

IN RE: PETITION FOR ZONING VARIANCE
E/S Reisterstown Road, 539' E
of the c/l of Chatsworth Avenue
(135 Reisterstown Road)
4th Election District
3rd Councilmanic District
135 East Main Street Ltd. Part.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-143-A

AMENDED ORDER

WHEREAS, the Petitioner herein requested a variance from Section 413.2.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign for commercial buildings to be located within 85 feet of an existing principal building and within 60 feet of an adjoining residential premise on the same side of the street, in lieu of the permitted 100 feet distance on the opposite side of a thoroughfare from a residential zone and in lieu of the required commercial zone, in accordance with the plans submitted and identified as Petitioner's Exhibits 1, 2 and 3; and,

WHEREAS, by Order issued November 14, 1991, the relief requested was granted, subject to restrictions;

WHEREAS, by correspondence dated December 4, 1991, Counsel for Petitioner requested a modification of Restriction 2 of said Order to change the word "Park" to "Center" and to include the commercial park logo thereon, in accordance with Petitioner's Exhibits 2 and 3;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of December, 1991 that the Order issued November 14, 1991 be AMENDED to modify Restriction 2 as follows:

"2) The relief granted herein is limited to one identification sign in accordance with that depicted on Petitioner's Exhibit 2 in the location shown on Petitioner's Exhibit 1. The subject sign shall contain the MIE logo and the words "Reisterstown Business Center" only and shall not be illuminated."

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued November 14, 1991 shall remain in full force and effect.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue, Towson, Md. 21204

Mr. James O. Long
127 Main Street, Reisterstown, Md. 21136

Ms. Jean E. Imm
107 New Avenue, Reisterstown, Md. 21136

Rev. Frederick Hanna
Reisterstown-Owings Mills-Glyndon Coordinating Council
P.O. Box 117, Reisterstown, Md. 21136

People's Counsel; File

IN RE: PETITION FOR ZONING VARIANCE
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Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-143-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 413.2.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign for commercial buildings to be located within 85 feet of an existing principal building and within 60 feet of an adjoining residential premise on the same side of the street in lieu of the permitted 100 feet distance on the opposite side of a thoroughfare from a residential zone in lieu of the required commercial zone, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Nancy Bruno, appeared, testified and was represented by G. Scott Barhight, Esquire. Also appearing on behalf of the Petitioner was Bernt Petersen, Engineer, with G. W. Stephens, Jr. and Associates, Inc. Appearing as Protestants in the matter were James O. Long and Jean E. Imm, nearby residents of the area. Submitting a letter of opposition but not appearing at the hearing was Rev. Frederick Hanna as Zoning Chairman on behalf of the Reisterstown-Owings Mills-Glyndon Coordinating Council.

Testimony indicated that the subject property consists of 0.03 acres more or less, zoned B.L., and is located on the east side of Reisterstown Road at the entrance to the Reisterstown Business Park. Petitioner is desirous of erecting an identification sign in the location

shown on Petitioner's Exhibit 2 for a commercial complex. The proposed sign will be constructed of red brick with white lettering in accordance with that depicted on Petitioner's Exhibit 1. Petitioner submitted various photographs of identification signs around Baltimore County which advertise other similar business centers. All parties were in agreement that the proposed sign is both attractive and aesthetically pleasing. The dispute, however, arose concerning the proposed location of the sign on Petitioners' property.

The Petitioner testified that due to the panhandle driveway entrance to Petitioners' property and the fact that the subject sign must be located on the panhandle, the proposed location was the only practical site. Testimony indicated the proposed location will allow traffic traveling in a northerly direction on Reisterstown Road (otherwise known as Main Street) adequate time to observe the sign and turn into the Petitioner's property. Petitioner submitted photographs marked Petitioner's Exhibit 3 depicting the exact location of the proposed sign by a piece of plywood being held by an individual. Testimony indicated that the proposed sign will contain the wording "Reisterstown Business Park" and that no other wording will be contained on the sign. Petitioner also testified that the subject sign will be non-illuminated. Further, Petitioner's expert witness, Bernt Petersen testified that the proposed location of the subject sign satisfies the technical requirements of Section 307 of the B.C.Z.R.

James Long, the adjoining property owner, appeared and testified in opposition to Petitioner's request. Mr. Long testified that while the subject sign is attractive, the proposed location of the sign is objectionable. He testified the sign at this location will block his vision when

exiting from his driveway onto Main Street. He also testified that in his opinion the sign could be located towards the southern property line on Main Street, closer to the Authorized Video Repairs, Inc. business. This, in his opinion, would help alleviate some of the adverse effects this sign will have on his property.

Of utmost concern to this Deputy Zoning Commissioner is whether the proposed sign would, in fact, block Mr. Long's vision as he exits from his driveway onto Main Street. I find that the proposed sign will not adversely affect Mr. Long's vision. One of the photographs submitted by Petitioner's in their Exhibit 3 is a picture looking south on Main Street clearly depicting Mr. Long's house and the plywood where the sign is proposed to be located. Judging from this picture, it appears that Mr. Long's vision will not be impeded as he exits his driveway. Therefore, I find that the proposed location of the sign will not adversely affect the safety of Mr. Long.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment 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 variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of November, 1991 that the Petition for Zoning Variance from Section 413.2.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign for commercial buildings to be located within 85 feet of an existing principal building and within 60 feet of an adjoining residential premise on the same side of the street in lieu of the permitted 100 feet distance on the opposite side of a thoroughfare from a residential zone in lieu of the required commercial zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The relief granted herein is limited to one identification sign in accordance with that depicted on Petitioner's Exhibit 1 in the location shown on Petitioner's Exhibit 2. The subject sign shall contain the words "Reisterstown Business Park" only and shall not be illuminated.

- 3) When applying for the sign permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 14, 1991

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
E/S Reisterstown Road, 539' E of the c/l of Chatsworth Avenue
(135 East Main Street)
4th Election District - 3rd Councilmanic District
135 East Main Street Ltd. Part. - Petitioner
Case No. 92-143-A

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

All Protestants



Petition for Variance

to the Zoning Commissioner of Baltimore County

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 413.2.2.e to permit an identification sign for commercial buildings within 85' of an existing principal building and within 60' of an adjoining residential premises on the same side of the street in lieu of the required 100' and to be located on the opposite side of a thoroughfare from a residential zone in lieu of the required commercial 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 328' panhandle driveway, the topography, the configuration of the property and the existing structures along Reisterstown Road all create conditions which make it impossible to provide adequate signage for the business park without seeking a zoning variance.

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.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
G. Scott Barhight
210 W. Pennsylvania Avenue
Towson, MD 21204
City and State
Attorney's Telephone No.: 832-2050

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.
Legal Owner(s): 135 East Main Street
Limited Partnership

(Type or Print Name)
Signature
(Type or Print Name)
Signature
c/o MIE Investment Company
5720 Executive Drive
Catonsville, MD 21228
City and State
Name, address and phone number of legal owner, contact purchaser or representative to be contacted
G. Scott Barhight
210 W. Pennsylvania Avenue
Towson, MD 21204
City and State
Phone No. 832-2050

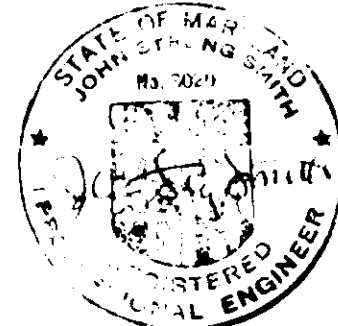
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. 45 MIN.
AVAILABLE FOR HEARING
MON. / TUE. / WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: CAN DATE 9/1/91

BY THE OFFICE OF
GEORGE WILLIAM STEPHENS JR. & ASSOCIATES, INC.
ENGINEERS
606 KENNEDY DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description of Sign Area on Land
Owned by 135 East Main Street
Limited Partnership.

Beginning at a point South 08° 15' East 539 feet from the center line intersection of Reisterstown Road and Chatsworth Avenue, said point being on the east right-of-way line of Reisterstown Road, thence the following courses and distances:
1 - North 79° 23' 56" East 40.0 feet
2 - South 04° 21' 12" East 35.0 feet
3 - South 79° 23' 56" West 40.0 feet
4 - North 04° 21' 12" West 35.0 feet to the point of beginning.
Containing 0.03 acres of land.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR CONVEYANCE OF LAND.



92-143-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4
Date of Posting: 8/13/91
Posted for: 135 East Main Street Limited Partnership
Petitioner: 135 East Main Street Limited Partnership
Location of property: 135 East Main Street, Towson, MD 21204
Location of Sign: In front of 135 East Main Street
Remarks:
Posted by: [Signature]
Date of return: 8/28/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/18/91

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 8/17/91.

THE JEFFERSONIAN.

S. Zake Orlov
Publisher

\$42.21

CERTIFICATE OF PUBLICATION

Pikesville, Md., 10/16/91

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 17th day of the first publication appearing on the 16th day of Oct., 1991, the second publication appearing on the 19th day of Oct., 1991, the third publication appearing on the 19th day of Oct., 1991.

THE NORTHWEST STAR

Manager

Cost of Advertisement: \$8.28

RECEIVED
OCT 17 1991

ZONING OFFICE

Call Candy Williams
356-2411
Excellent Business Opportunity

LEGAL NOTICE
BALTIMORE COUNTY
BOARD OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT
COMMISSIONERS
TOWSON, MARYLAND 21204
(301) 887-3191

NOTICE is hereby given that the following persons have filed applications for permanent license to sell beer, wine and/or liquor at the locations listed:

Michael J. Greenbaum, Mark H. Berry, Marc C. Greenberg of Sutton Place Country Restaurant, Inc. 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-143-A
E/S Reisterstown Road, 539' (+/-) of c/l South Chatsworth
135 East Main Street (Reisterstown Business Park Center)
4th Election District - 3rd Councilmember
Petitioner(s): 135 East Main Street Limited Partnership
HEARING: WEDNESDAY, NOVEMBER 6, 1991 at 10:00 a.m.

Variance to permit an identification sign for commercial buildings within 85 feet of an existing principal building and within 60 feet of an adjoining residential premises on the same side of the street in lieu of the required 100 feet, and to be located on the opposite side of a thoroughfare from a residential zone in lieu of the required commercial zone.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
10/19/91 October 17

50% CASH DISCOUNT
ON TRAVEL
WORLDWIDE
Information \$1
CARLISLE(S)
P.O. Box 1256
Garden Grove, CA 92642

AUTUMN/WINTER/
PASSOVER TRIPS
Pikesville, Md.
Proceeds to charity.

Oct. 18-20, 1991-5 days/night
\$290 p.p., dbl. occup.

Sept. 28-Oct. 1, 1991-4 days/night
\$350 p.p., dbl. occup.

Sept. 28-Oct. 1, 1991-4 days/night
\$350 p.p., dbl. occup.

11 days/night, double rooms
\$840 p.p. (\$840/day).

Everything included in above
New Luxury coach, limited service.
Proceeds to charity.
Handicapped accessibility.
Reservations and space request.
363-6969

BUSINESS SERVICE
ADD ADDITIONAL Medical
transcription Support? Call Smith,
Joc. Rose Associates at 655-4211.
Indisputably assured.

FOR RENT
OFFICE: in Owings Mill
Private Offices-Furnished/unfur-
nished; receptionist, secretarial, of-
fice services, telephone answering,
faxing-Convenient location-Dist-
ant Court Bldg. 363-4100.

INSURANCE
AIG-All ages, all levels.
Medical, Term
Savings, P
Life, Acci.
AIG, in
B.P.M.
7 Maryland

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

receipt

Date

PUBLIC HEARING FEE 0.00 PRICE

NO. ZONING VARIANCE (OTHER) 1 X \$175.00

TOTAL: \$175.00

DATE OF ORDER: 10/19/91

04404#0055MCHRC \$175.00
BN 0003147P09-27-91
Please Make Check Payable To Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

COPY

DATE: 10/25/91

135 East Main Street Limited Partnership
c/o MIE Investment Company
5720 Executive Drive
Catonsville, Maryland 21228

ATTN: EDWARD ST. JOAN

RE:
CASE NUMBER: 92-143-A
E/S Reisterstown Road, 539' (+/-) of c/l South Chatsworth
135 East Main Street (Reisterstown Business Park Center)
4th Election District - 3rd Councilmember
Petitioner(s): 135 East Main Street Limited Partnership
HEARING: WEDNESDAY, NOVEMBER 6, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 95.21 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 ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: G. Scott Barhight, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

COPY

OCTOBER 4, 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: 92-143-A
E/S Reisterstown Road, 539' (+/-) of c/l South Chatsworth
135 East Main Street (Reisterstown Business Park Center)
4th Election District - 3rd Councilmember
Petitioner(s): 135 East Main Street Limited Partnership
HEARING: WEDNESDAY, NOVEMBER 6, 1991 at 10:00 a.m.

Variance to permit an identification sign for commercial buildings within 85 feet of an existing principal building and within 60 feet of an adjoining residential premises on the same side of the street in lieu of the required 100 feet, and to be located on the opposite side of a thoroughfare from a residential zone in lieu of the required commercial zone.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

cc: 135 East Main Street Limited Partnership c/o MIE Investment Company
G. Scott Barhight, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 29, 1991

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 153, Case No. 92-143-A
Petitioner: 135 East Main Street
Limited Partnership
Petition for Variance

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

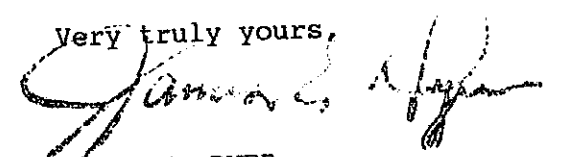
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: 135 East Main Street Limited Partnership
C/O MIE Investment Company
5720 Executive Drive
Catonsville, MD 21228

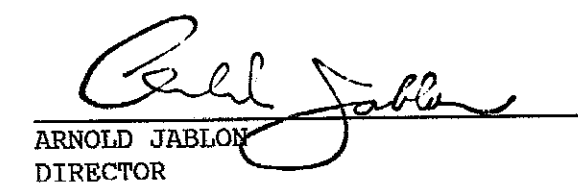
Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



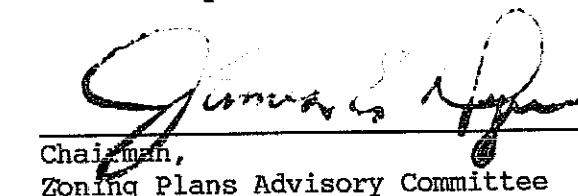
111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
30th day of September, 1991.


ARNOLD JABLON
DIRECTOR

Received By:


Chairman,
Zoning Plans Advisory Committee

Petitioner: 135 East Main Street
Petitioner's Attorney: G. Scott Barhight

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 11, 1991
Zoning Administration and
Development Management

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

SUBJECT: 135 East Main Street Limited Partnership,
Item No. 153

In reference to the Petitioner's request, staff offers the following comments:

This office does not oppose the proposed setbacks for the identification sign. However, to mitigate the impact of the reduced setback, staff recommends the sign be scaled down by eliminating the portion of the sign that references general office and warehouse information.

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.

EK/JL/rdn

ITEM135/TEXTROZ

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

DATE: October 23, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

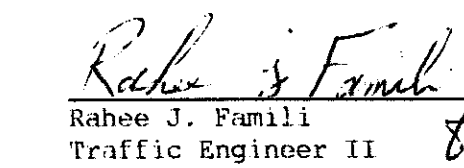
FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 8, 1991

ITEM NUMBER: 153

Please see the C.R.G. comments for this site.


Rahee J. Famill
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department



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

(301) 887-4500

OCTOBER 16, 1991

Arnold Jablon,
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: 135 EAST MAIN STREET LIMITED PARTN.

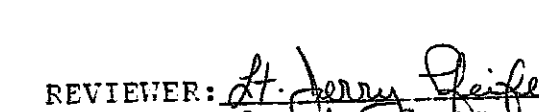
Location: #135 EAST MAIN STREET

Item No.: 153 Zoning Agenda: OCTOBER 8, 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 Division Fire Prevention Bureau
Special Inspection Division

JF/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 16, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

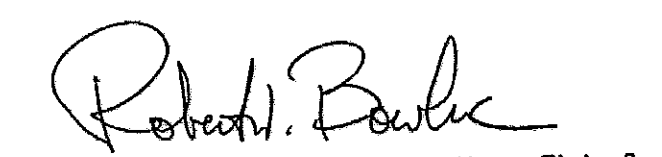
RE: Zoning Advisory Committee Meeting
for October 8, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 142, 144, 149, 150, 151, 152, 153, 157, and 158.

For Item 145, a minor subdivision is processing now. Our comments will be addressed through that process.

For Item 146, see the County Review Group comments dated August 12, 1991 for this site.

For Item 149, we have no comment on the garage height variance. However, regarding the swimming pool, the road grade or horizontal alignment must be revised so that no retaining wall is needed or that the wall is far enough away from the right-of-way such that failure would not impact the right-of-way.


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

RWB:s

LAW OFFICES

WHITEFORD, TAYLOR & PRESTON

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 301-541-8100

500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-832-2000

SUITE 400
886 17TH STREET, NW
WASHINGTON, D.C. 20005
TELEPHONE 202-699-6000

G. SCOTT BARHIGHT
DIRECT NUMBER
301-832-2050

December 4, 1991

VIA HAND DELIVERY

Timothy M. Kotrocco, Esquire
Deputy Zoning Commissioner
for Baltimore County
Baltimore County Court House
400 Washington Avenue, Room 113
Towson, Maryland 21204

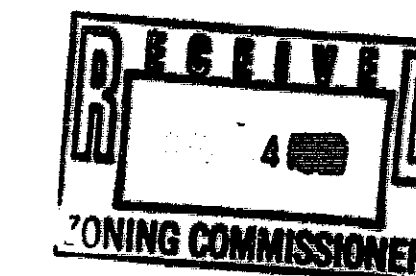
Re: Petition for Zoning Variance
135 East Main Street Ltd. Partnership - Petitioner
Case No. 92-143-A

Dear Mr. Kotrocco:

Thank you for providing me with a copy of your decision rendered in the above matter. This letter is to request a minor modification of your Order within the thirty (30) day revisory period.

Restriction No. 2 of your Order indicates that the sign may only contain the following words "Reisterstown Business Park." Since several of the exhibits contained different logos and letterings, and since the Petitioner agreed to remove some of the lettering shown on the Plat to Accompany the Petition, the Petitioner is concerned that they may not have been clear in their request.

On behalf of the Petitioner, I respectfully request that the Order be amended to permit the following words "Reisterstown Business Center" with the "MIE" logo as shown on the Plat to Accompany the Petition For Sign Variance. The effect of this request is to permit the word "Center" in lieu of "Park" and to permit the "MIE" logo as shown on each of the sample sign photographs entered as exhibits.



November 6, 1991

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

Reference: Case 92-143-A

Dear Sir:

My name is James O. Long and I own the property at 127 Main St. Reisterstown, Maryland.

Since my yard joins the property in question for the proposed identification sign, I want to go on record as being opposed to this zoning request listed as case #92-143-A.

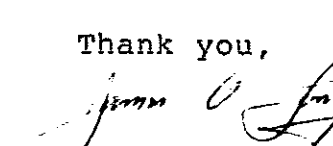
I want the county to stay in the required limit now set - I do not want any sign 60 feet from my home in lieu of the required 100 feet as zoning requires.

Sixty feet will put this sign at the corner of my property line and would just about block my house from sight coming north on Main Street. The size of this proposed sign is way out of focus for Main Street and Reisterstown Road in general. (Sign Size is 10 feet by 13 feet)

I can also, see this being a hazard since the view coming out of my driveway will be obstructed (as of now a sharp curve is about 60 yards south of proposed zoning request and it is already dangerous to enter Main Street). I do not need a giant sign blocking what view I do have.

The property on the South side of proposed driveway and sign, is already a commercial video repair shop with smaller signs facing Main Street. Why can't any identification sign be placed at this location instead of 60 feet from a residential premise. The property in question here has about ninety feet frontage on Main Street, so I think adjustments can be made for everyone's benefit.

I would also, like to point out that the proposed location is opposite Franklin Middle School and on any given day parents giving rides to school children stop here leaving the children to cross Reisterstown Road between two marked lines to enter school grounds. This is at the exact location of proposed sign and I would hate to see Children dashing out from behind a billboard type sign into the traffic.

Thank you,

James O. Long



Reisterstown-Owings Mills-Glyndon
Coordinating Council

November 5, 1991

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

Reference: Case 92-143-A

Dear Sir:

At its regularly scheduled meeting last evening, the Reisterstown-Owings Mills-Glyndon Coordinating Council voted unanimously to oppose the granting of any waiver for the proposed identification sign to be placed on the property for the Reisterstown Business Park on Reisterstown Road.

The entrance to the property where the sign is to be placed is directly across the street from Franklin Middle School where the children cross going to and coming from school. It is next to the residence of the Long family who have some concerns about the sign. We share those concerns and for the safety and welfare of the community request that you deny any waiver either as to location or size of the proposed sign. We believe there will be no damage to the owners if the county regulations are strictly adhered to and hope that they will be good neighbors and do so voluntarily.

While prior commitments prevent my being present for the hearing on November 6th, I hope that you will allow this letter to be made a part of the record and that it will adequately voice our opposition to the requested waiver. Thank you for your kind cooperation.

Sincerely,

Frederick A. Hanna
The Rev. Frederick A. Hanna
Zoning Chairman

FJH...hs

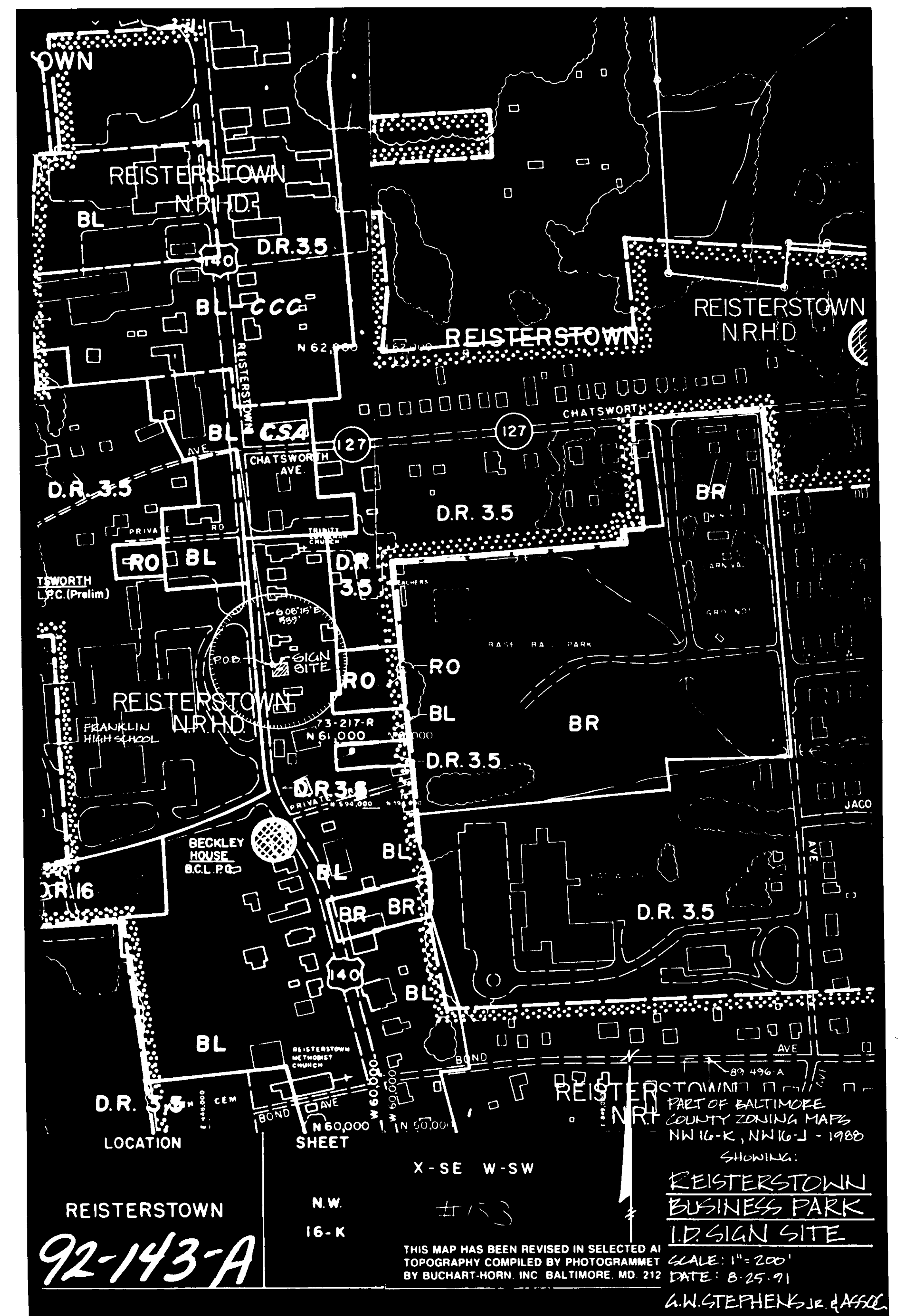
P.O. Box 117 Reisterstown, Maryland 21136



SCALE 1" = 200' ±	LOCATION #153
DATE OF PHOTOGRAPHY	REISTERSTOWN

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

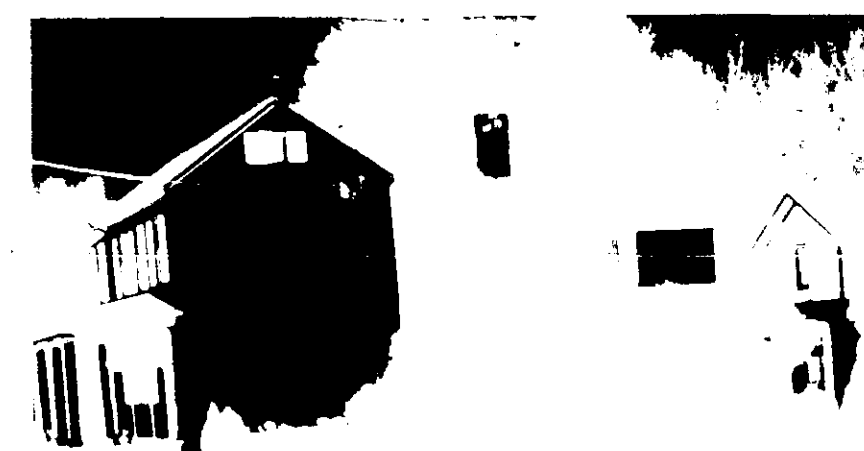
PART OF BALTIMORE
COUNTY AERIAL PHOTOS
NW 16-K, NW 16-J - 1986
SHOWING
REISTERSTOWN
BUSINESS PARK
I.D. SIGN SITE
SCALE: 1" = 200'
DATE: 8-25-91
G.W. STEPHENS JR. & ASSOC.

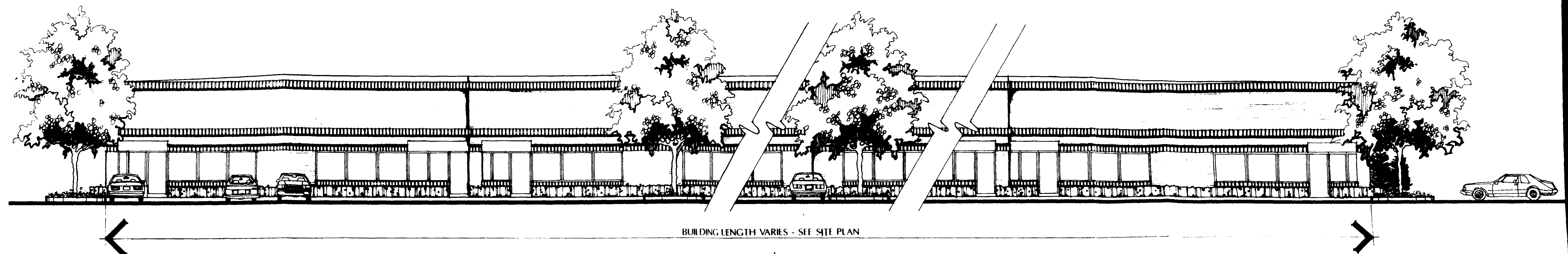


PROTESTANT(S) SIGN-IN SHEET	
NAME	ADDRESS
James C. Long	127 Main St. Reisterstown
John F. Tom	167 New Ave. Reisterstown
Rev. Frederick Hanna	ROG

PETITIONER(S) SIGN-IN SHEET	
NAME	ADDRESS
SARAH BRUNO	10011 INVERMOUNT CC, S 120 EXECUTIVE DR
LAURETTE BRUNO	10011 INVERMOUNT CC, S 120 EXECUTIVE DR

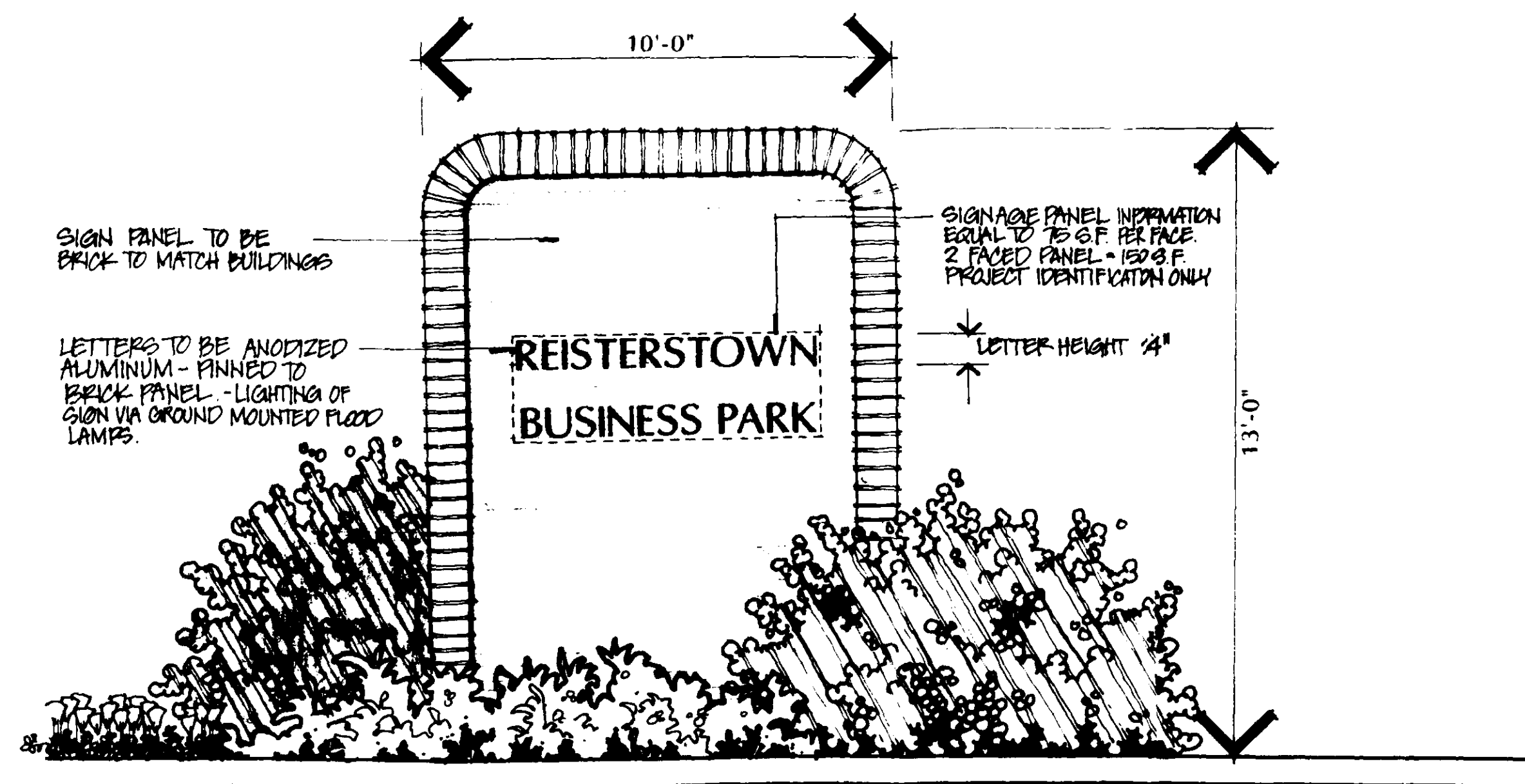
CLOSER VIEW SHOWING POSTED
ZONING NOTICE.





BUILDING CHARACTER ELEVATION

SCALE 1/8" = 1'-0"



PROJECT IDENTIFICATION SIGN CHARACTER ELEVATION

SCALE 3/8" = 1'-0"

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP	
This Plan Was Reviewed By The CRG On 1-17-91 The Following Action Taken	
PLAN APPROVED	
Plan No.	<i>Robert C. [Signature]</i>
Plan No.	<i>Joseph T. [Signature]</i>
Plan No.	1-17-91
Continued	
Plan Referred To	

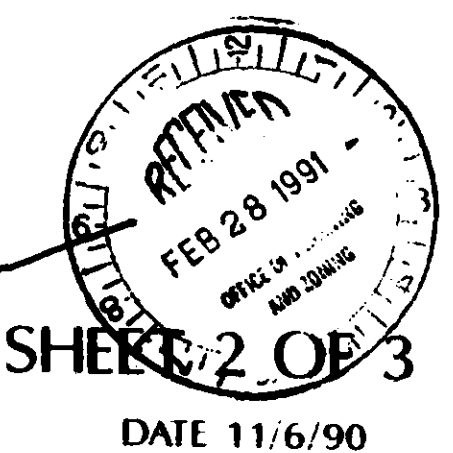
CRG SUPPLEMENT
REISTERSTOWN BUSINESS PARK
BUILDING & SIGN CHARACTER ELEVATION

PRINTED

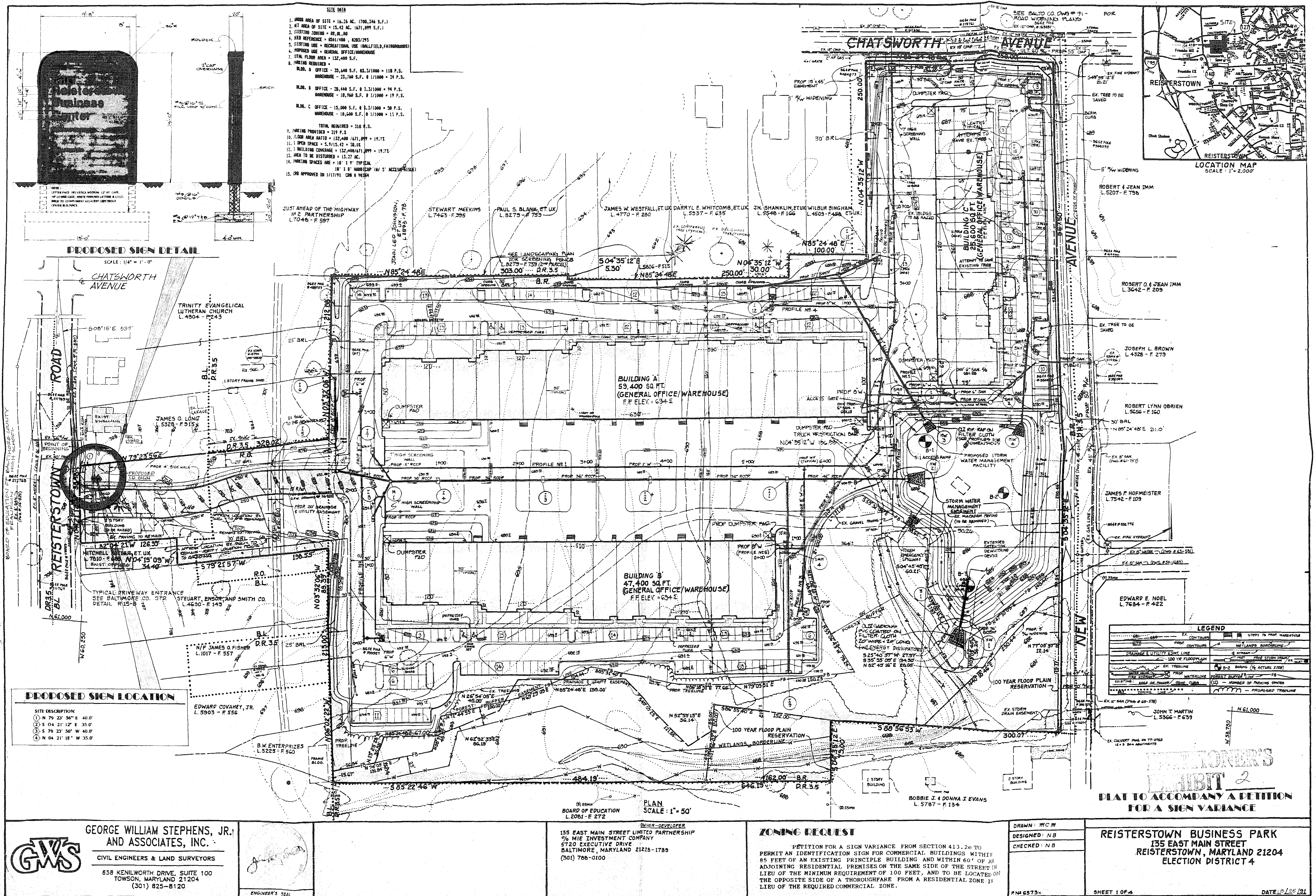
FEB 20 1991

GREENHORNE & O'MARA, INC.
BALTIMORE OFFICE

REISTERSTOWN
1



SHEET 2 OF 3
DATE 11/6/90



REISTERSTOWN BUSINESS PARK
135 EAST MAIN STREET
REISTERSTOWN, MARYLAND 21204
ELECTION DISTRICT 4

SHEET 1 OF 4

DATE: 8/25/91