January 8, 1991
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 21204 as follows:
Case Number: 91-263-X
14th Election District - 6th Councilmanic
Petitioner(s): IDA Limited Partnership
HEARING: TUESDAY, FEBRUARY 13, 1991 at 10:00 a.m.
Special Exception for an outdoor advertising sign.
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
cc: IDA Limited Partnership
W. Duval & Associates, Inc.

February 6, 1991
Mr. Lawrence M. Macks
Ida Limited Partnership
6615 Reisterstown Road
Suite 205
Baltimore, MD 21215
RE: Item No. 200, Case No. 91-263-X
Petitioner: IDA Limited Partnership
Petition for Special Exception
Dear Mr. Macks:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
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
Chairman
Zoning Plans Advisory Committee
JED:jw
Enclosures
cc: W. Duval & Associates
530 East Joppa Road
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
Your petition has been received and accepted for filing this 5th day of December, 1990.
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Received By: James E. Dyer
Chairman
Zoning Plans Advisory Committee
Petitioner: Ida Limited Partnership, et al
Petitioner's Attorney: