

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
W/S Campitelli Court, 50 ft. \* ZONING COMMISSIONER  
S of c/l Church Road \* OF BALTIMORE COUNTY  
Hickory Hill Estates \* Case No. 92-317-A  
4th Election District \*  
3rd Councilmanic District \*  
Hickory Hill Estates General Partnership \*  
Petitioner \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance from Section 413.1.g. of the Baltimore County Zoning Regulations (B.C.Z.R.) as it relates to signage. Specifically, the Petitioner seeks to construct a "V" shaped temporary real estate sign with an area of 256 sq. ft., in lieu of the required 100 sq. ft. Further, the Petitioner seeks allowance for the placement of the sign within 2 ft. of the property line, in lieu of the required 15 ft.; and a variance to allow the sign to stand longer than 1 year after the date of the erection. The subdivision site and proposed sign are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

The Petitioner, Hickory Hill Estates General Partnership, by Nancy Bruno, appeared, testified and was represented by G. Scott Barhight, Esquire. Also appearing in support of the Petition was Harry M. Blum, II, a Real Estate Broker with Fiola Blum, Inc., and Robert W. Rosenberger, who prepared the plan. No Protestants appeared in opposition, although the file reflects a letter from Joseph M. Collins, Sr., of 115 Sunny Meadow Lane, in opposition to the request.

Testimony presented was that the subject site is known as the Hickory Hill Estates subdivision and is located near the intersection of Berrymans

Lane and Church Road. The subdivision features 17 residential lots ranging from 2 to 5 acres in size. The community was planned for development several years ago and received C.R.G. approval on December 3, 1987. Since the approval of development, 3 of the available lots have been sold and there are 3 other lots that have existing homes; thus 11 lots remain available for sale and development.

Mr. Blum testified that he has recently been retained to market those remaining lots available within the subdivision. He noted the recent economic recession which has plagued the real estate industry and particularly impacted the sale of lots on this site. He noted that few bank loans are available and that the housing industry is not constructing any speculative building at this time. He also testified that the subdivision originally featured a sign near the entrance to the community from Church Road. It is that sign, which is shown in the photographs marked Petitioner's Exhibit No. 3, that the Petitioners wish to repost and is the subject of the requested variance. Mr. Blum also noted that, in his experience, almost 20% of all real estate sales are the result of advertisement by signage. Particularly, in today's depressed market, the subject sign is necessary at this site. He further opined that any sign must be large enough for the traffic on Church Road to easily read and identify the property and, he believes it will take up to 3 years to sell the remaining residential lots.

Mr. Rosenberger also testified about the necessity of the sign. He noted that the sign was originally installed in July 1989 when the developer began marketing the lots. It was subsequently removed in December of 1990 and reinstalled again in May of 1991. It was removed for the last time on Jan. 3, 1992. He echoed Mr. Blum's testimony that the sign need

be reinstalled, at this time, due to the slow real estate market. Mr. Rosenberger also noted that a variance from the 15 ft. setback requirement is necessary, due to the topography of the site and location of the adjacent roadway. He noted that the sign's proposed location is actually 27 ft. from the paved portion of Church Road. Further, if strict compliance to the setback requirements was required, the sign would not be visible for oncoming traffic. That is, there is insufficient site distance if the sign were placed further from the property line. Also the terrain of the property slopes downward and away from Church Lane and there is an existing brick wall near the entrance to the community. For all of these reasons, Mr. Rosenberger believes that the variances are necessary.

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).

ORDER PURSUANT TO THIS ORDER  
Date: 4/10/92  
By: M. Blum

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variance will be in strict harmony with the spirit and intent of the B.C.Z.R.

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.

Although the Petition shall be granted, provisions should be made to prevent this sign from becoming a permanent fixture at this site. Thus, my Order shall be restricted so as to permit the Petitioner to maintain the sign for a period of one year from the date of this Order. Further, an annual renewal by the Zoning Commissioner for the continued erection of the sign shall be required.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of April, 1992 that a variance from Section 413.1.g. of the Baltimore County Zoning Regulations (B.C.Z.R.), as it relates to signage, for approval to construct a "V" shaped temporary real

ORDER PURSUANT TO THIS ORDER  
Date: 4/13/92  
By: M. Blum

ORDER PURSUANT TO THIS ORDER  
Date: 4/13/92  
By: M. Blum

estate sign with an area of 256 sq. ft., in lieu of the required 100 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that allowance for the placement of the sign within 2 ft. of the property line, in lieu of the required 15 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow the sign to stand longer than 1 year after the date of the erection, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall be allowed to erect the subject sign, as shown on the site plan, for a period of one year from the date of this Order. Any extensions shall be granted only upon application to and consideration by the Zoning Commissioner at the expiration of one year.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmm

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21284

(410) 887-4386

April 10, 1992

G. Scott Barhight, Esquire  
Whiteford, Taylor and Preston  
500 Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Case No. 92-317-A  
Petition for Zoning Variance  
Hickory Hill Estates General Partnership, Petitioner

Dear Mr. Barhight:

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,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.  
cc: Ms. Nancy Bruno  
c/o MIE Investment Co.  
cc: Mr. Harry M. Blum, III  
cc: Mr. Robert W. Rosenberger

**Petition for Variance**

329

to the Zoning Commissioner of Baltimore County 92-317-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 413.1g to permit 256 S.F. "V" shaped temporary real estate sign in lieu of the required 100 S.F. setback of 2 feet in lieu of required 15 feet; and to allow the sign to stand longer than one year after the date of erection of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The current recession has had an adverse impact on the residential real estate market and the owner needs additional time to sell the lots. A previously existing sign can be utilized to reduce any unnecessary additional costs.

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  
Whiteford, Taylor and Preston  
500 COURT TOWERS  
TOWSON, MARYLAND 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):  
HICKORY HILL ESTATES GENERAL PARTNERSHIP  
BY: EDWARD A. ST. JOHN  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature

C/O MIE INVESTMENT COMPANY  
BELTWAY WEST CORPORATE CENTER  
5720 EXECUTIVE DRIVE  
BALTIMORE, MARYLAND 21228  
City and State (301) 788-0100

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
G. SCOTT BARHIGHT  
Whiteford, Taylor and Preston  
500 WEST PENNSYLVANIA AVE., #500  
TOWSON, MARYLAND 21204  
City and State Phone No.

ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER DATE  
REVIEWED BY: DATE

No REVIEW

WINDWARD ASSOCIATES



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

ZONING DESCRIPTION  
FOR  
HICKORY HILL ESTATES

92-317-A

BEGINNING AT A POINT on the West side of Campitelli Court, which is fifty (50) feet wide, at a distance of fifty (50) feet South of the centerline of Church Road, which is seventy (70) feet wide. Being Lots 1 thru 17, inclusive, in the subdivision of Hickory Hill Estates as recorded in Baltimore County, Plat Book # 58, Folio # 89, containing 54.266 acres of land more or less, located in the 4th Election District.

Thence from the aforesaid point of beginning, the following courses and distances, as shown on the Final Plat of Hickory Hill Estates, viz:

1. South 07 degrees, 40 minutes, 13 seconds East, 161.00 feet,
2. By a curve to the left with a radius of 225.00 feet, an arc length of 102.68 feet, subtended by a chord of South 20 degrees, 44 minutes, 38 seconds West, 101.79 feet,
3. South 33 degrees, 49 minutes, 04 seconds East, 100.00 feet,
4. By a curve to the right with a radius of 175.00 feet, an arc length of 79.86 feet, subtended by a chord of South 20 degrees, 44 minutes, 38 seconds East, 79.17 feet,
5. South 07 degrees, 40 minutes, 13 seconds East, 274.28 feet,
6. By a curve to the right with a radius of 175.00 feet, an arc length of 59.67 feet, subtended by a chord of South 02 degrees, 05 minutes, 52 seconds West, 59.38 feet,
7. South 11 degrees, 51 minutes, 56 seconds West, 168.79 feet,
8. By a curve to the right with a radius of 175.00 feet, an arc length of 52.36 feet, subtended by a chord of South 41 degrees, 51 minutes, 56 seconds East, 50.00 feet,
9. By a curve to the left with a radius of 50.00 feet, an arc length of 209.44 feet, subtended by a chord of South 48 degrees, 07 minutes, 53 seconds East, 86.60 feet,
10. North 11 degrees, 51 minutes, 56 seconds East, 255.39 feet,
11. By a curve to the left with a radius of 225.00 feet, an arc length of 76.72 feet, subtended by a chord of North 02 degrees, 05 minutes, 52 seconds East, 76.35 feet,

15 South Parke Street Suite 400 Aberdeen, Maryland 21001  
(301) 272-1441 (301) 575-6553  
272-4963 (FAX)

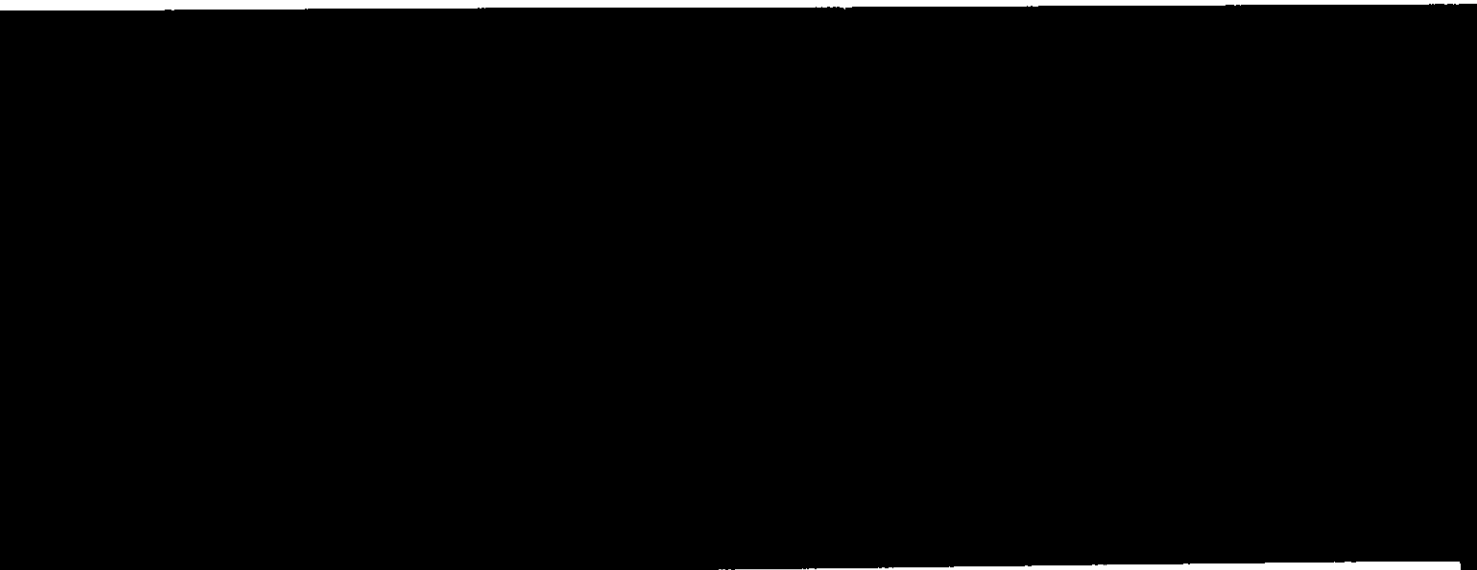
329

Page Two  
Hickory Hill Estates  
CO: 9201

92-317-A

- 12. North 07 degrees, 40 minutes, 31 seconds West, 274.28 feet.
- 13. By a curve to the right with a radius of 225.00 feet, an arc length of 102.68 feet, subtended by a chord of North 20 degrees, 44 minutes, 38 seconds East, 101.79 feet.
- 14. North 33 degrees, 49 minutes, 04 seconds, 100.00 feet.
- 15. By a curve to the right with a radius of 175.00 feet, an arc length of 79.86 feet, subtended by a chord of North 20 degrees, 44 minutes, 38 seconds West, 79.17 feet.
- 16. North 07 degrees, 40 minutes, 13 seconds West, 161.00 feet.
- 17. North 37 degrees, 19 minutes, 46 seconds East, 21.21 feet.
- 18. North 82 degrees, 19 minutes, 47 seconds East, 356.72 feet.
- 19. By a curve to the left with a radius of 505.51 feet, an arc length of 344.92 feet, subtended by a chord of North 62 degrees, 47 minutes, 22 seconds East 338.17 feet.
- 20. North 43 degrees, 14 minutes, 47 seconds East, 45.38 feet.
- 21. South 33 degrees, 45 minutes, 26 seconds East, 182.86 feet.
- 22. South 53 degrees, 45 minutes, 26 seconds East, 713.20 feet.
- 23. South 35 degrees, 28 minutes, 17 seconds West, 160.41 feet.
- 24. South 24 degrees, 29 minutes, 15 seconds West, 300.00 feet.
- 25. South 87 degrees, 29 minutes, 15 seconds West, 110.00 feet.
- 26. South 20 degrees, 31 minutes, 23 seconds West, 390.00 feet.
- 27. North 53 degrees, 28 minutes, 22 seconds West, 435.00 feet.
- 28. South 60 degrees, 37 minutes, 29 seconds West, 225.00 feet.
- 29. South 36 degrees, 25 minutes, 50 seconds East, 315.00 feet.
- 30. South 63 degrees, 27 minutes, 43 seconds West, 1202.04 feet.
- 31. North 16 degrees, 53 minutes, 17 seconds West, 965.96 feet.

CO: 9201  
RMR/fma  
01-27-92



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

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: 3/17/92

Hickory Hill Estates General Partnership  
c/o HIE Investment Company  
5720 Executive Drive  
Baltimore, Maryland 21228

ATTN: EDWARD A. ST. JOHN

RE:  
CASE NUMBER: 92-317-A  
W/S Campitelli Court, 50' S of c/l Church Road  
Hickory Hill Estates  
4th Election District - 3rd Councilmanic  
Petitioner(s): Hickory Hill Estates General Partnership

Dear Petitioner(s):

Please be advised that \$100.01 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN AND POST SET(S) MUST BE 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 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.

*Edward A. St. John*

EDWARD A. ST. JOHN  
DIRECTOR

cc: G. Scott Barhight, Esq.

92-317-A

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

Date: 2/26/92

Account: R-001-6150  
Number

#020 - VARIANCE - \$175.00

Legal Owner: Hickory Hill Estates General Partnership  
Subdivision of Hickory Hill Estates  
4th Election District

04A04W0097N1C1R0C \$175.00  
BA CO11+02AM02-26-92  
Please Make Checks Payable To: Baltimore County

Receipt

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

Date: 92-317

Account: R-001-6150  
Number

Receipt

Please Make Checks Payable To: Baltimore County

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

317-A

District: 2-1-1 Date of Posting: 3-12-92

Posted for: [Signature]

Petitioner: Hickory Hill Estates General Partnership

Location of property: W/S Campitelli Court, 50' S of Church Road, Hickory Hill Estates, 4th Election District

Location of Sign: S.W. Corner of Church Road and Campitelli Court

Remarks:

Posted by: [Signature] Date of return: 3-12-92

Number of Signs: 1

**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 located in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-317-A  
W/S Campitelli Court, 50' S of Church Road  
Hickory Hill Estates  
4th Election District  
3rd Councilmanic  
Petitioner(s): Hickory Hill Estates General Partnership  
Hearing Date: Wednesday, April 1, 1992 at 2:00 p.m.

Variance: to permit 256 square feet "V" shaped temporary real estate sign in lieu of the required 100 sq. ft. setback of 2 ft. in lieu of the required 15 ft. and to allow the sign to stand longer than one year after the date of erection.

LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
March 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/12, 1992

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 3/12, 1992

THE JEFFERSONIAN,

*S. Zeke Orlov*  
Publisher

\$75.01

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

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 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-317-A  
W/S Campitelli Court, 50' S of c/l Church Road  
Hickory Hill Estates  
4th Election District - 3rd Councilmanic  
Petitioner(s): Hickory Hill Estates General Partnership  
HEARING: WEDNESDAY, APRIL 1, 1992 at 2:00 p.m.

Variance to permit 256 square feet "V" shaped temporary real estate sign in lieu of the required 100 sq.ft.; setback of 2 ft. in lieu of the required 15 ft.; and to allow the sign to stand longer than one year after the date of erection.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner of Baltimore County

cc: Hickory Hill Estates General Partnership  
G. Scott Barhight, Esq.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/12, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/12, 1992

OWINGS MILLS TIMES,

*S. Zeke Orlov*  
Publisher

**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 located in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-317-A  
W/S Campitelli Court, 50' S of Church Road  
Hickory Hill Estates  
4th Election District  
3rd Councilmanic  
Petitioner(s): Hickory Hill Estates General Partnership  
Hearing Date: Wednesday, April 1, 1992 at 2:00 p.m.

Variance: to permit 256 square feet "V" shaped temporary real estate sign in lieu of the required 100 sq. ft. setback of 2 ft. in lieu of the required 15 ft. and to allow the sign to stand longer than one year after the date of erection.

LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
March 12

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

Account: R-001-6150

Number

1920-329 Item No

2/26/92

PUBLIC HEARING FEES CITY PRICE

020 - ZONING VARIANCE (OTHER) 1 x \$175.00

TOTAL: \$175.00

LAST NAME OF OWNER: HICKORY HILL

PAID PER TYPED RECEIPT  
DATED 2/26/92  
Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

March 26, 1992

G. Scott Barhight, Esquire  
Whiteford, Taylor & Preston  
500 Court Towers  
Towson, MD 21204

RE: Item No. 329, Case No. 92-317-A  
Petitioner: Hickory Hill Estates  
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.

Your petition has been received and accepted for filing this  
24th day of February, 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Hickory Hill Estates General Partnership  
Petitioner's Attorney: G. Scott Barhight

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration  
and Development Management

DATE: March 12, 1992

FROM: Gary Kerns, Chief  
Community and Comprehensive Planning Division  
Office of Planning and Zoning

SUBJECT: Hickory Hill Estates General  
Partnership, Item No. 329

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

The Office of Planning and Zoning supports allowing the existing  
sign to remain on the property for a period of time not to ex-  
ceed one (1) year. However, this office agrees with Mr. Goetz's  
note to file that financial considerations do not constitute a  
legal hardship in a zoning matter.

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.

Report prepared by:

*Jeffrey Long*  
Jeffrey Long

GK:JL:prh  
ITEM329.ZAC/ZAC1

RECEIVED  
MAR 18 1992  
ZONING OFFICE

MARCH 7, 1992

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

RE: Property Owner: HICKORY HILL ESTATES GENERAL PARTNERSHIP  
Location: HICKORY HILL ESTATES  
Item No.: 329 Zoning Agenda: FEBRUARY 7, 1992  
Gentlemen:

Furruant 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: *Carlton...* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

RECEIVED  
MAR 5 1992  
ZONING OFFICE

BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION  
Memorandum

TO: Julie Winiarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Deputy Director  
Economic Development Commission

DATE: March 3, 1992

RE: Zoning Advisory Comments for Meeting of March 3, 1992

This office has no comment for items 328, 329, 330, 331, 332, 333, and 334.

cc: Ken Nohe

RECEIVED  
MAR 9 1992  
ZONING OFFICE

3/16/92  
4178-92

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: March 16, 1992

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for March 3, 1992

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 117 (Case No. 92-108-X), 329, 330, 331, 333 and  
334.

For Item 316, the previous minor subdivision comments  
still apply.

For Item 298 (Case No. 92-296-XA), and Item 332, the  
sites must be submitted through the new subdivision process  
for review and comments.

For Item 328, 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

RWB:e

RECEIVED  
MAR 17 1992  
ZONING OFFICE

ITEM 329

92-317-A

Preliminary Petition Review by LJJ 2/21/92

HICKORY HILL ESTATES GENERAL PARTNERSHIP  
Unaddressed Zoning Issues or Incomplete Required Information

Petitioner should review hardship requirements, as mere financial  
hardship alone is not enough. There are specific reasons petitioner  
explained during review process.

*Larry J. Goetz*  
LARRY J. GOETZ  
Planner I

LJJ:SCJ

92-317-A APR 11

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

DATE: March 26, 1992

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: March 3, 1992

This office has no comments for item numbers 328, 329, 330 and 331.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

RECEIVED  
MAR 30 1992  
ZONING OFFICE

BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION  
Memorandum

TO: Julie Winiarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Deputy Director  
Economic Development Commission

DATE: March 24, 1992

RE: Zoning Advisory Comments for Meeting of March 3, 1992

This office has no comment for items 328, 329, 330, 331, 332, 333, and 334.

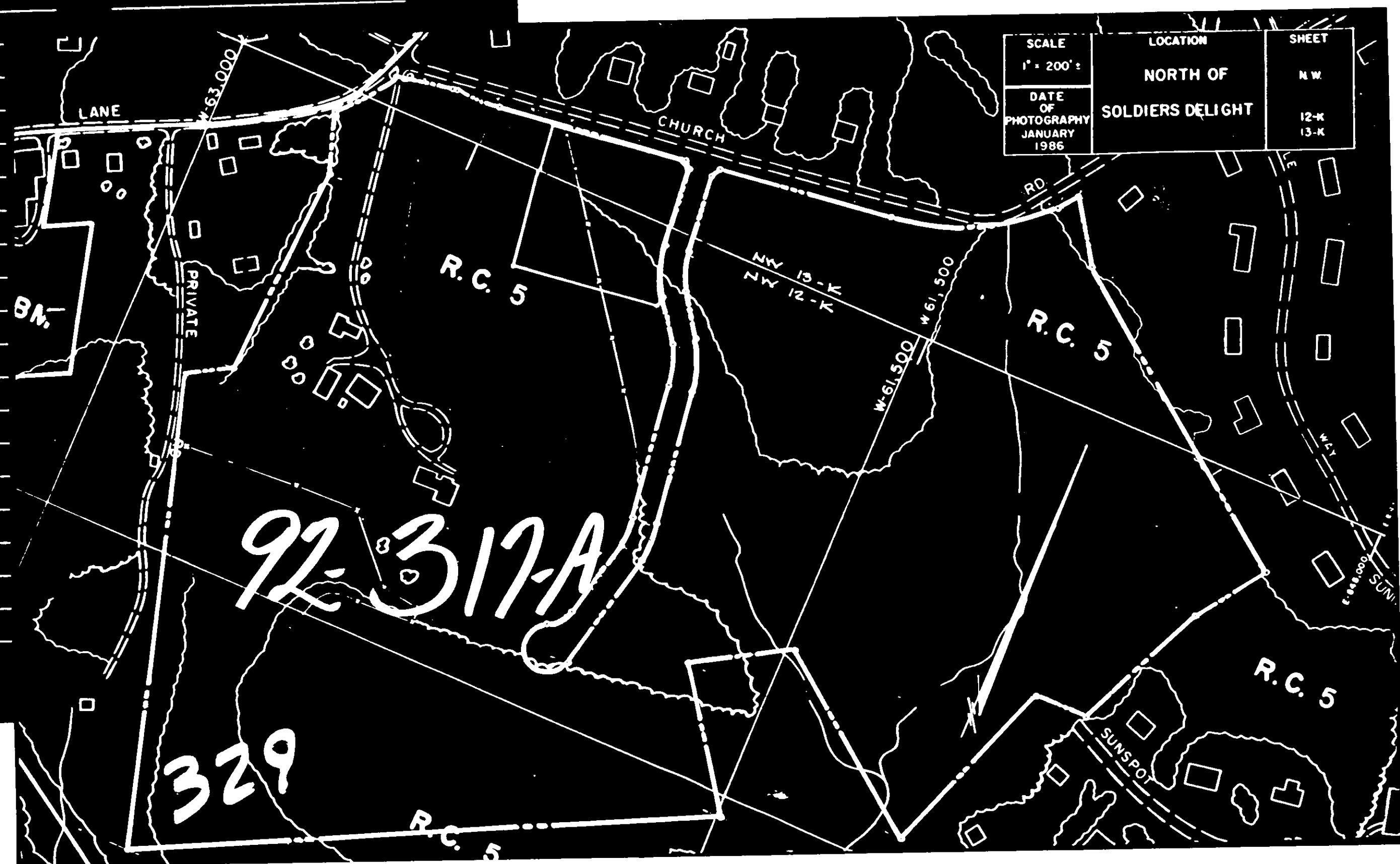
cc: Ken Nohe

RECEIVED  
MAR 24 1992  
ZONING OFFICE

PLEASE PRINT CLEARLY

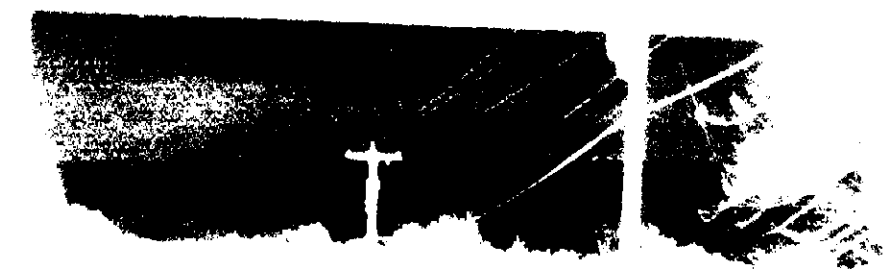
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MIKE CAMPITELLI	101 PERMANENT LANE 21136
NANCY PERLINE	45 MIE INVESTMENT CO. 50720 LARKTINE DR. 21228
ROBERT W. ROSENBERG	15 S. PARK ST. BALTIMORE MD 21001
LARRY A. BLUM II	P. INT. 1/24, 1/16 112 SLADE AVE. BALTO. MD. 21218



SCALE	LOCATION	SHEET
1" = 200'	NORTH OF	N.W.
DATE OF PHOTOGRAPHY	SOLDIERS DELIGHT	12-K
JANUARY 1986		13-K

VIEW LOOKING WESTWARD ON CHURCH ROAD.



VIEW SHOWING REMAINING WOOD SIGN POSTS FOR SUBJECT SIGN, AFTER SIGN WAS REMOVED 1-3-92

VIEW LOOKING EASTWARD ON CHURCH ROAD.

OLDER PHOTOGRAPH SHOWING VIEW INTO HICKORY HILL ESTATES ON CAMPITELLI COURT - NOTE GRADE CHANGES.



VIEW ACROSS STREET FROM CAMPITELLI COURT ENTRANCE.



VIEW LOOKING WESTWARD ON CHURCH ROAD - NOTE WHICH ENTRANCE PIERIS AT MAXIMUM HEIGHT WHICH PIERS ARE 6'.

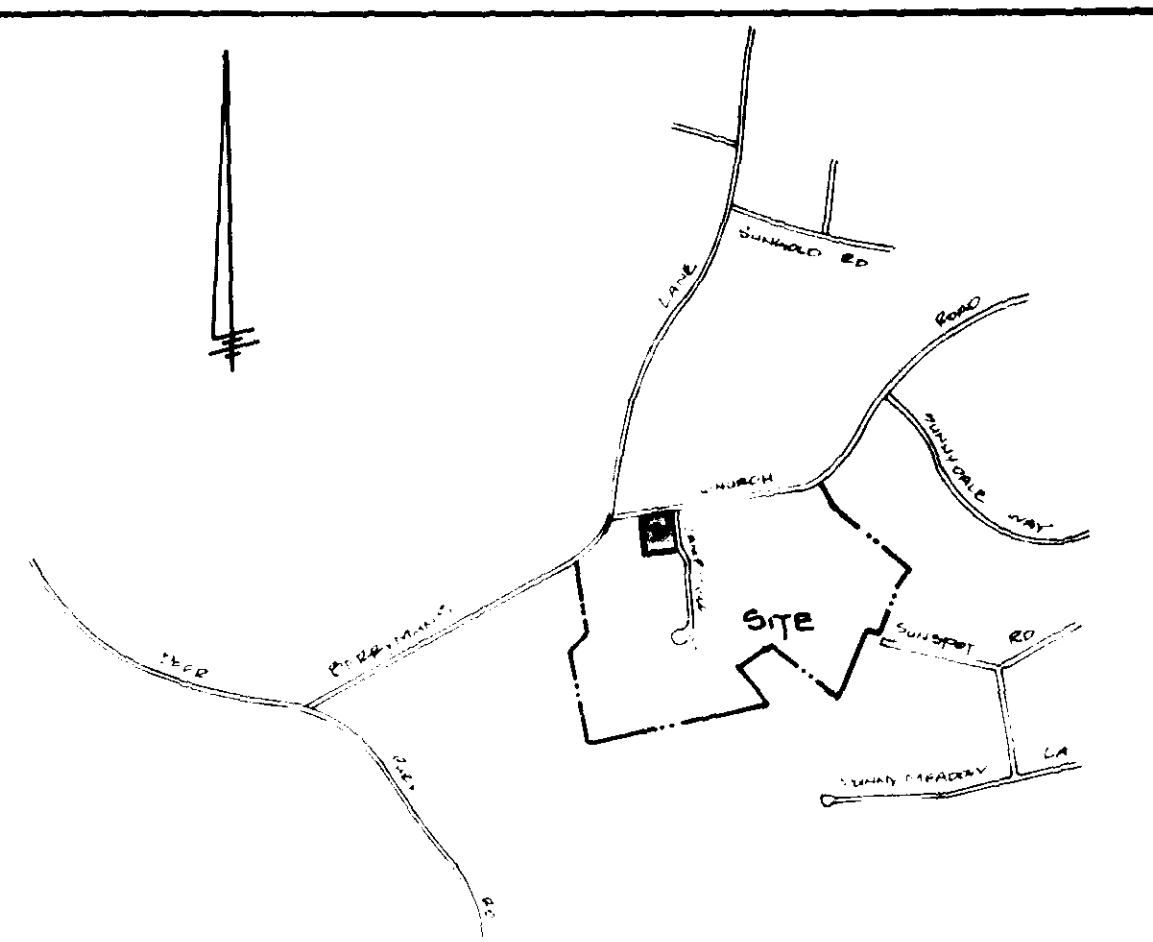
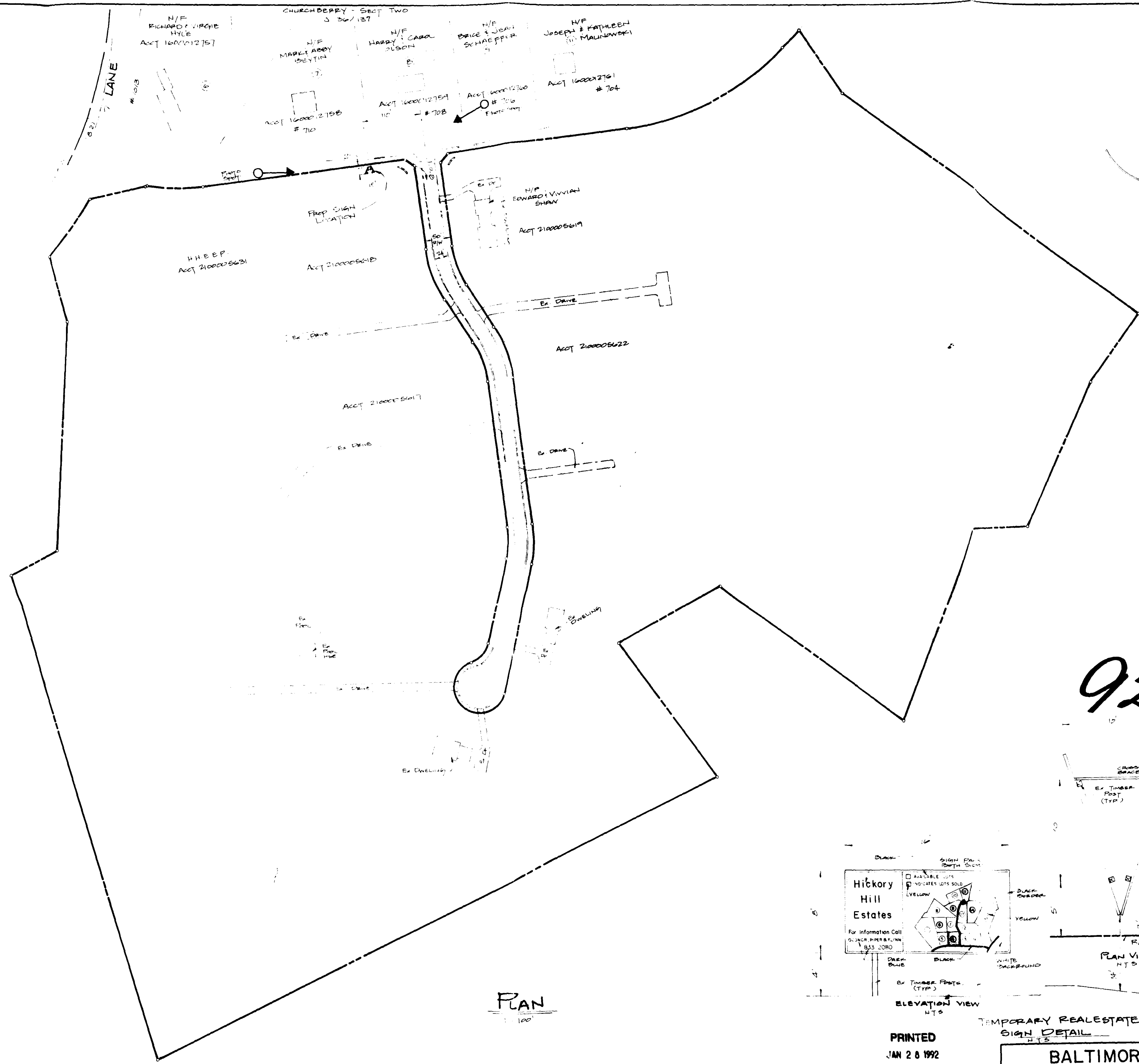
Another Development By:

**MIE**  
DEVELOPMENT CO.

Beltway West Corporate Center  
5720 Executive Drive  
Baltimore, Maryland 21228  
Office: (301)788-0100

*Hickory Hills Estates*

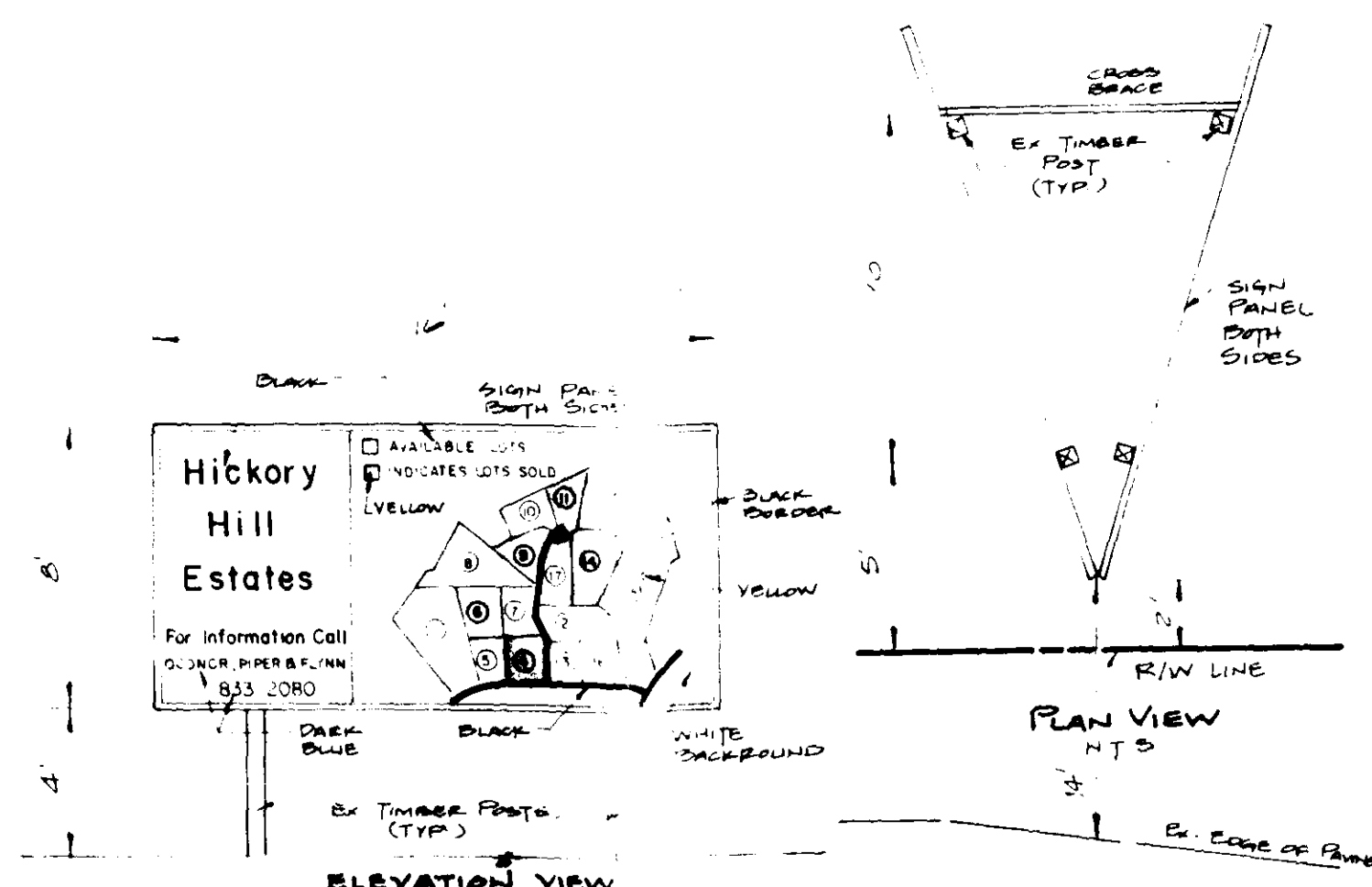
*Pets No 2*



**PETITIONER'S EXHIBIT No 1**

NOTE: 1409' ROAD FRONTAGE (CHURCH ROAD)  
159' ROAD FRONTAGE (BERRYMAN'S LANE)

**92-317-A**  
**329**



**LOCATION INFORMATION**

CRS APPROVAL 12/3/87  
COUNCILMANIC DISTRICT 3<sup>rd</sup>  
ELECTION DISTRICT 4<sup>th</sup>  
1" = 200' SCALE MAP NO 12 B 13 K  
ZONING RC - 5  
LOT SIZE 2.02 Ac 88091 39 S.F.  
SEWER: PRIVATE, WATER: PRIVATE  
CHESAPEAKE BAY CRITICAL AREA: NO  
PRIOR ZONING HEARING: NONE  
PROPERTY ADDRESS: 2 CAMPITELLI CT REISTERSTOWN, MD. 21136  
SUBDIVISION NAME: HICKORY HILL ESTATES  
PLAT BOOK NO 58, FOLIO: 89, LOT NO: 3  
OWNER: HICKORY HILL ESTATES GENERAL PARTNERSHIP 103 BERRYMAN'S LA REISTERSTOWN, MD. 21136

**PLAN**  
1" = 100'

PRINTED  
JAN 28 1992  
Windward Assoc, Inc.

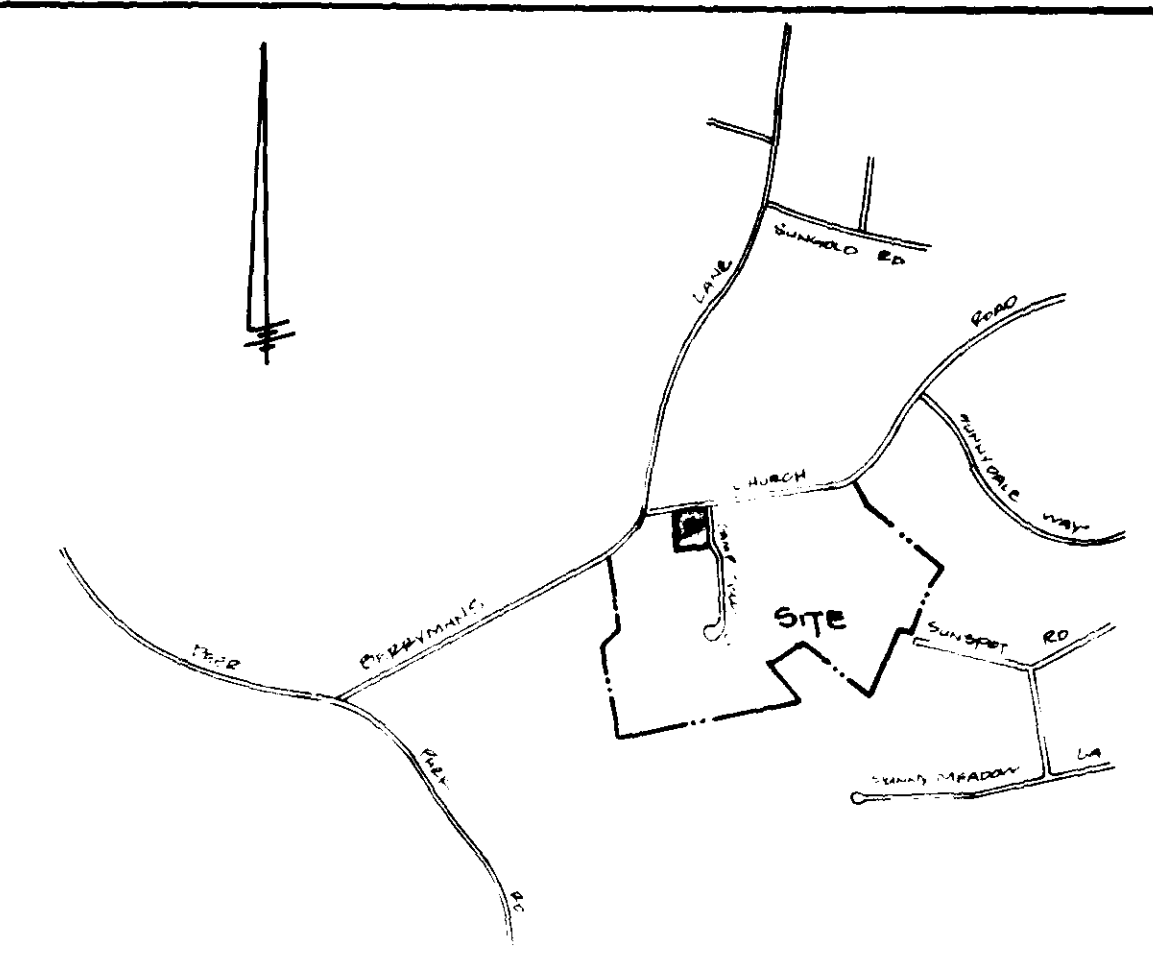
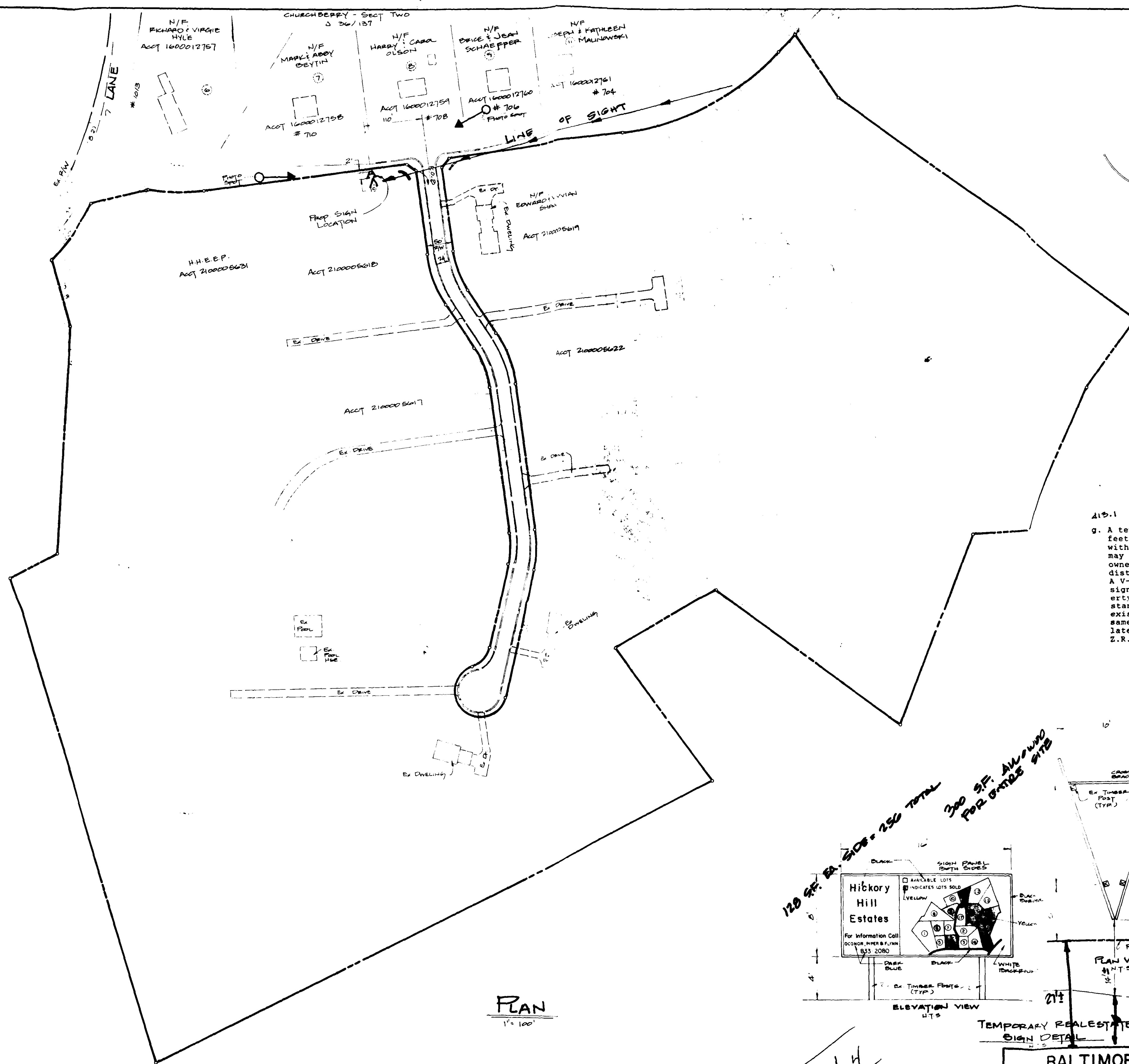
TEMPORARY REAL ESTATE SIGN DETAIL

**BALTIMORE COUNTY, MARYLAND**

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE**

ZONING OFFICE USE ONLY	<b>WINDWARD ASSOCIATES, INC.</b> CONSULTING ENGINEERS - PLANNERS	15 SOUTH PARKE STREET (410) ABERDEEN, MARYLAND 21001 272-1441
DRAWN BY: J.A.W.	DESIGNED BY: R.W.R.	CHECKED BY: ARP/TP
CONTRACT NO: 9201	SCALE: 1" = 100'	SHEET: 1 of 1

*Allen R. Philippe* 1/28/92  
ALLEN R. PHILIPPE, PE DATE  
REG. NO. 11701

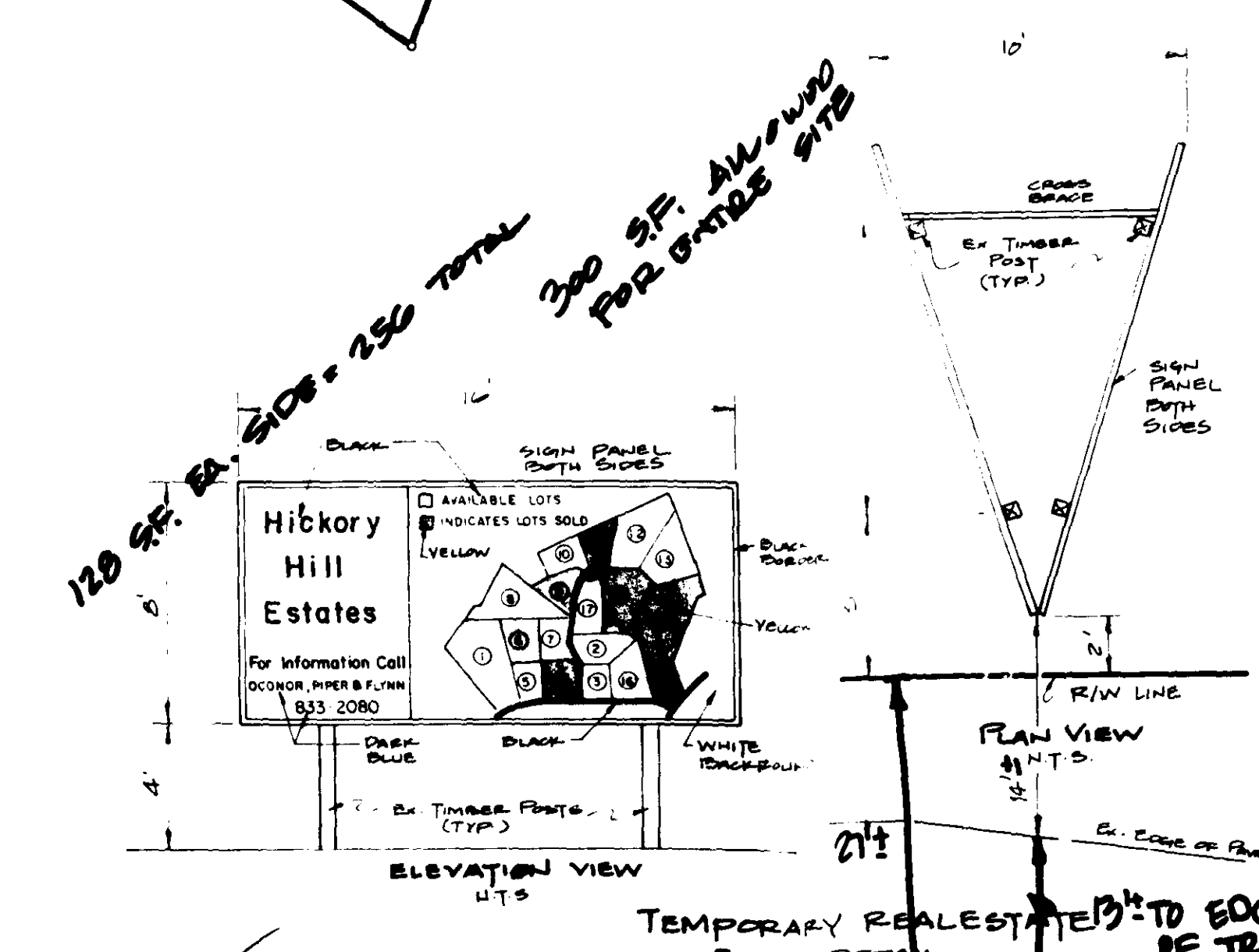


# CRG APPROVED 12/3/87  
 # PLAT RECORDED 5/23/88  
 # NO. LOTS TO BE SOLD = 11  
 # TOTAL LENGTH OF RD. FRONTAGE = 1300 LF.  
 # ROADS COMPLETED LATE 1989

413-1  
 g. A temporary real estate sign, not exceeding 100 square feet in area, advertising the opening of a new subdivision within which such sign is located. One additional sign may be erected for each 500 feet of frontage in the same ownership, except that if V-shaped signs are used the distance between signs shall be not less than 1,000 feet. A V-shaped or double-faced sign shall be considered as one sign. The sign shall be set back from every street property line not less than 15 feet, but under no circumstances may such sign be located within 100 feet of any existing principal building on adjoining premises on the same side of the street. The sign shall be removed not later than one year after its date of erection. [B.C. Z.R., 1955.]

NOTE 1409' ROAD FRONTAGE (CHURCH ROAD)  
 139' ROAD FRONTAGE (BERRYMANS LANE)

PLAN  
 1"=100'



LOCATION INFORMATION

CRG APPROVAL 12/3/87  
 COUNCILMANIC DISTRICT 3<sup>RD</sup>  
 ELECTION DISTRICT 4<sup>TH</sup>  
 1"=200' SCALE MAP NO. 12 & 13 K  
 ZONING RC-5  
 LOT SIZE 2.02 Ac 88091.39 S.F.  
 SEWER: PRIVATE, WATER: PRIVATE  
 CHESAPEAKE BAY CRITICAL AREA: NO  
 PRIOR ZONING HEARING: NONE  
 PROPERTY ADDRESS: 2 CAMPITELLI CT. REISTERSTOWN, MD. 21136  
 SUBDIVISION NAME: HICKORY HILL ESTATES  
 PLAT BOOK NO. 58, FOLIO: 89, LOT NO. 3  
 OWNER: HICKORY HILL ESTATES GENERAL PARTNERSHIP  
 15 BERRYMANS LA. REISTERSTOWN, MD. 21136

**BALTIMORE COUNTY, MARYLAND**  
 PLAT TO ACCOMPANY PETITION FOR  
 ZONING VARIANCE

ZONING OFFICE USE ONLY	WINDWARD ASSOCIATES, INC. CONSULTING ENGINEERS - PLANNERS	15 SOUTH PARKE STREET ABERDEEN, MARYLAND 21001	(410) 272-1441
DESIGNED BY: JAW	CONTRACT NO.: 9201	SCALE: 1"=100'	
CHECKED BY: RWR		SHEET: 1 of 1	
DATE: 1/20/92			1/22/92

Allen R. Philippe, PE  
 REG. NO. 11701  
 DATE 1/20/92