

IN RE: PETITION FOR ZONING VARIANCE  
 SE/8 Belair Road, 127' SW of  
 Rabb Avenue  
 8717 Belair Road  
 11th Election District  
 5th Councilmanic District  
 T & G Partnership  
 Petitioner

BEFORE THE  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 91-428-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a zoning variance from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a free-standing sign with surface area of 40 sq. ft. per side in lieu of 15 sq. ft. per side as permitted in an R.O. zone, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Thomas M. Keister, appeared, testified and was represented by F. Vernon Boozer, Esquire. Appearing on behalf of the Petition was Michael Miller. Appearing and testifying as Protestants were Dorothy McMann, President of Perry Hall Improvement Association, George and Edna Wilson and Sophie Raab.

Testimony indicated that the Petitioner is one of the owners of a piece of property as described on Petitioner's Exhibit No. 1 which is approximately 4/10ths of an acre of ground zoned R.O. and improved with a Class A 1/2 story brick office building and occupied by the Petitioner. There is also a macadam parking lot to the rear of the building. The property is flanked on both sides by other office and retail uses, as can be determined from Baltimore County's zoning map No. NE 9G. The subject property is part of an R.O. zoning classification on an area which is

fronted by a shopping center zoned B.L. and flanked on the north and south sides of Belair Road by B.L., zoned commercial uses.

The Protestants argue vigorously against the granting of any sign variances along Belair Road because of the ongoing problems with sign pollution and the hazards to the motoring public and the esthetic issues created by sign pollution. The Zoning Commissioner is very cognizant of these issues and agrees that they are realistic concerns. However, the real issue in this case is whether or not the requirements set forth in Section 307.1 of the B.C.Z.R. would be complied with in order to permit a larger business sign on this R.O. zoned property given the unique characteristics of this property in its location.

Section 307.1, Baltimore County Zoning Regulations (B.C.Z.R.) states that the Baltimore County Zoning Commissioner and or Deputy Zoning Commissioner shall have the power to create variances from a sign regulation where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

In reviewing the Petition, it must be kept in mind that "(t)he standard for granting a variance... is... whether strict compliance with the regulations would result in 'practical difficulty or unreasonable hardship'; and that it should be granted only if in strict harmony with the spirit and intent of the zoning regulations; and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare." McLean v. Soley.

The question, therefore, is whether it was fairly debatable that the evidence shows strict compliance with the regulations would result in practical difficulty or unreasonable hardship.

The real debate in this matter is created by the zoning that has been overlaid on this particular section of Belair Road. The B.L. zoning on three sides of this particular property creates a large section of business local operations on a major arterial street serving numerous communities in northeastern Baltimore County. The R.O. properties are disadvantaged in terms of sign regulations to those of the neighboring B.L. zoned properties.

The Baltimore County Zoning Commissioner does not set the base zoning, nor does he set the sign areas for the different zones. The fact is that these properties are on the same road, face the same traffic and have the same needs as all the other B.L. zoned properties. The variance is demanded by the base zoning and are unique to these R.O. zoned properties.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

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 16<sup>th</sup> day of July, 1991 that the Petition for a Zoning Variance from Section 203.3.C.1 to allow a free-standing sign with surface area of 40 sq. ft. per side in lieu of 15 sq. ft. per side as permitted in

an R.O. zone, in accordance with the Petitioner's Exhibit No. 1, is hereby GRANTED.

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

JRH/mmn  
 cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
 Date 7/16/91  
 By JRH

ORDER RECEIVED FOR FILING  
 Date 7/16/91  
 By JRH

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 Date 7/16/91  
 By JRH

ORDER RECEIVED FOR FILING  
 Date 7/16/91  
 By JRH

PETITION FOR ZONING VARIANCE  
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-428-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 free-standing sign with surface area of square feet per side in lieu of 15 square feet per side as permitted in an R.O. Zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The larger sign is necessary because the surrounding properties are all commercial, and the normal sign would not be visible enough to the public travelling 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.

Contract Purchaser: \_\_\_\_\_  
 (Type or Print Name)  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Legal Owner(s):  
T & G PARTNERSHIP  
 (Type or Print Name)  
 Signature Thomas M. Keister  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Attorney for Petitioner:  
F. VERNON BOOZER  
 Address 614 BOSLEY RD 529-4900  
TOWSON, MARYLAND 21286 Phone No.  
 City and State \_\_\_\_\_

614 BOSLEY AVENUE  
 Address  
 TOWSON, MARYLAND 21204  
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Thomas M. Keister  
8717 Belair Rd. S.W. 529-4900  
 Address Phone No.

Attorney's Telephone No.: (301) 828-9441

ORDERED By The Zoning Commissioner of Baltimore County, this 2 day

of July, 1991, 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 28 day of June, 1991, at 3 o'clock

J. Robert Haines  
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
 Date 4/23/91  
 By JRH

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

July 15, 1991

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

RE: Petition for Zoning Variance  
 Case No. 91-428-A  
 T & G Partnership, Petitioner

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*  
 J. Robert Haines  
 Zoning Commissioner

JRH:mmn  
 att.  
 cc: Peoples Counsel  
 Mr. Thomas Keister  
 Mrs. Dorothy McMann, President, Perry Hall Improv. Assoc.  
 Mr. and Mrs. George W. Wilson  
 Mrs. Sophie Raab

Description of 8717 Belair Road

Beginning for the same at a point formed by the intersection of the centerline of Belair Road and the extension of the southwest side of Raab Avenue, said centerline of Belair Road being the same centerline as described in a deed dated May 28, 1926 and recorded among the Land Records of Baltimore County in Liber W.P.C. 633 folio 095 and was conveyed from Ed Wilson unto John L. Kraus, thence binding on said centerline of Belair Road, as now surveyed, South 42 degrees 32 minutes 56 seconds West 327.40 feet to the point of beginning; thence continuing along said centerline South 42 degrees 32 minutes 56 seconds West 100.00 feet; thence leaving the centerline of Belair Road South 47 degrees 27 minutes 04 seconds East 175.00 feet; thence North 42 degrees 32 minutes 56 seconds East 100.00 feet; thence North 47 degrees 27 minutes 04 seconds West 175.00 feet to the place of beginning. Containing 0.4017 acres of land more or less.



CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 11th Date of Posting 7/15/91  
 Posted for 91-428-A  
 Petitioner T & G Partnership  
 Location of property 8717 Belair Rd., 227' SW of Rabb Ave.  
8717 Belair Rd.  
 Location of Sign Facing Belair Rd., approx. 15' from Rabb Ave.  
on property of T & G Partnership  
 Remarks \_\_\_\_\_  
 Posted by M. Keister Date of return 7/16/91  
 Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 31, 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 July 28 1991.

THE JEFFERSONIAN,

*S. Zake Olson*  
 S. Zake Olson  
 Publisher

NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning and Land Use Ordinance of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21286 as follows:  
 Case Number: 91-428-A  
 SE/8 Belair Road, 127' SW of Rabb Avenue  
 8717 Belair Road  
 11th Election District  
 5th Councilmanic District  
 T & G Partnership  
 Hearing Date: Friday, June 28, 1991 at 3:00 p.m.  
 Verification: to allow a free-standing sign with a surface area of 40 sq. ft. per side in lieu of 15 sq. ft. per side as permitted in an R.O. zone.  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County  
 8/5/91 May 30

841-8634

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commission 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 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-428-A  
SE/S Belair Road, 327' SW of Road  
8717 Belair Road  
11th Election District  
5th Councilmanic District  
Petitioner(s): T & G Partnership  
Hearing Date: Friday, June 28, 1991 at 3:00 p.m.

Variance: To allow a free-standing sign with surface area of 40 sq. ft. per side in lieu of 15 sq. ft. per side as permitted in an R.O. zone.

Zoning Commission of Baltimore County  
N.J.S.341 N.J.S.341 May 30

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 successive weeks, the first publication appearing on 5/24/91.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zebe Orlow  
Publisher

Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R 001-4150  
Number

Date: 5/22/91  
PUBLICATION CHARGES: \$175.00  
CASHIER VALIDATION  
Please Make Checks Payable To: Baltimore County 02-32PMD4-23-91

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 6/11/91

T & G Partnership  
8717 Belair Road  
Baltimore, MD 21236

RE:  
Case Number: 91-428-A  
SE/S Belair Road, 327' SW of Road  
8717 Belair Road  
11th Election District - 5th Councilmanic District  
Petitioner(s): T & G Partnership  
HEARING: FRIDAY, JUNE 28, 1991 at 3:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 713.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN AND 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 and post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

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

May 30, 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: 91-428-A  
SE/S Belair Road, 327' SW of Road  
8717 Belair Road  
11th Election District - 5th Councilmanic District  
Petitioner(s): T & G Partnership  
HEARING: FRIDAY, JUNE 28, 1991 at 3:00 p.m.

Variance to allow a free-standing sign with surface area of 40 sq. ft. per side in lieu of 15 sq. ft. per side as permitted in an R.O. zone.

J. Robert Haines  
ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: F. Vernon Boozer, Esq.  
T & G Partnership

Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R 001-4150  
Number

Date: 5/22/91  
PUBLICATION CHARGES: \$175.00  
CASHIER VALIDATION  
Please Make Checks Payable To: Baltimore County 02-32PMD4-23-91

Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-4150  
Number

Item # 407

REVISED PETITION # 91-428-A  
8717 BELAIR RD.  
COMMERCIAL VARIANCE  
FEE \$75.00

REVISED PLANS

Please Make Checks Payable To: Baltimore County 02-32PMD4-23-91 \$75.00

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

June 4, 1991

887-3353

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

RE: Item No. 407, Case No. 91-428-A  
Petitioner: T & G Partnership  
Petition for Zoning Variance

Dear Mr. Boozer:  
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: Mr. Thomas M. Keister  
T & G Partnership  
8717 Belair Road  
Baltimore, MD 21236

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 8th day of May, 1991.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

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

Petitioner: T & G Partnership, et al  
Petitioner's Attorney: F. Vernon Boozer

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

May 6, 1991

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

RE: Baltimore County  
T & G Partnership  
Zoning Meeting of 5-7-91  
E/S Belair Road  
(Route 1-N) 327' South  
of Raab Avenue  
(2800-907)

Dear Mr. Haines:

Thank you for your transmittal which we received on May 2nd regarding property located on Route 1-N in Baltimore County.

We are presently circulating this information to the various offices within the State Highway Administration for their review and comment. We will advise you of our findings and recommendations within the next few weeks.

In the interim, if you have any questions, or need additional information, please contact Larry Brocato at (301) 333-1350.

Very truly yours,  
John Contestabile  
John Contestabile, Chief  
Engineering Access Permits  
Division

LB:maw  
cc: Kenneth J. Wells, Inc.  
Mr. J. Ogle

My telephone number is 301-333-1350 (Fax #333-1041)  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

May 24, 1991

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

RE: Baltimore County  
Zoning Meeting of 5-7-91  
T & G Partnership  
E/S Belair Road (MD 1-N)  
327' South of Raab Avenue  
(Item #407)

Dear Mr. Haines:

We are writing as a follow up to our previous letter of May 6th concerning the proposed at 8717 Belair Road.

After a review by our Design Department, we have determined that the plan must be revised to show proposed right-of-way along Belair Road as shown on the enclosed revised plan.

It is requested this revision be made prior to a hearing date being set.

If we can be of further assistance, please contact Larry Brocato of this office at 333-1350.

Very truly yours,  
John Contestabile  
John Contestabile, Chief  
Engineering Access Permits  
Division

LB:maw  
enclosure  
cc: Kenneth J. Wells, Inc. (w-enclosure)  
Mr. J. Ogle (w-enclosure)

My telephone number is 301-333-1350 (Fax #333-1041)  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Zoning Commissioner DATE: May 10, 1991

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

SUBJECT: Frank A. Cirincione, Item No. 385 Stanley Z. Steinberg, Item No. 392 John D. Ferencik, Item No. 396 Andrew F. David, Item No. 399 Richard J. Romano, Item No. 400 White Marsh Joint Venture, Item No. 401 Francis T. Leyden, Item No. 402 Charles A. Romano, Item No. 404 Dale J. Lohman, Item No. 405 T & G Partnership, Item No. 407 Westview Mall Association, Item No. 408 George Bromwell, Item No. 409 Hawley Rodgers, Item No. 412 Joseph Ruzza, Item No. 416 Ronald L. Morman, Item No. 418 Victor Khouzami, Item No. 422

In reference to the Petitioners' request, staff offers no comments.

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

VARIEDIT.EMS/ZAC1

received 5/22/91

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: May 29, 1991

TO: Mr. J. Robert Haines Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 7, 1991

This office has no comments for items number 405, 406, 407, 408, 409, 410, 411 and 412.

Rahee J. Famili Traffic Engineer II

RJF/lvd

Baltimore County Government Fire Department

700 East Joppa Road, Suite 901 Towson, MD 21284-5500

(301) 887-4500

MAY 3, 1991

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

RE: Property Owner: T & G PARTNERSHIP

Location: #8717 BELAIR ROAD

Item No.: 407 Zoning Agenda: MAY 7, 1991

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: Noted and Approved Planning Group Special Inspection Division

Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 24, 1991

FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting for May 7, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 405, 406, 407, 408, 409, 410, 411, and 412.

For Item 323 (Case #21-541-SH), the previous County Review Group Meeting comments are still applicable.

For Item 397 (revised), a revised County Review Group Meeting is required.

Dennis A. Kennedy, P.E., Acting Chief, Developers Engineering Division

DAK:js

received 5/29/91

91-428A

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

Table with columns NAME and ADDRESS. Includes names like P. Box 13 Perry Hall, Md, GEORGE W WILSON, EDNA H WILSON, Sophie Raab.

91-428A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Table with columns NAME and ADDRESS. Includes names like Thomas M Keller, Michael Miller.

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

MAY 3, 1991

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

RE: Property Owner: T & G PARTNERSHIP Location: #8717 BELAIR ROAD Item No.: 407 Zoning Agenda: MAY 7, 1991

Gentlemen:

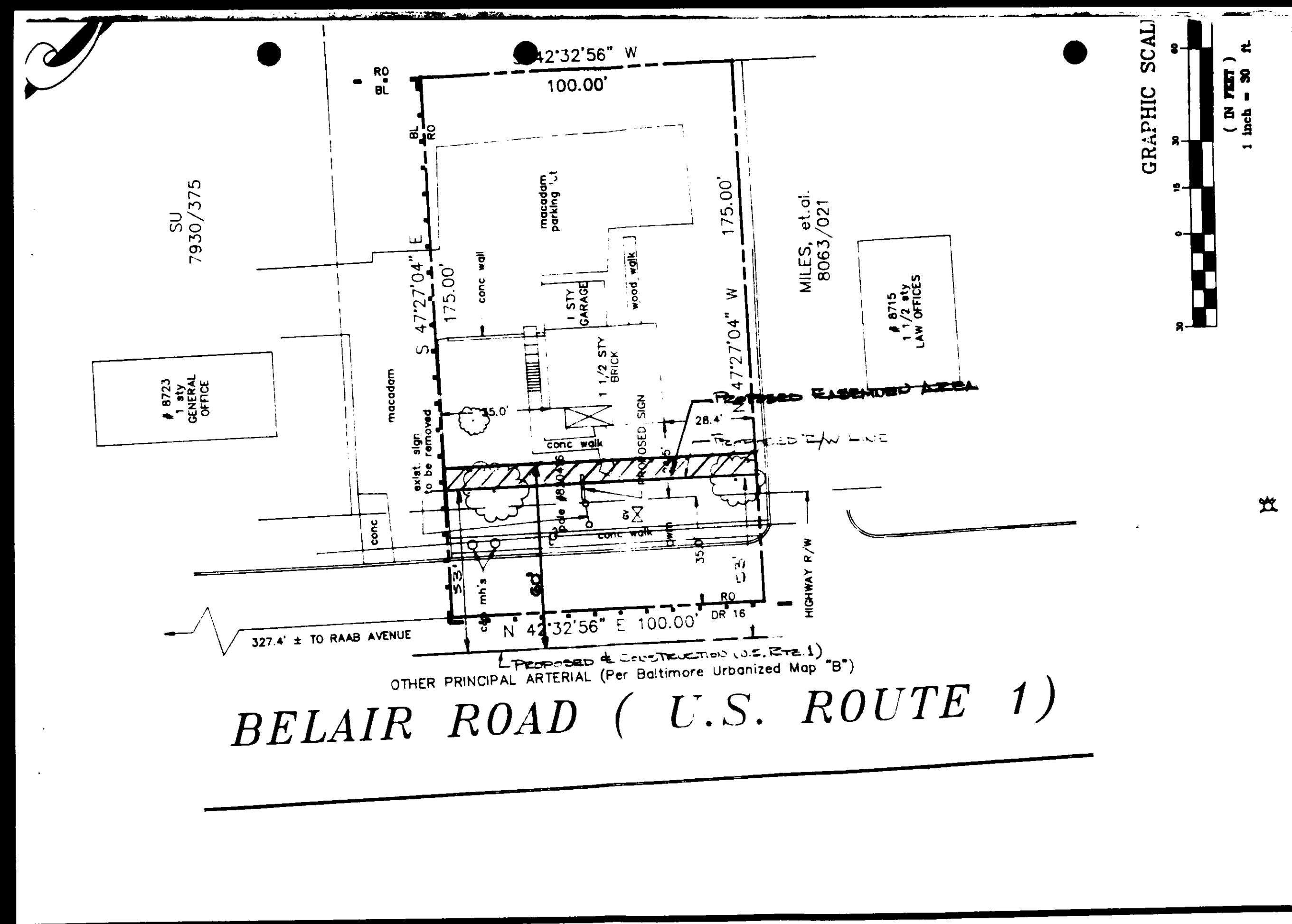
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

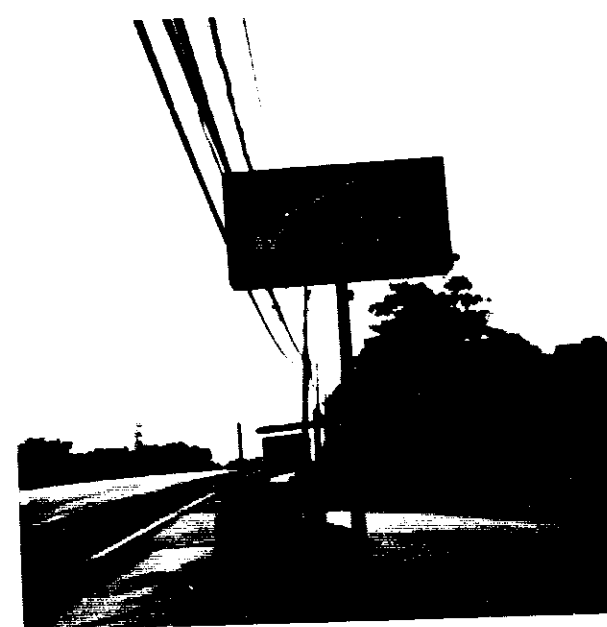
REVIEWER: Noted and Approved Planning Group Special Inspection Division

Fire Prevention Bureau

JK/KEK



PETITIONER(S) EXHIBIT (2)



3715 BELAIR RD

PETITIONER(S) EXHIBIT (3)



3719 BELAIR RD

PETITIONER(S) EXHIBIT (4)

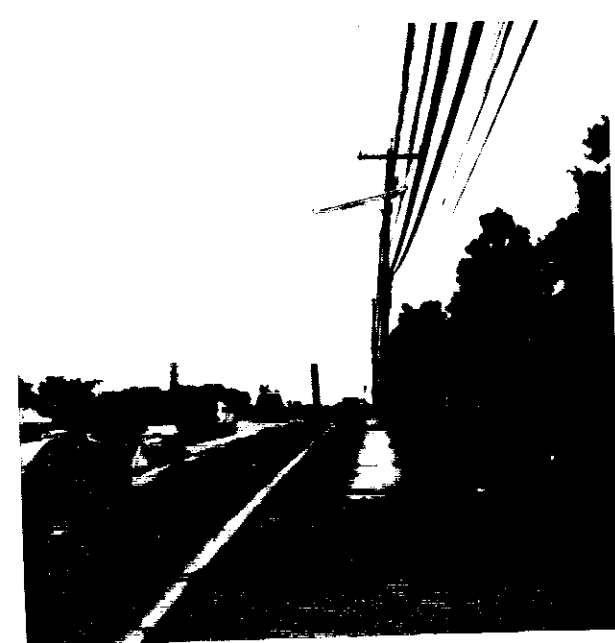


3724 BELAIR RD

PETITIONER(S) EXHIBIT (5)



PETITIONER(S) EXHIBIT (6)



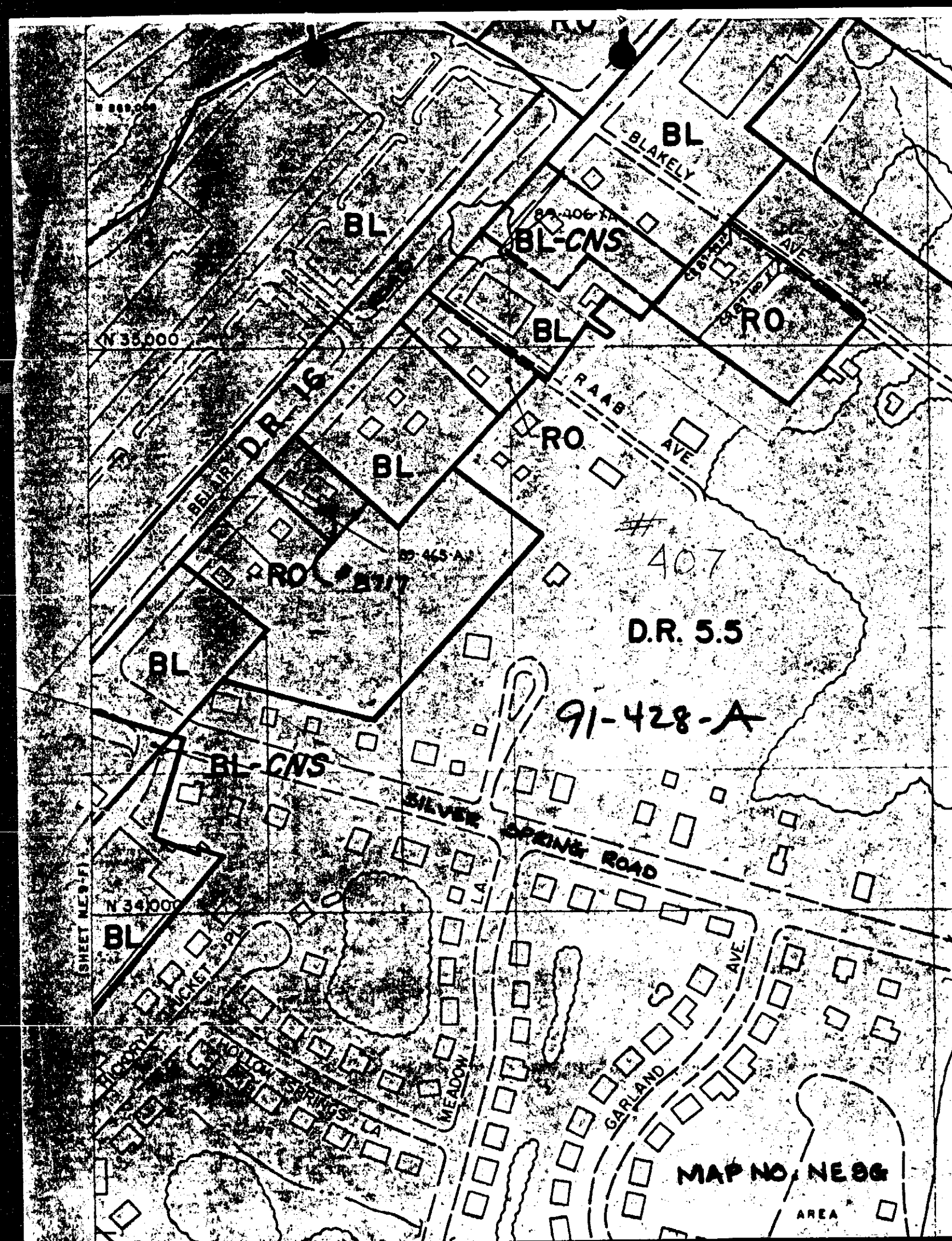
3717 BELAIR RD



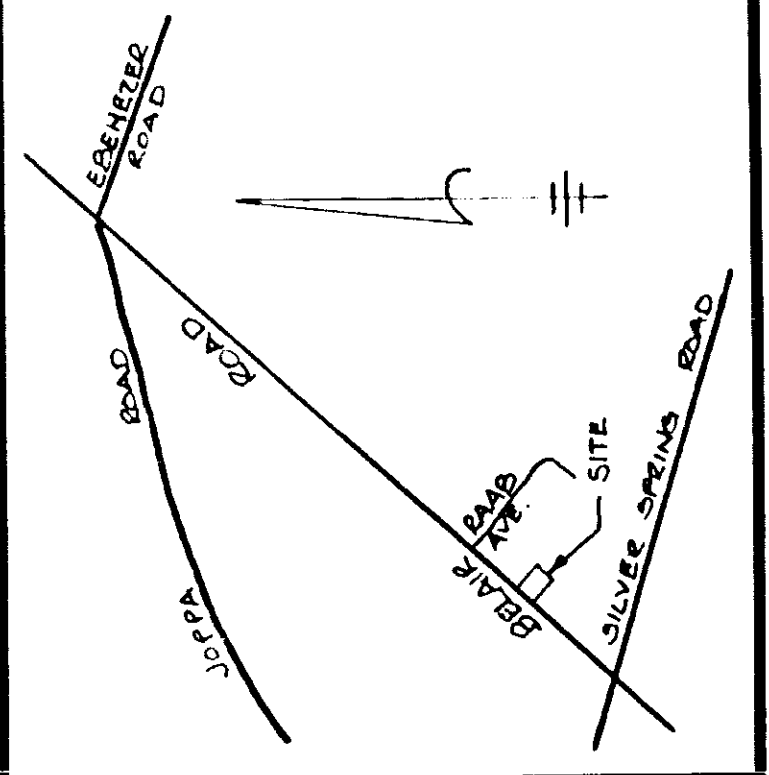
3717 BELAIR RD



3717 BELAIR RD



NO.	DATE	DESCRIPTION	BY
1	6/10/90	PROPOSED HIGHWAY R/W & ESM	KJW
2	6/19/90	RELOCATED SIGN	KJW



- VICINITY MAP  
SCALE: 1" = 1000'
- NOTES:**
- 1) CURRENT OWNER: KENNETH J. WELLS, INC.
  - 2) CURRENT ADDRESS: 8717 BELAIR ROAD
  - 3) PREVIOUS ADDRESS: BALTIMORE, MARYLAND 21236
  - 4) APPLICANT: SAME AS ABOVE
  - 5) APPLICANT'S ADDRESS: SAME AS ABOVE
  - 6) DEED REFERENCE: R392/025
  - 7) TAX ACCOUNT NO.: 118017022
  - 8) AREA: 6,461.5 ACRES
  - 9) BUILDING HEIGHT: 23.5' (INDUSTRY)
  - 10) LOT AREA: 175,000 SQ. FT.
  - 11) ZONING DISTRICT: I-1A
  - 12) PREVIOUS ZONING: I-1A
  - 13) PREVIOUS COMMERCIAL PERMIT: NONE
  - 14) PREVIOUS VARIANCE: NONE
  - 15) PREVIOUS VARIANCE: NONE
  - 16) PREVIOUS VARIANCE: NONE
  - 17) PREVIOUS VARIANCE: NONE
  - 18) PREVIOUS VARIANCE: NONE
  - 19) PREVIOUS VARIANCE: NONE
  - 20) PREVIOUS VARIANCE: NONE
  - 21) SUBSEQUENT VARIANCE: NONE

**PLAN TO ACCOMPANY  
A PETITION FOR A  
ZONING VARIANCE**

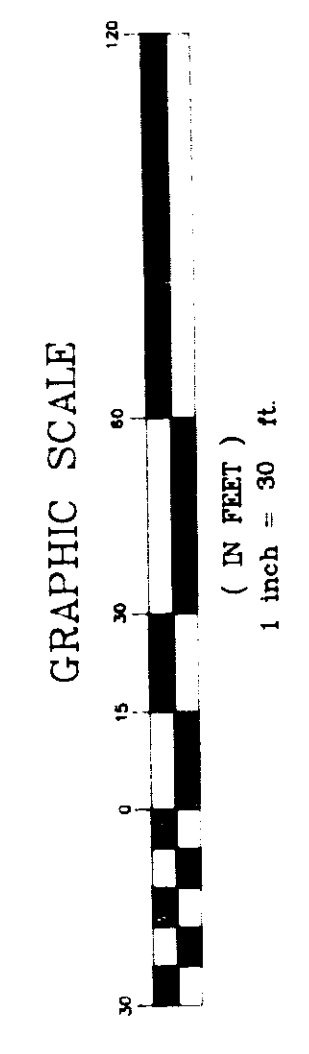
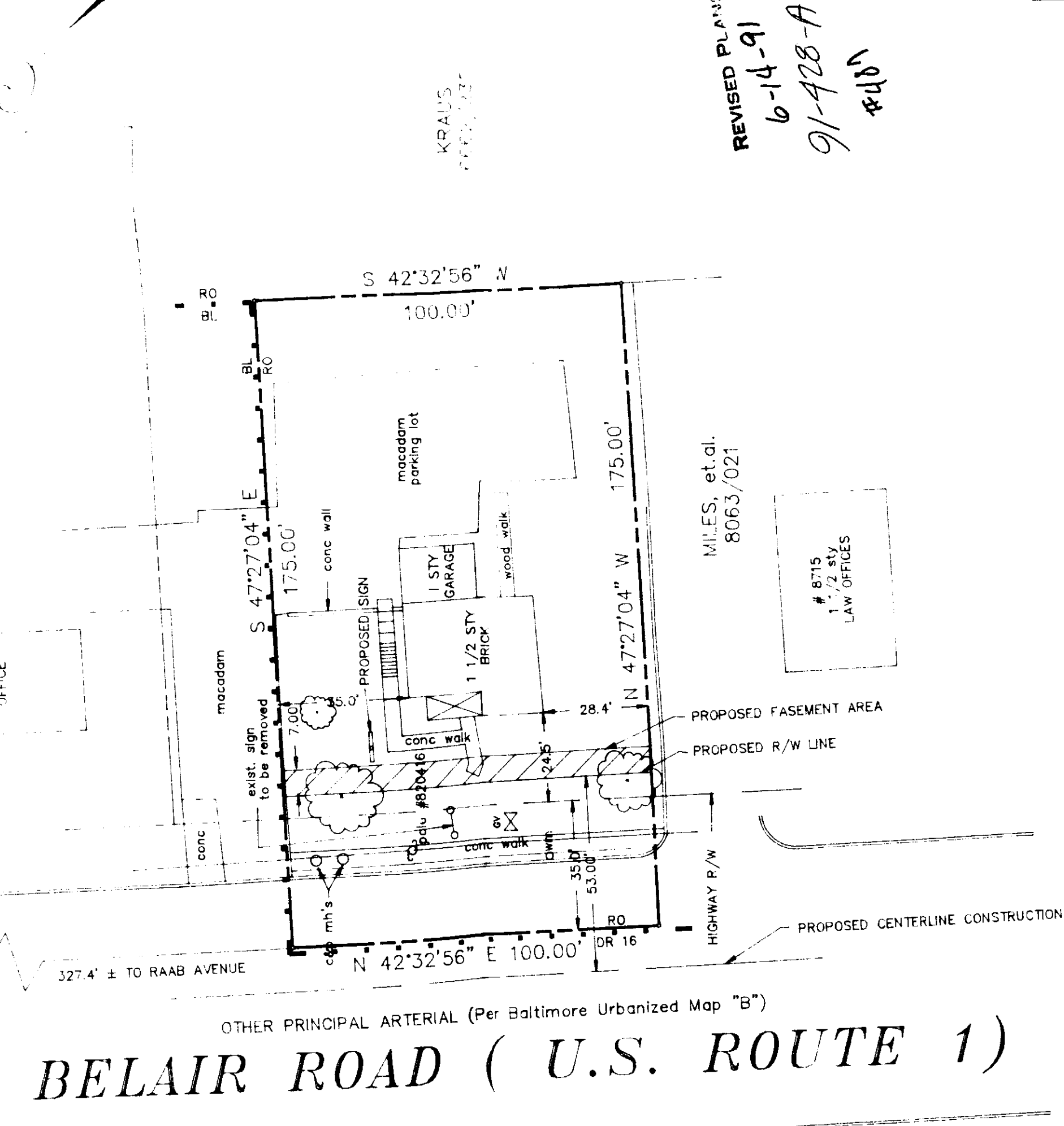
8717 BELAIR ROAD  
ELEVENTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: 2/18/91

**KJW**

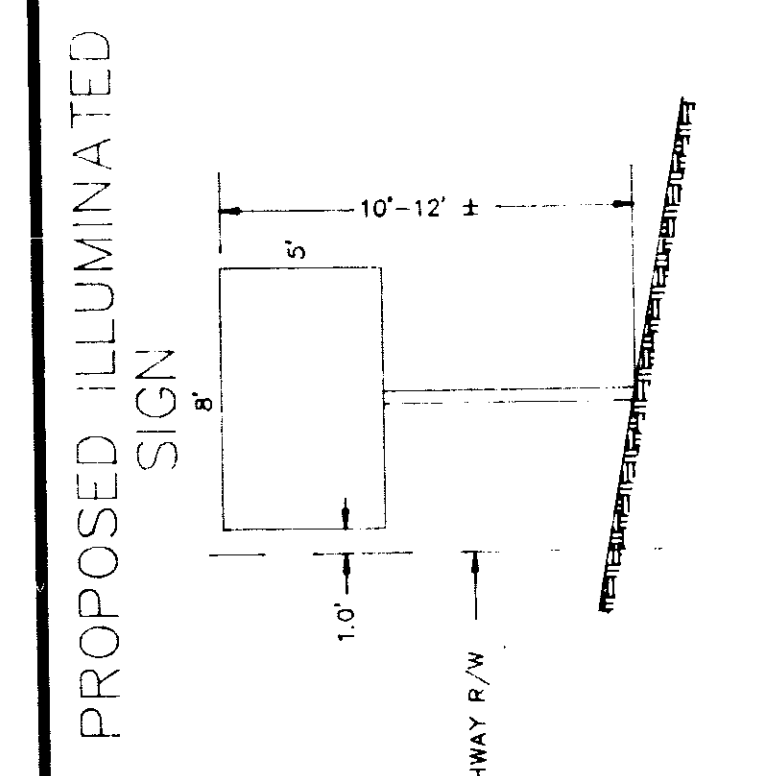
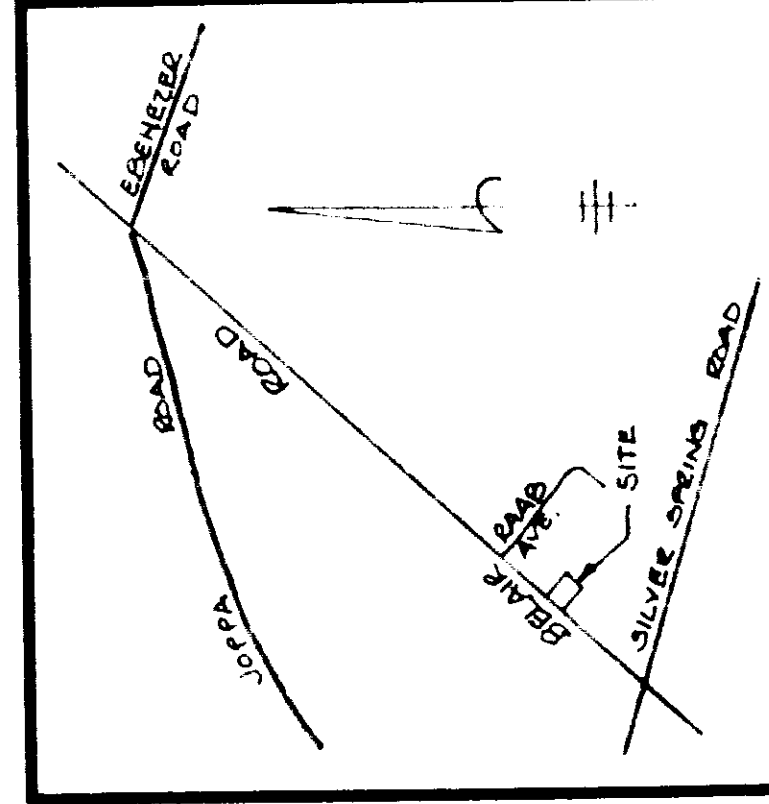
**KENNETH J. WELLS, INC.**  
P.O. BOX 28496  
BALTIMORE, MARYLAND  
(301) 665-3242

**LAND PLANNERS AND SURVEYORS**

**PETITIONER'S  
EXHIBIT 1**



OTHER PRINCIPAL ARTERIAL (Per Baltimore Urbanized Map "B")  
**BELAIR ROAD ( U.S. ROUTE 1 )**



- VICINITY MAP  
SCALE: 1" = 1000'
- NOTES:**
- 1) CURRENT OWNER: KENNETH J. WELLS, INC.
  - 2) CURRENT ADDRESS: BALTIMORE, MARYLAND 21236
  - 3) PREVIOUS ADDRESS: BALTIMORE, MARYLAND 21236
  - 4) APPLICANT: SAME AS ABOVE
  - 5) APPLICANT'S ADDRESS: SAME AS ABOVE
  - 6) DEED REFERENCE: R392/025
  - 7) TAX ACCOUNT NO.: 118017022
  - 8) AREA: 6,461.5 ACRES
  - 9) BUILDING HEIGHT: 23.5' (INDUSTRY)
  - 10) LOT AREA: 175,000 SQ. FT.
  - 11) ZONING DISTRICT: I-1A
  - 12) PREVIOUS ZONING: I-1A
  - 13) PREVIOUS COMMERCIAL PERMIT: NONE
  - 14) PREVIOUS VARIANCE: NONE
  - 15) PREVIOUS VARIANCE: NONE
  - 16) PREVIOUS VARIANCE: NONE
  - 17) PREVIOUS VARIANCE: NONE
  - 18) PREVIOUS VARIANCE: NONE
  - 19) PREVIOUS VARIANCE: NONE
  - 20) PREVIOUS VARIANCE: NONE
  - 21) SUBSEQUENT VARIANCE: NONE

**91-428-A**

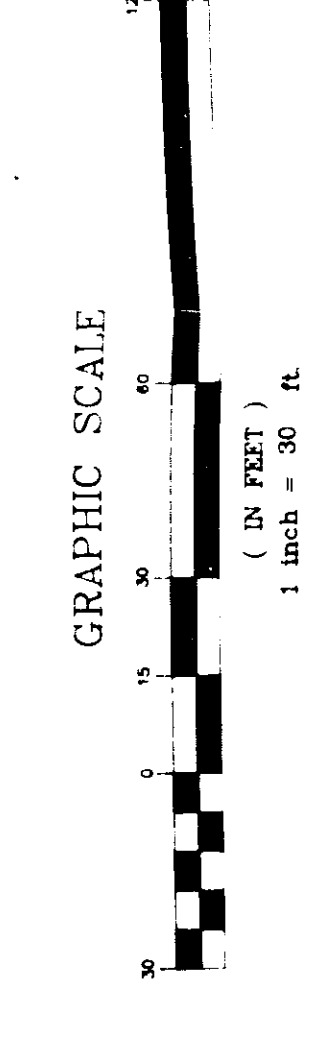
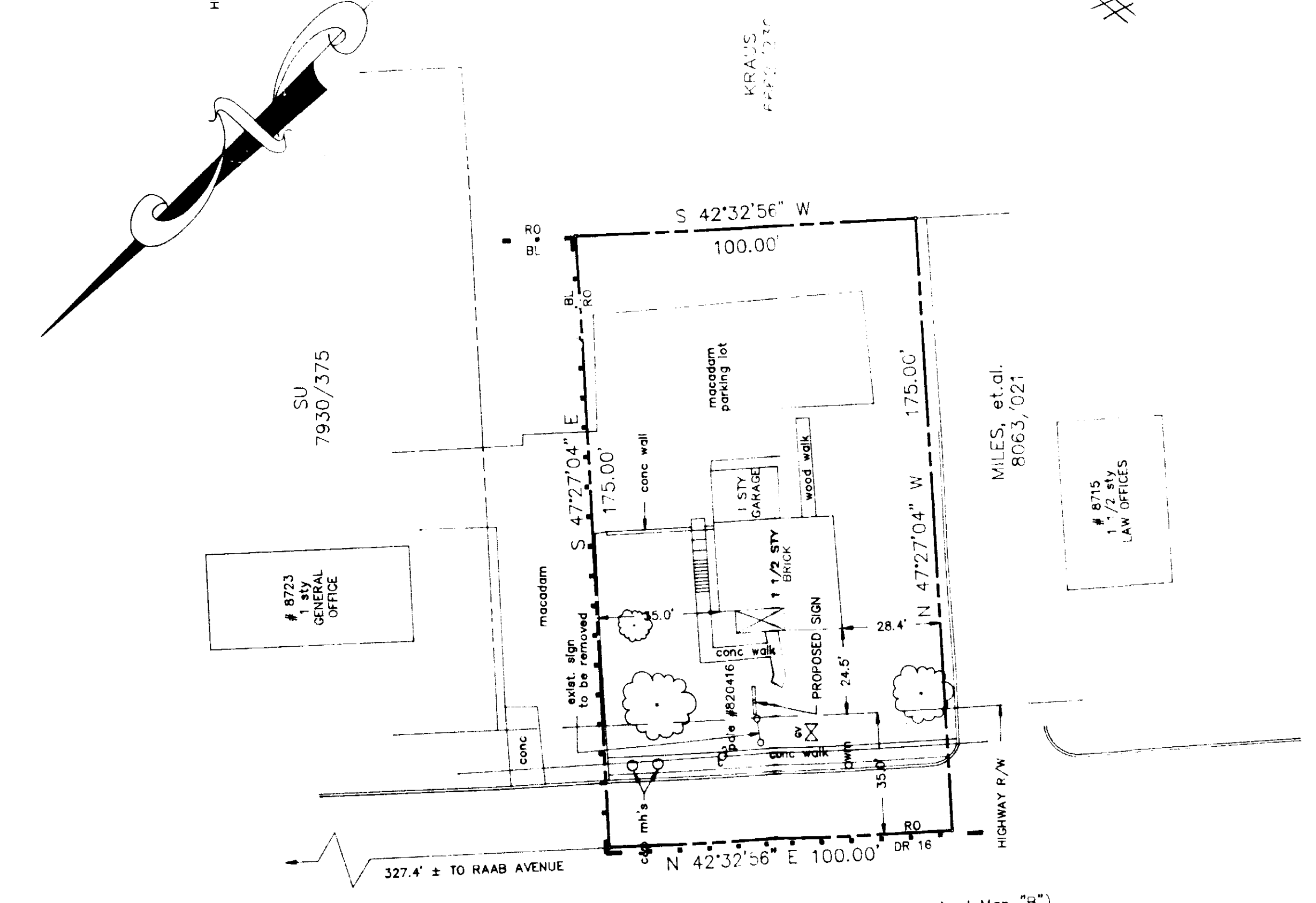
**PLAN TO ACCOMPANY  
A PETITION FOR A  
ZONING VARIANCE**

8717 BELAIR ROAD  
ELEVENTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: 2/18/91

**KJW**

**KENNETH J. WELLS, INC.**  
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**LAND SURVEYORS**



OTHER PRINCIPAL ARTERIAL (Per Baltimore Urbanized Map "B")  
**BELAIR ROAD ( U.S. ROUTE 1 )**