

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NE/S Deereco Rd., 550 ft. \* ZONING COMMISSIONER  
(+/-) SE of Padonia Road \* OF BALTIMORE COUNTY  
9690 Deereco Road \*  
8th Election District \*  
3rd Councilmanic District \* Case No. 92-426-A  
Legal Owner: 9690 Deereco Rd. \*  
Limited Partnership \*  
Contract Purchaser-Ralphies \*  
Diner, Inc., Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance from Section 413.6.b.1 & 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for that property located at 9690 Deereco Road in the Timonium section of Baltimore County. Specifically, the Petitioner seeks relief from the strict application of the regulations as they relate to a proposed sign on the property. The subject property contains an 8 story office building with a supporting parking lot. The proposed variance applies to a commercial use within the building, known as Ralphies Diner. The Petitioner seeks approval to permit an oversized sign for this restaurant on site.

Appearing in support of the Petition were Hersch Pachino and Michael Pachino, officers in that corporate entity known as Ralphies Diner, Inc., which operates the restaurant. Also appearing was Alan F. Nethen, whose company will prepare the sign. The Petitioners were represented by G. Warren Mix, Esquire. There were no Protestants present.

Testimony and evidence offered at the hearing is that the restaurant use has been in its present location for three (3) years. Unlike the more common arrangement wherein a restaurant use is housed within its own building, Ralphies Diner is located on the ground floor of an 8 story office

building on Deereco Road near the intersection with Padonia Road. Due to this arrangement, Mr. Michael Pachino testified that his customers frequently are unable to find the restaurant. He stated that the restaurant receives calls on a frequent basis from patrons who have been unable to locate the restaurant. Mr. Hersch Pachino echoed these comments. In fact, he is aware of instances of patrons who drive by the restaurant looking for a separate facility and do not realize that the use is located within the office building. Further, both Messrs. Pachino testified that their landlord, Riparius Development Corporation, supports the sign and that the sign will be tasteful and consistent with the surrounding locale.

Also testifying was Alan F. Nethen who described the sign. He noted particularly that Ralphies Diner, Inc. utilizes a unique logo. This logo includes a winged design with the lettering of the establishment surrounding a clock which is centered within the sign. Mr. Nethen noted that the proposed sign will be tastefully designed and will feature internal illumination. Most importantly, he noted County regulations which require that the area of the sign be computed as if it were rectangular. That is, the roughly triangular shaped sign which is proposed is actually only approximately 30 ft. in square area notwithstanding the fact that it is computed to be much larger under the regulations.

In addition to the above testimony regarding a variance as to the area of the sign, Mr. Nethen also testified in support of the variance to allow the sign to be 14 ft. in height. He noted that the sign will be located on the grass strip between Deereco Road and the internal driveway accessing the office building. Due to the sign's placement, it must be the height requested so as to not interfere with site distance from vehicles exiting the facility. Further, a shorter height would eliminate the

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Date 6/25/92  
By Mr. Stork

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utility of the sign and its visibility from Padonia Road, the closest intersection with Deereco Road.

In addition to summarizing the testimony and evidence presented at the public hearing, a response is in order to the recommendation from the Department of Planning and Zoning as set forth in their Zoning Advisory comment dated May 16, 1992. Within that unsigned comment, it is recommended that the Petition be denied. As reasons for this position, it is suggested that the area is not strictly retail oriented and that the proposed sign is not in scale with the surrounding signs of other businesses.

Although this immediate locale is not exclusively retail, there is no residential use in this vicinity. That is, the sign will not adversely impact any residential community or be seen from any residential neighborhood. Further, my personal familiarity with this area leads me to take issue with the comment that the proposed sign is not in scale with existing signs in the area. Located immediately across the street from the subject site is a Dennys Restaurant/Days Inn. This use features a large sign not only at the corner of Deereco and Padonia Roads but near the entrance to the hotel/restaurant. The sign at that entrance identifies not only the nature of the business thereon but also contains a message board. The proposed sign for Ralphies Diner is clearly less in area than that sign.

Notwithstanding the Zoning Advisory comment offered, but based upon the testimony and evidence presented at the hearing, as well as my personal knowledge of this site, it is my opinion that the relief requested sufficiently complies with the requirements of Section 307 of the B.C.Z.R. and, therefore, should be granted. In my view, the granting of the subject variance will not adversely affect the health, safety and/or general

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Date 6/25/92  
By Mr. Stork

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welfare of the public. Further, I believe that strict compliance with the B.C.Z.R. will result in practical difficulty and/or unreasonable hardship upon the Petitioners. My findings in this regard are based upon the uncommon location of the restaurant within an office building and the driveway/parking alignment which justifies an increased height for the proposed sign.

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 25th day of June, 1992 that a variance from Section 413.6.b.1 & 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign of 50 sq. ft. per face and 14 ft. 0 inches high overall, in lieu of the 25 sq. ft. and 6 ft. 0 inches high, for that property located at 9690 Deereco Road (Ralphies Diner), in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 6/25/92  
By Mr. Stork

LES:mmm

-4-

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204 (410) 887-4386

June 24, 1992

G. Warren Mix, Esquire  
Turnbull, Mix and Farmer  
706 Washington Avenue  
Towson, Maryland 21204  
RE: Case No. 92-426-A  
Petition for Zoning Variance  
Ralphies Diner, Inc., Contract Purchasers  
9690 Deereco Road Ltd. Partnership, Legal Owner

Dear Mr. Mix:

Enclosed please find the decision rendered in the above captioned cases. 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  
Zoning Commissioner

LES:mmm  
att. Mr. Alan F. Nethen  
Claude Neon Signs, Inc.

Petition for Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 9690 Deereco Road, Timonium, Maryland  
which is presently zoned HL-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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(s) 413.6 b.1. & 2.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)  
To permit a freestanding business sign of 50 square feet per face and 14'-0" high overall. In lieu of the 25 square foot, 6'-0" high sign that is permitted. A sign of this size is required to give adequate notice to customer of the location of the entrance to the Restaurant.

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.

Contact Purchaser/Lessee:

Ralphies Diner, Inc.

9690 Deereco Road

Timonium, Maryland 21093

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

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City State Zipcode

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City State Zipcode

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City State Zipcode

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City State Zipcode

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City State Zipcode

Legal Owner(s):

9690 Deereco Road Limited Partnership

9690 Deereco Road

Timonium, Maryland 21093

City State Zipcode

Address

City State Zipcode

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City State Zipcode

Address

DESCRIPTION OF PROPERTY KNOWN AS 9690 DEERCO ROAD  
FOR A FREESTANDING SIGN VARIANCE FOR RALPHIE'S DINER.

Beginning at a point on the north east side of Deereco Road which is 60 feet wide at the distance of 748 feet south east of the centerline of the nearest improved intersecting street Padonia Road which is 80' wide.

Thence in a south easterly direction 5'-0"; thence in a north easterly direction 20'-0"; thence in a north westerly direction 5'-0"; thence in a south westerly direction 20'-0" to the point of beginning.

The above description is for a 5'-0" x 20'-0" plot of land onto which will be placed a freestanding sign, and is part of that plat of land as recorded among the land records of Baltimore County in Libro 2004, Folio 670.

Pet 18  
No 12

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7th Date of Posting: 6/25/92  
Posted for: Variance  
Petitioner: 9690 Deereco Rd. Baltimore Co. Ralphies Diner, Inc.  
Location of property: NE/S Deereco Rd. (9690), 550' S.E. of Padonia Rd.  
Location of Sign: Freestanding sign on property located at 9690 Deereco Rd.  
Remarks:  
Posted by: Mr. Stork Date of return: 7/2/92  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 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 May 21, 1992

THE JEFFERSONIAN,

S. Zebe O'Brien  
Publisher

\$44.73

NOTICE TO APPLICANTS  
The Zoning Department of Baltimore County is hereby notified that the following advertisement has been published in the Towson, Maryland Edition of THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 21, 1992.  
Case Number: 92-426-A  
9690 Deereco Road, Baltimore Co.  
Petitioner: Ralphies Diner, Inc.  
Legal Owner: 9690 Deereco Road Limited Partnership  
Contract Purchaser: Ralphies Diner, Inc.  
Posting Date: June 11, 1992 at 10:00 a.m.  
Notwithstanding to whom a freestanding sign of 50 sq. ft. per face and 14 ft. high is permitted.  
LAWRENCE E. SCHMIDT, Zoning Commissioner, Baltimore County  
NOTE: APPLICANTS ARE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL AFFECTED AGENCIES. PLEASE CALL 887-3391.

12-426-4

receipt

BALTIMORE COUNTY MARYLAND  
OFFICE OF FINANCIAL SERVICES  
MISCELLANEOUS CASH RECEIPT

DATE: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

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

*Ralphie Diner*

**92-426**

Date: \_\_\_\_\_

Account # 001-6150  
Number: \_\_\_\_\_

6/1/92

PUBLIC HEARING FEES: \_\_\_\_\_

OBO - POSTING SIGNS / ADVERTISING: \_\_\_\_\_

LAST NAME OF OWNER: 9690 DEERCO ROAD

Please Make Check Payable to Baltimore County \$79.73  
BA 0012-45PM06-09-92

Cashier Validation

receipt

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: 6/1/92

Ralphie Diner, Inc.  
9690 Deereco Road  
Timonium, Maryland 21093

RE:  
CASE NUMBER: 92-426-A  
RE/S Deereco Road, 550' (+/-) SE of Padonia Road  
9690 Deereco Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): 9690 Deereco Road Limited Partnership  
Contract Purchaser(s): Ralphie Diner, Inc.

Dear Petitioner(s):

Please be advised that \$ 79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE ISSUED. 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.

*Call John*

ARNOLD JABLON  
DIRECTOR

cc: Alan F. Bethen

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

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

MAY 15, 1992

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: 92-426-A  
RE/S Deereco Road, 550' (+/-) SE of Padonia Road  
9690 Deereco Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): 9690 Deereco Road Limited Partnership  
Contract Purchaser(s): Ralphie Diner, Inc.  
HEARING: THURSDAY, JUNE 11, 1992 at 1:30 p.m.

Variance to permit a free-standing business sign of 50 sq. ft. per face and 14 ft. high overall in lieu of the 25 sq. ft., 6 ft. high sign that is permitted.

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

cc: Riparius Corporation  
Alan F. Bethen  
Ralphie Diner, Inc.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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

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

May 28, 1992

Mr. Hersh Pachino  
9690 Deereco Road Limited Ptnrshp  
Riparius Corporation  
375 W. Padonia Road  
Timonium, MD 21093

RE: Item No. 450, Case No. 92-426-A  
Petitioner: 9690 Deereco Rd Ltd Ptnrshp  
Petition for Variance

Dear Mr. Pachino:

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 indicate the from each reviewing agency are not intended to indicate that all appropriateness of the zoning action requested, but 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 preliminary review by Zoning personnel.

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

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

Your petition has been received and accepted for filing this 20th day of March, 1992.

*Call John*  
ARNOLD JABLON  
DIRECTOR

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

Petitioner: 9690 Deereco Road Limited Partnership  
Petitioner's Attorney:

92-426-A 6-11

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM  
TO: Arnold Jablon, Director - Zoning Administration & Development Management  
FROM: Office of Planning and Zoning  
DATE: May 26, 1992  
SUBJECT: Ralphie Diner

INFORMATION:  
Item Number: 450  
Petitioner: 9690 Deereco Road Limited Partnership

Property Size: \_\_\_\_\_  
Zoning: ML-1M  
Requested Action: Variance  
Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting a variance to allow a free standing business sign of 50 square feet and 14 feet high in lieu of the required 25 square feet and 6 feet high business sign.

The Office of Planning and Zoning recommends the petitioner's request be DENIED.

This business is located on the first floor of an office building on Deereco Road. The character of the area is not strictly retail oriented but rather a mixed use of warehousing, offices and scattered retail. The business sign that this petitioner is proposing would not be in scale with the surrounding signs of the other businesses. Also, the location of this business has excellent visual exposure as automobiles approach the site from both directions and such a large sign is not required.

ZAC COMMENTS  
A business sign with the dimensions allowed by the Zoning Regulations would be more than sufficient to identify the location of the restaurant.

Prepared by: \_\_\_\_\_  
Section Chief: \_\_\_\_\_  
FM:rdn

450.ZAC/ZAC1

RECEIVED  
JUN 2 1992  
ZONING OFFICE

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500 (301) 887-4500

MAY 13, 1992

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

RE: Property Owner: 9690 DEERCO ROAD LIMITED PARTNERSHIP  
Location: #9690 DEERCO ROAD  
Item No.: 4450(JJS) Zoning Agenda: MAY 11, 1992  
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: *Carl Durbin* Noted and Approved  
Planning Group Special Inspection Division Fire Prevention Bureau

RECEIVED  
MAY 14 1992  
ZONING OFFICE

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature: *[Signature]* Date: *5/18/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership	450		5-11-92
DED DEPRM RP STP TE			<i>No Comment</i>
Orville Jones	451		
DED DEPRM RP STP TE			<i>No Comment</i>
Harbor Realty Partnership	452		
DED DEPRM RP STP TE			<i>No Comment</i>
Jerald H. And Brenda D. Windes	453		
DED DEPRM RP STP TE			<i>No Comment</i>
Daniel C. And Susan E. Gutkin	454		
DED DEPRM RP STP TE			<i>No Comment</i>
Donald And Anne Kahn	455		
DED DEPRM RP STP TE			<i>No Comment</i>
Signet Bank, Maryland	456		
DED DEPRM RP STP TE			<i>No Comment</i>
Ronal. W. Bair	457		
DED DEPRM RP STP TE			<i>No Comment</i>
A. Eric And Esther J. Dott	458		
DED DEPRM RP STP TE			<i>No Comment</i>
William J. And Mary Jane Kramer	459		
DED DEPRM RP STP TE			<i>No Comment</i>
Douglas B. And Judith A. Celmar	460		
DED DEPRM RP STP TE			<i>No Comment</i>

COUNT 11

DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature: *R. Kuhn Family* Date: *5/18/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership	450		5-11-92
DED DEPRM RP STP TE		<i>N/C</i>	
Orville Jones	451		
DED DEPRM RP STP TE		<i>N/C</i>	
Harbor Realty Partnership	452		
DED DEPRM RP STP TE		<i>N/C</i>	
Jerald H. And Brenda D. Windes	453		
DED DEPRM RP STP TE		<i>N/C</i>	
Daniel C. And Susan E. Gutkin	454		
DED DEPRM RP STP TE		<i>N/C</i>	
Donald And Anne Kahn	455		
DED DEPRM RP STP TE		<i>N/C</i>	
Signet Bank, Maryland	456		
DED DEPRM RP STP TE		<i>N/C</i>	
Ronald W. Bair	457		
DED DEPRM RP STP TE		<i>N/C</i>	
A. Eric And Esther J. Dott	458		
DED DEPRM RP STP TE		<i>N/C</i>	
William J. And Mary Jane Kramer	459		
DED DEPRM RP STP TE		<i>N/C</i>	
Douglas B. And Judith A. Celmar	460		
DED DEPRM RP STP TE		<i>N/C</i>	

COUNT 11

DPW/Developers Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature: *[Signature]* Date: *5/18/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership	450		5-11-92
DED DEPRM RP STP TE		<i>NC</i>	
Orville Jones	451		
DED DEPRM RP STP TE		<i>NC</i>	
Harbor Realty Partnership	452		
DED DEPRM RP STP TE		<i>NC</i>	
Jerald H. And Brenda D. Windes	453		
DED DEPRM RP STP TE		<i>NC</i>	
Daniel C. And Susan E. Gutkin	454		
DED DEPRM RP STP TE		<i>NC</i>	
Donald And Anne Kahn	455		
DED DEPRM RP STP TE		<i>NC</i>	
Signet Bank, Maryland	456		
DED DEPRM RP STP TE		<i>NC</i>	
Ronald W. Bair	457		
DED DEPRM RP STP TE		<i>NC</i>	
A. Eric And Esther J. Dott	458		
DED DEPRM RP STP TE		<i>NC</i>	
William J. And Mary Jane Kramer	459		
DED DEPRM RP STP TE		<i>NC</i>	
Douglas B. And Judith A. Celmar	460		
DED DEPRM RP STP TE		<i>NC</i>	

COUNT 11

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized signature: *[Signature]* Date: *5-18-92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
7610 Bay Front Road	396		4-13-92
(AT CBCA) DEPRM			
3301 Edwards Lane (Parkside Marina)	402		
DEPRM (AT CBCA)			
207 St. Marys Road	406		
DEPRM (AT CBCA)			
Broadview II (Related to CRG refinement)	419		
DEPRM (AT EIRD)			

COUNT 4

Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership	450		5-11-92
DED DEPRM RP STP TE			<i>No Comments</i>
Orville Jones	451		<i>in process</i>
DED DEPRM RP STP TE			<i>No Comments</i>
Harbor Realty Partnership	452		<i>No Comments</i>
DED DEPRM RP STP TE			<i>No Comments</i>
Jerald H. And Brenda D. Windes	453		<i>Written Comments</i>
DED DEPRM RP STP TE			<i>Written Comments</i>
Daniel C. And Susan E. Gutkin	454		<i>No Comments</i>
DED DEPRM RP STP TE			<i>No Comments</i>
Donald And Anne Kahn	455		<i>in process</i>
DED DEPRM RP STP TE			<i>No Comments</i>
Signet Bank, Maryland	456		<i>Written Comments</i>
DED DEPRM RP STP TE			<i>Written Comments</i>
Ronald W. Bair	457		<i>Written Comments</i>

LAW OFFICES  
**TURNBULL, MIX & FARMER**  
706 WASHINGTON AVENUE  
TOWSON, MARYLAND 21284

G. WARREN MIX  
JAMES R. FARMER  
DOUGLAS F. BACHNE  
PATRICK J. PERKINS  
GREGORY E. RANNOOD

OF COUNSEL  
WILLIAM E. RANNOOD  
107 MAIN STREET  
HESTERSTOWN, MD 21106  
410 888-0106  
JOHN ORASON TURNBULL  
1009/1000  
OCEAN CITY OFFICE  
810 N. 10TH STREET  
OCEAN CITY, MD 21848  
410 888-0410

May 21, 1992

Lawrence E. Schmidt, Zoning Commissioner  
Baltimore County Government  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 92-426-A  
9690 Deereco Road  
Ralphie's Diner - Petition for Variance

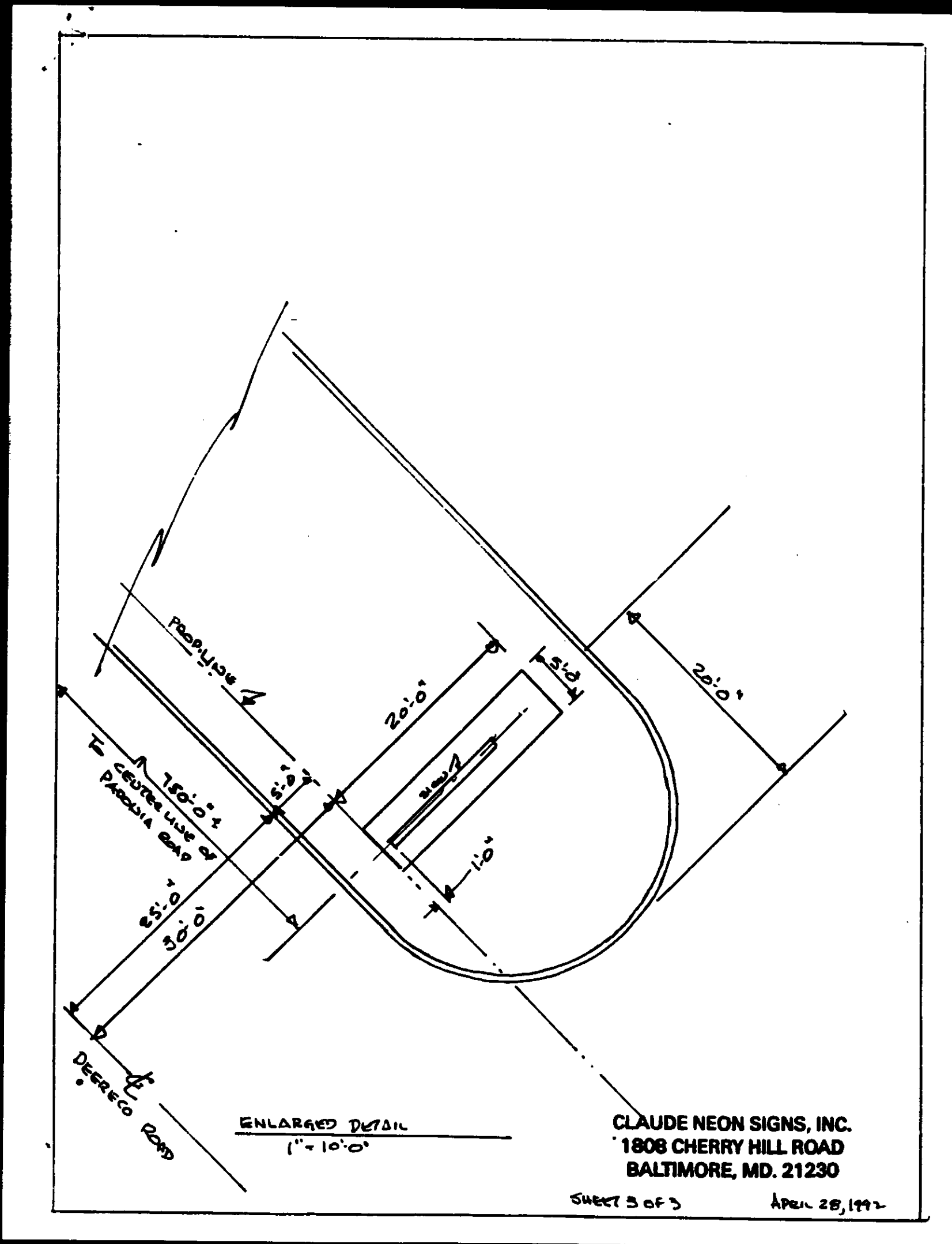
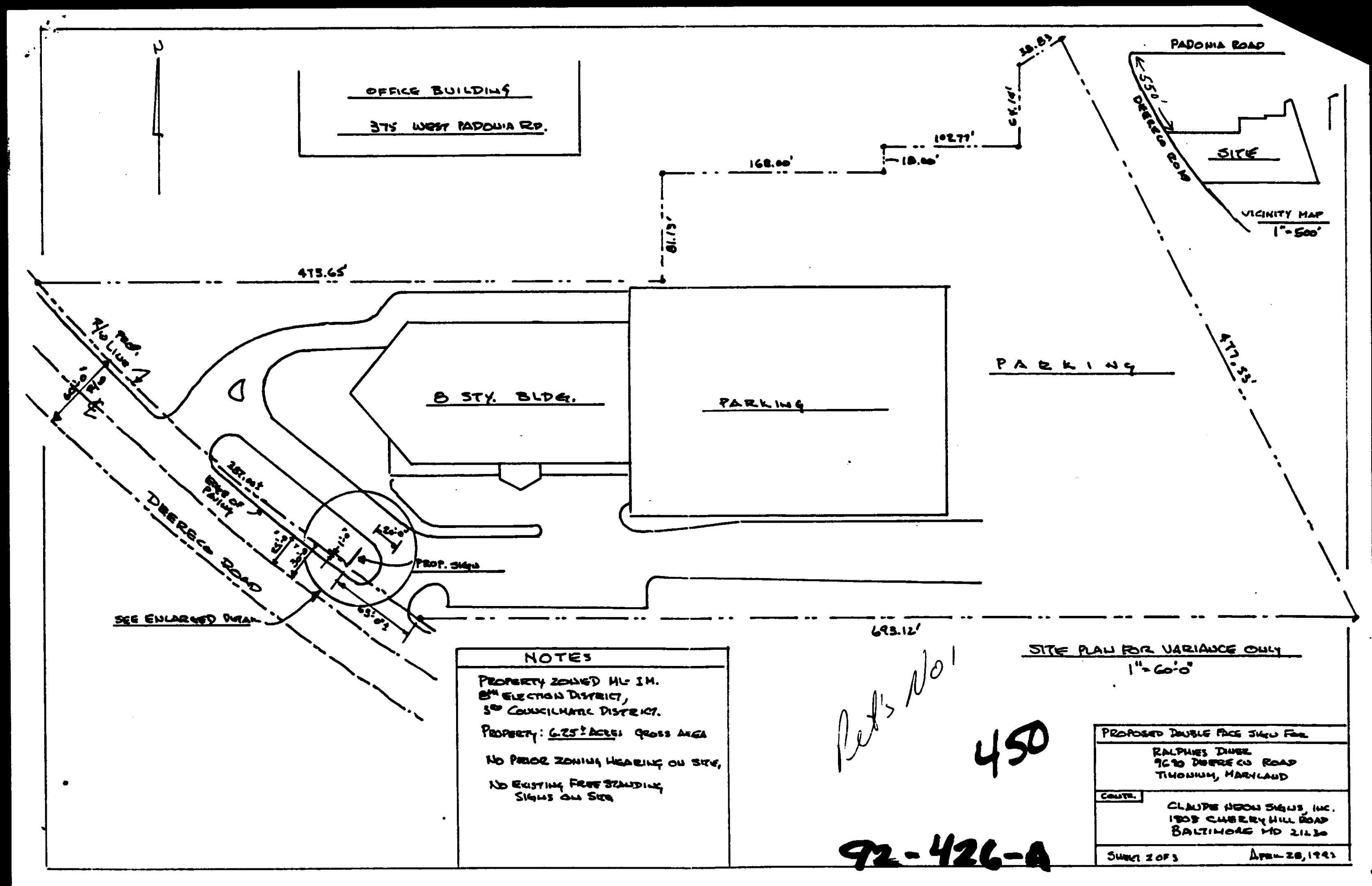
Dear Mr. Schmidt:

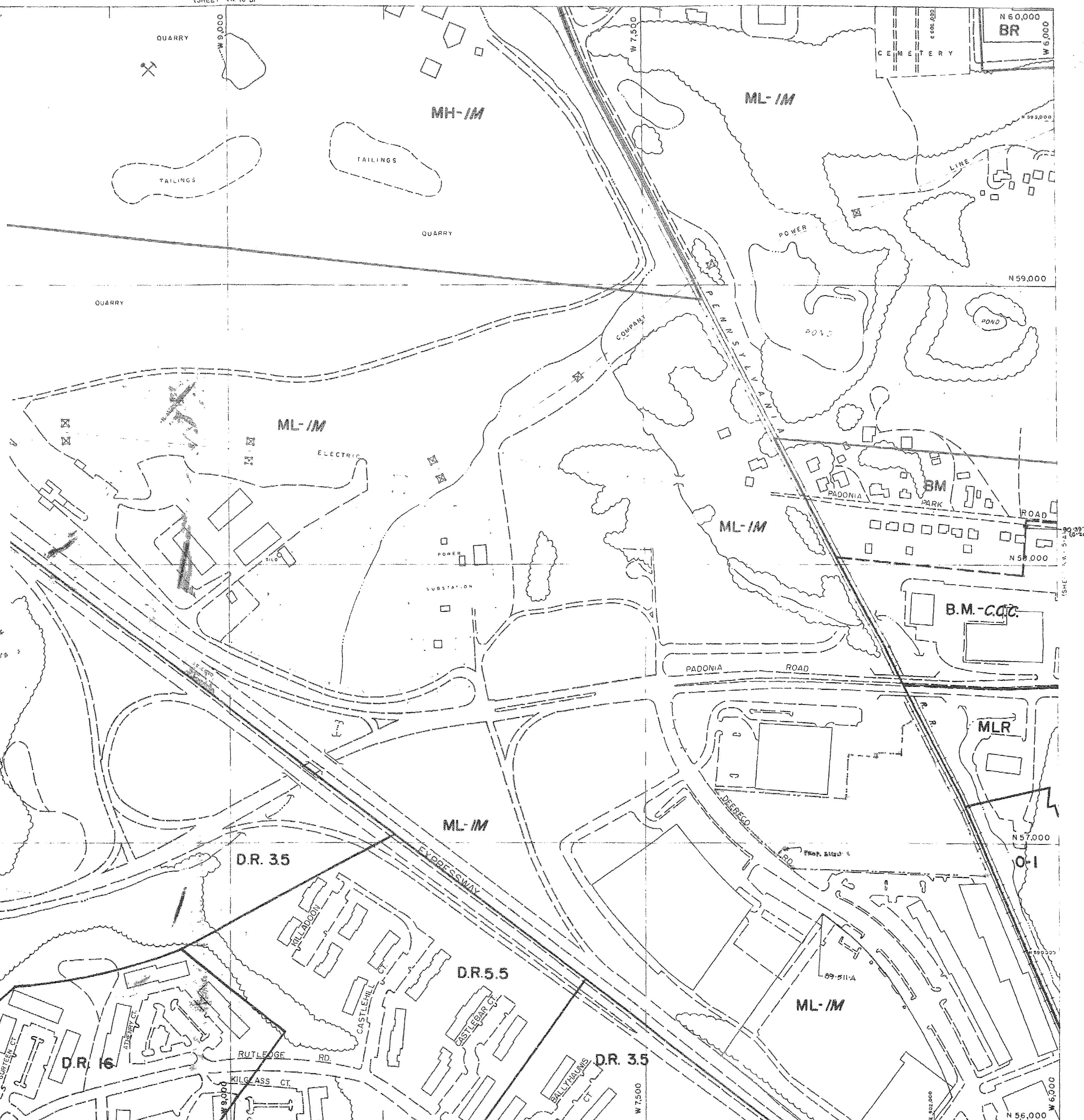
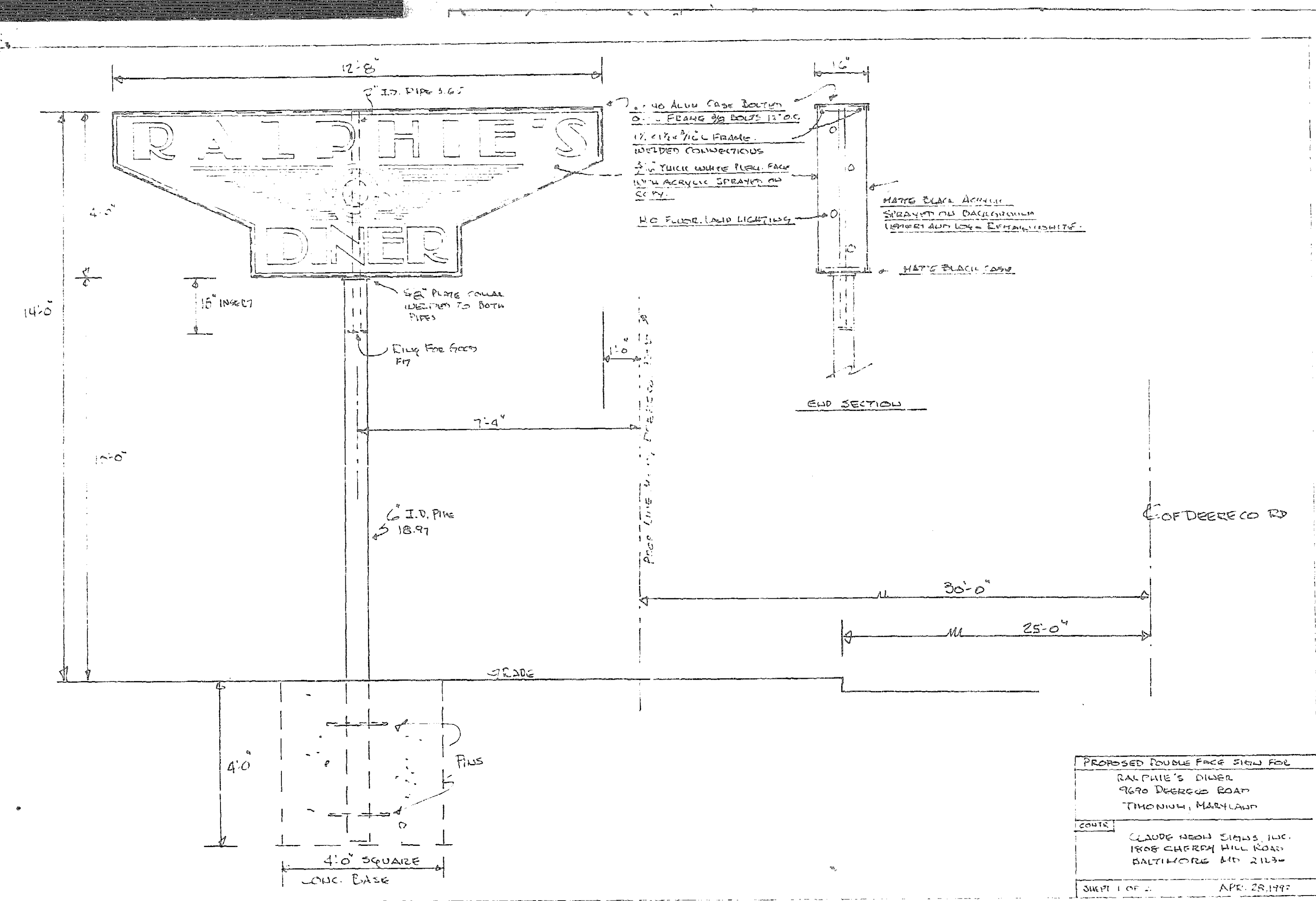
Please enter my appearance as counsel for the Petitioner in the above captioned matter. It is my understanding a hearing is scheduled for Thursday, June 11, 1992 at 1:30 p.m.

Very truly yours,  
TURNBULL, MIX & FARMER  
*[Signature]*  
G. Warren Mix

GWM/dm

RECEIVED  
MAY 22 1992  
ZONING OFFICE





S-NE  
V-SE

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
MAY 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*Del. J. B.*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION PADONIA	SHEET N. W. 15-B
DATE OF PHOTOGRAPHY JANUARY 1986		

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

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