

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - E/S York Rd. 90' S of the c/l Beaver Dam Rd. (10919 York Road) 8th Election District 3rd Councilmanic District

FINDINGS OF FACT AND CONCLUSIONS OF LAW
This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Herbert H. and Betty Rosen, and the Contract Lessee, Penn Advertising of Baltimore, Inc., by and through their attorney, Fred M. Lauer, Esquire, in which the Petitioners request approval to use the subject property for four (4) illuminated 12' x 25' signs, side by side and back to back.

Appearing on behalf of the Petitions were Donna Hayward and Jim Fisher with Penn Advertising of Baltimore, Inc., Richard Truelove, Professional Engineer, and John Erdman, Traffic Engineer. Appearing as a Proponent in the matter was Lee Rock with the Ashland Homeowners' Association.

ORDER RECEIVED FOR FILING
Date: 8/10/92
By: [Signature]

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Testimony indicated that the subject property, known as 10919 York Road, consists of 2.127 acres, more or less, split zoned M.L.-I.M. and D.R. 3.5 and is improved with a four-story red brick building currently used as warehouse space. The Petitioners are desirous of leasing a portion of the subject property to Penn Advertising of Baltimore, Inc. for the purpose of erecting four outdoor advertising signs on top of the existing building as depicted on Petitioner's Exhibit 5.

In addition to the variances being requested for the existing building, the Petitioners are also requesting a variance from Section 413.3(g) of the B.C.Z.R. which requires that outdoor advertising signs in M.L. zones be located at least 1000 feet from another outdoor advertising sign on the same side of the street or highway.

The Petitioner has failed to establish practical difficulty or unreasonable hardship regarding the requested variance of 450 feet in lieu of the required 1000 feet. As previously mentioned, the next closest outdoor advertising sign is owned by the Petitioner. The Petitioner seeks to locate the proposed four outdoor advertising signs at this location as a matter of choice rather than necessity, and I could find no reason why

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these four signs had to be located only 450 feet from the next sign. Therefore, the variance requested from the distance requirements set forth in Section 413.3(g) shall be denied.

After due consideration of the testimony and evidence presented, it appears that the Petitioner's request for special exception should be denied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. Specifically, Section 502.1(g) requires that the special exception relief sought must not be inconsistent with the spirit and intent of the B.C.Z.R. Inasmuch as I have found that the Petitioner has failed in their effort to obtain a variance from Section 413.3(g), then so too have they failed to satisfy Section 502.1(g) which provides that the special exception request not be inconsistent with the spirit and intent of the B.C.Z.R. Because of this, the Petitioner has failed to satisfy the requirements of Section 502.1 and their request for special exception shall be denied.

The remaining variances requested deal with the setback of the existing four-story warehouse.

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

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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).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances requested for the existing building are 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 this variance request 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.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special exception shall be denied and the variance relief granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of August, 1992 that the Petition for Special Exception to approve the use of the subject property for four (4) illuminated 12' x 25' signs, side by side and back to back, in accordance with Petitioner's Exhibit 5, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 413.3(g) to permit two, back to back, out-

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Date: 8/10/92
By: [Signature]

- 4 -

door advertising signs (four signs total) to be located 450 feet from another outdoor advertising sign on the same side of the street in lieu of the required distance of 1000 feet, in accordance with Petitioner's Exhibit 5, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 238.1 of the B.C.Z.R. to permit an existing commercial building in a B.R. zone to have a front property line setback of 13 feet in lieu of the required 25 feet and from Section 238.2 to permit a side yard setback of 12 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 5, be and is hereby GRANTED, subject to the following restriction:

- 1) The 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 file a new Petition for Special Exception.

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

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Date: 8/10/92
By: [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 10, 1992

Fred M. Lauer, Esquire
3001 Remington Avenue
Baltimore, Maryland 21211

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
E/S York Road, 90' S of the c/l of Beaver Dam Road (10919 York Road)
8th Election District - 3rd Councilmanic District
Herbert H. Rosen, et ux - Petitioners
Case No. 92-462-XA

Dear Mr. Lauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied and the Petition for Zoning Variance has been granted in part and denied in part 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 887-3351.

Very truly yours,
Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

cc: Mr. & Mrs. Herbert H. Rosen
11001 York Road, Cockeysville, Md. 21030

Mr. Lee Rock
7 Foundry Court, Hunt Valley, Md. 21030

People's Counsel

File

MICROFILMED

Petition for Special Exception

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for FOUR (4) ILLUMINATED 12' x 25' signs side by side and back to back.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract: Penn Advertising of Baltimore, Inc.
Legal Owner(s): Herbert H. Rosen
3001 Remington Avenue
Baltimore, Maryland 21211
Attorney for Petitioner: Fred M. Lauer, Esq.
11001 York Road, 771-6800
Cockeysville, Maryland 21093

ORDER RECEIVED FOR FILING
Date: 8/10/92
By: [Signature]

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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 238.1 to allow a commercial building in a BR Zone with 13 feet in lieu of the required 25 feet from a front property line on a street, Section 238.2 to allow a side yard of 12 feet in lieu of the required 30 feet in a BR Zone, Variance from Section 413.3(a) to allow a pair of back to back outdoor advertising signs (four signs total).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract: Penn Advertising of Baltimore, Inc.
Legal Owner(s): Herbert H. Rosen
3001 Remington Avenue
Baltimore, Maryland 21211
Attorney for Petitioner: Fred M. Lauer, Esq.
11001 York Road, 771-6800
Cockeysville, Maryland 21093

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By: [Signature]

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ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO FRIDAYS
ALL OTHER DATES 9/11/92

NUMBER OF EMPLOYEES (FULL AND PART TIME): 55

ANNUAL BUDGET: approx. \$10,500,000.

ANNUAL PAYROLL: approx. \$1,800,000.

TOTAL LEASES BALTIMORE COUNTY: 77

ANNUAL PAYMENTS TO BALTIMORE COUNTY PROPERTY OWNERS: \$96,463.00

NUMBER OF FACES IN BALTIMORE COUNTY:

1980 - 331

1991 - 227

TOTAL FACES LOST IN BALTIMORE COUNTY 1980-1991:

104 (33% INVENTORY)

NUMBER OF BALTIMORE COUNTY LOCATIONS:

1980 - 189

1991 - 130

NUMBER OF BALTIMORE COUNTY BUSINESSES USING PENN ADVERTISING IN LAST TWO YEARS: 88

ESTIMATED ANNUAL PUBLIC SERVICE CONTRIBUTION: \$1,320,000.
9% OF INVENTORY

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RESUME: RICHARD TRUELOVE P.E.

JULY 9, 1992

Education:

1966-1968	Baltimore Junior College	A.A. Engineering(transfer)
1968-1971	Loyola College	B.S. Engineering/Physics
1972-1976	Johns Hopkins University	B.S. Engineering (Evening College)

Professional Registration:

Professional Engineer	Maryland, 1977, Civil Engineer
	Pennsylvania, 1991, Civil Engineer

Employment:

June 1990 - present	President, Richard Truelove, P.E., Inc.
1981 - 1990	Vice President, Civil Engineer, APR Associates, Inc.
1978 - 1981	Project Engineer, Purdum and Jeschke
1971 - 1978	Engineer, U.S. Army Engineer District, Baltimore

Zoning Experience:

Since 1978 Mr. Truelove has testified on numerous occasions before the Baltimore County Zoning Director, and the Board of Appeals for zoning issues and CRG Appeals. Representative clients include:

Stevenson Village (shopping center)
Site Plan preparation and testimony for rezoning and zoning variances for a shopping center expansion.

P.F. Obrecht Associates, commercial real estate developers
Site Plan preparation and testimony for special hearings and zoning variances for retail and office development.

George L. Schnader, Jr., Inc., residential and commercial real estate development
Site Plan preparation and testimony in appeals to CRG Approval for residential development.

PETITIONER'S EXHIBIT 2

Amoco Oil Company.

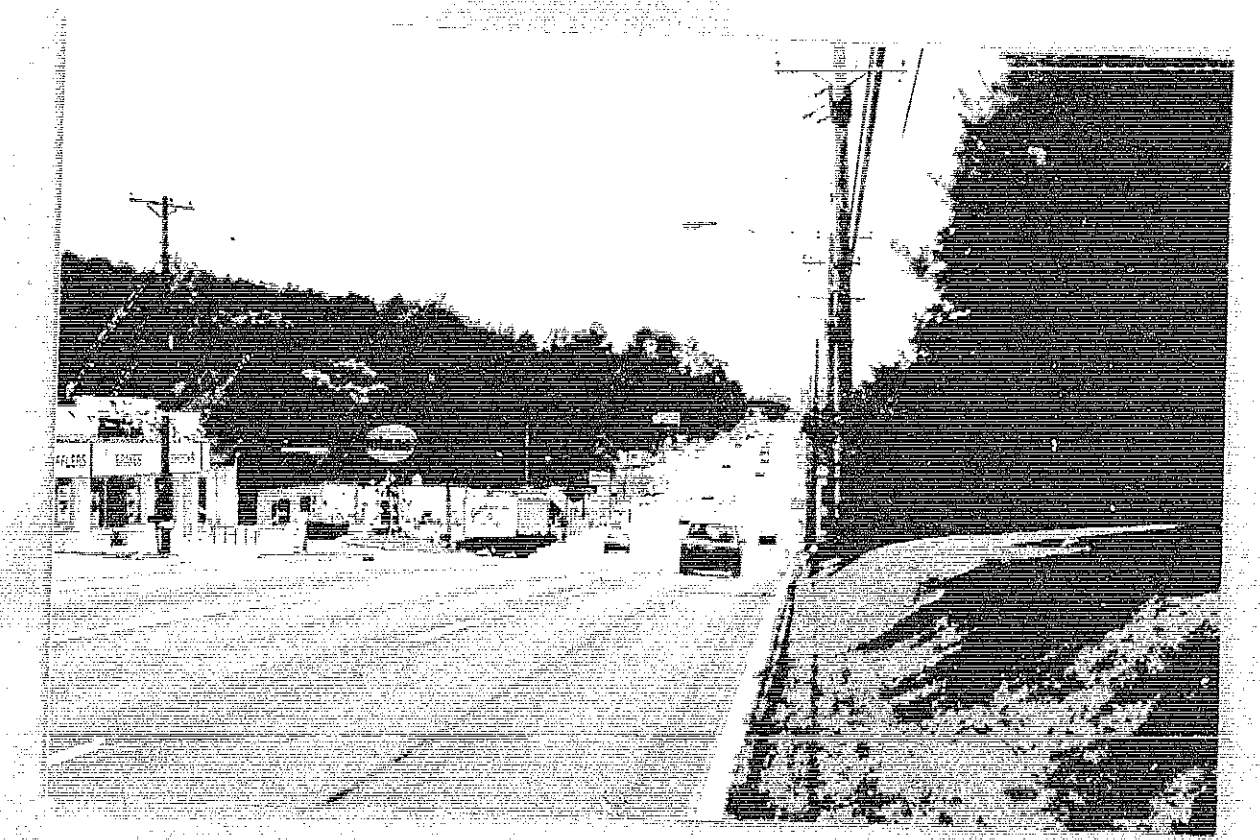
Site Plan preparation and testimony for special exceptions and zoning variances for gas station improvements

PENN Advertising of Maryland, Inc.,

Site Plan preparation for Outdoor Advertising special exceptions and permits

STAR Enterprise

Site Plan preparation for special exceptions and zoning variances for gas station improvements



I YORK ROAD LOOKING SOUTHBOUND FROM 650 FT. NORTH OF SITE. LARGE BRICK BUILDING IS THE LOCATION OF THE ROOF MOUNTED SIGN.

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3B



II YORK ROAD LOOKING SOUTHBOUND FROM DIRECTLY IN FRONT OF SITE.

MICROFILMED

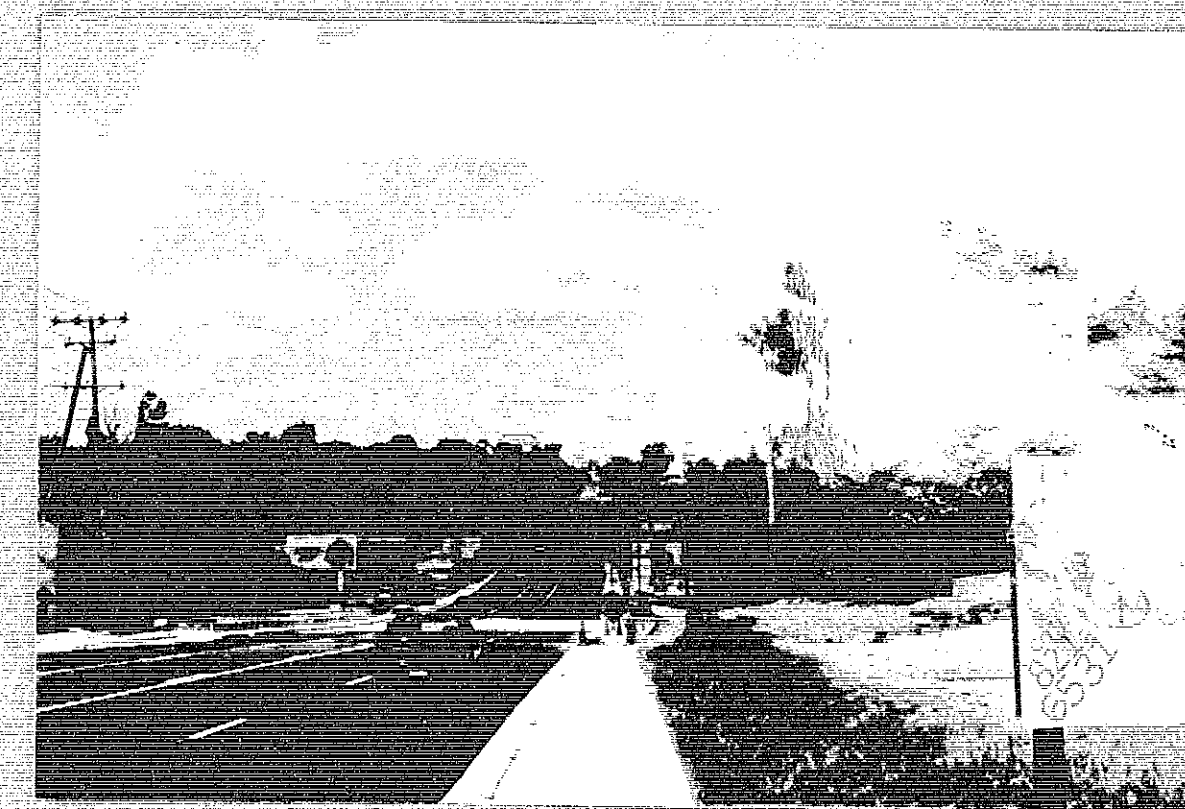
3C



III YORK ROAD LOOKING SOUTHBOUND FROM 150 FT. SOUTH OF SITE.

MICROFILMED

3D



V YORK ROAD LOOKING NORTHBOUND FROM 450 FT. SOUTH OF SITE.

MICROFILMED

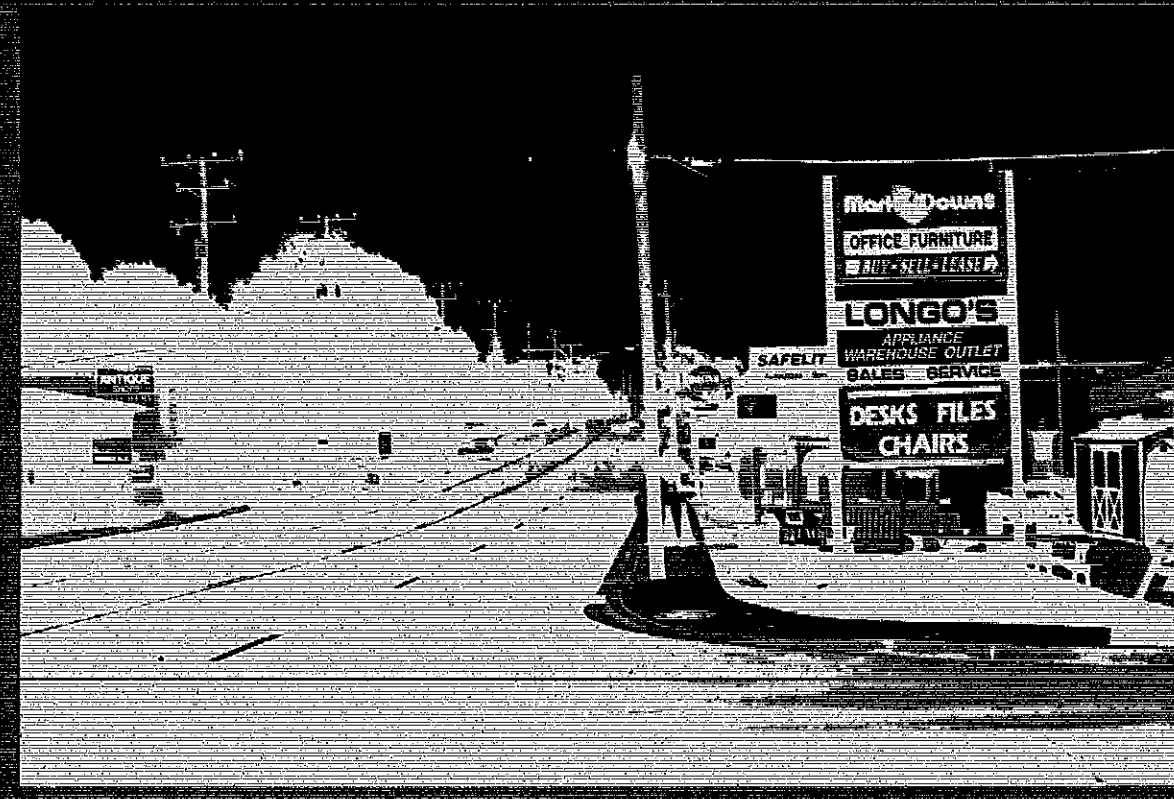
3E



VI YORK ROAD LOOKING NORTHBOUND FROM 150 FT. SOUTH OF SITE.

MICROFILMED

3F



VII YORK ROAD LOOKING NORTHBOUND FROM BEAVER RUN LANE

MICROFILMED

3G



IV YORK ROAD LOOKING SOUTHBOUND FROM 450 FT. SOUTH OF SITE

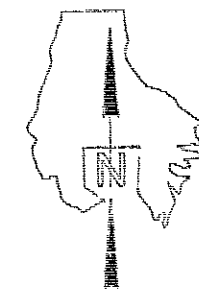
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PETITIONER'S
EXHIBIT 4

Literature Search

Effect of Outdoor
Advertising Signs on Safety

Prepared by: Erdman and Associates, Inc.
July 13, 1992



Vicinity Map
SCALE: 1"=1000'

- 11) BUILDING SETBACK REQUIREMENTS (SEC 238 - BR ZONE)
 - FRONT - 25' FROM FRONT PROPERTY LINE OR 50' FROM STREET CENTERLINE
 - SIDE - 30'
 - REAR - 30'
- 12) SETBACKS PROVIDED (FOR PROPOSED SIGN ONLY)
 - A. FRONT = 25'
 - SIDE = 20'±
 - REAR = 340'±
- 13) SECTION 413.3 NOTES (BC2R)
 - A. TOTAL SURFACE OF SIGN AREA = 1200 s.f. (4 Signs Side by Side, Back to Back each with 300s.f. surface area)
 - B. SIGN IS LOCATED MORE THAN 100' FROM A DUAL LANE HIGHWAY
 - C. SIGN IS LOCATED OR BEYOND THE MAXIMUM FRONT YARD REQUIREMENT FOR A COMMERCIAL BUILDING
 - D. SIGN IS LOCATED MORE THAN 100' FROM THE INTERSECTION OF A DUAL LANE HIGHWAY, AND MORE THAN 50' FROM ANY OTHER INTERSECTION
 - E. NOT APPLICABLE TO AN ML ZONE
 - F. NOT APPLICABLE TO AN ML ZONE
 - G. A VARIANCE HAS BEEN REQUESTED TO ALLOW SIGNS CLOSER THAN 1000' ON A STREET IN A ML ZONE. 2 SIGNS ARE PAIRED, BACK TO BACK FOR A TOTAL OF 4 SIGNS APPROXIMATELY AT RIGHT ANGLES TO THE RIGHT-OF-WAY LINE
 - H. THE OUTDOOR ADVERTISING SIGN NOT MORE THAN 16' ABOVE THE ROOF OR PARAPET.
- 14) SECTION 413.5 NOTES (BC2R)
 - A. THE SURFACE AREA OF THE SIGN INCLUDES THE ENTIRE FACE OF THE SIGN EXCLUDING SUPPORT STRUCTURE.
 - B. THE SIGN IS NOT LOCATED WITHIN OR PROJECTS INTO THE STREET RIGHT-OF-WAY.
 - C. NOT APPLICABLE: ROOF MOUNTED SIGN
 - D. NOT APPLICABLE: ROOF MOUNTED SIGN
 - E. ILLUMINATION IS CONFINED TO THE SURFACE OF THE SIGN AND IS DIRECTED TO THE FACE OF THE SIGN ONLY. THE SIGN IS SO LOCATED AND ARRANGED AS TO AVOID GLARE AND REFLECTION ON TO ANY ADJACENT HIGHWAY, INTO THE PATH OF ONCOMING VEHICLES, OR ONTO ANY ADJACENT RESIDENTIAL PREMISES.
- 15) THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS, AND OTHER INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY, NOR DOES IT REPRESENT A PROPERTY DETERMINATION.

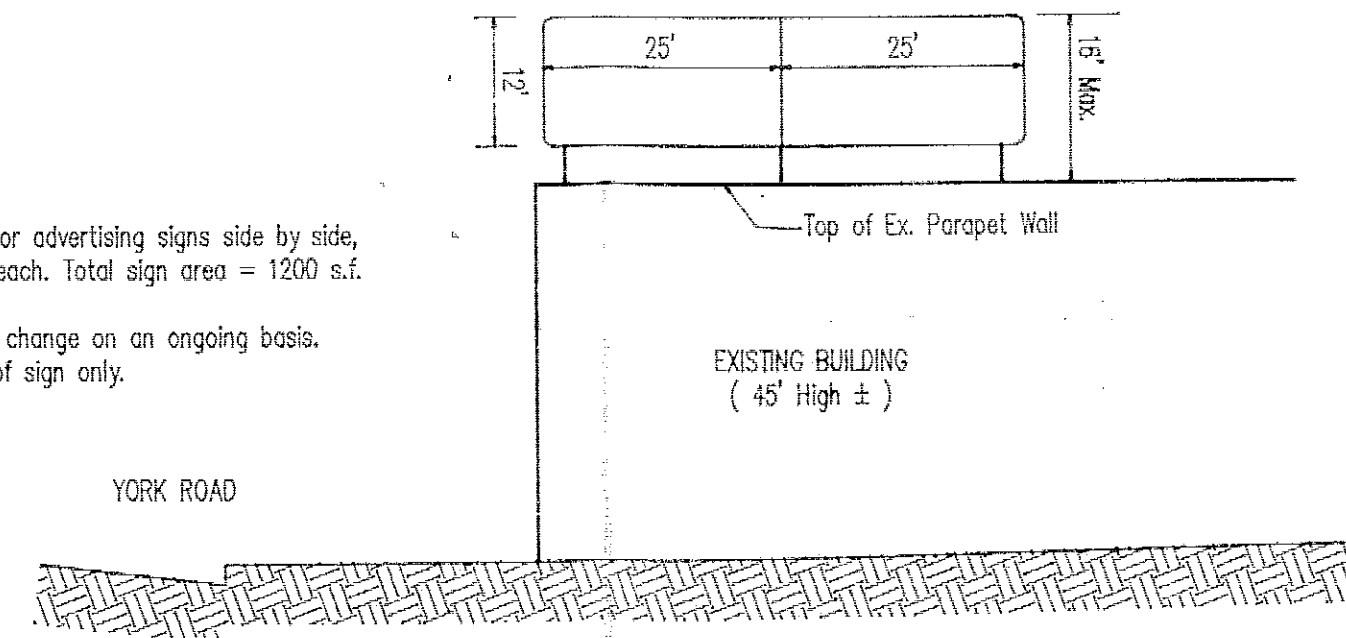
ZONING NOTES

- 1) PRIOR CASE NO. -----NO PRIOR CASES ARE ON RECORD IN THE ZONING OFFICE.
- 2) GROSS AREA = 2,127 Ac-ft (92,670 s.f.)
NET AREA = 1.091 AC (47,280 SF)
- 3) TITLE REFERENCE: HERBERT H. and BETTY ROSEN 7858/003
- 4) EXISTING ZONING: ML-IM and DR 3.5
- 5) PROPOSED ZONING: ML-IM, and DR 3.5 WITH SPECIAL EXCEPTION TO PERMIT AN OUTDOOR ILLUMINATED ADVERTISING SIGN, AND THE FOLLOWING VARIANCES TO THE FOLLOWING VARIANCES TO THE BALTIMORE COUNTY ZONING REGULATIONS:
 - a) SECTION 238.1 TO ALLOW A COMMERCIAL BUILDING IN A BR ZONE WITH 13 FEET IN LIEU OF THE REQUIRED 25 FEET FROM A FRONT PROPERTY LINE ON A STREET.
 - b) SECTION 238.2 TO ALLOW A SIDE YARD OF 12 FEET IN LIEU OF THE REQUIRED 30 FEET IN A BR ZONE.
 - c) SECTION 413.3(g) TO ALLOW A PAIR OF BACK TO BACK OUTDOOR ADVERTISING SIGNS (FOUR SIGNS TOTAL) TO BE PLACED APPROXIMATELY 450 FEET APART FROM ANOTHER OUTDOOR ADVERTISING SIGN ON THE SAME OF THE STREET IN LIEU OF THE REQUIRED 1000 FEET
- 6) EXISTING USE: WAREHOUSE/STORAGE
- 7) PROPOSED USE: WAREHOUSE/STORAGE, AND OUTDOOR ADVERTISING SIGN
- 8) EXISTING BUILDING 23,280 SF. TO REMAIN.
- 9) FLOOR AREA RATIO = N/A
- 10) OFF STREET PARKING
 - 1. PARKING REQUIRED: 1 per EMPLOYEE per LARGEST SHIFT.
 NUMBER OF EMPLOYEES = NONE
 - 2. TOTAL SPACES REQUIRED: NONE
 - 3. TOTAL SPACES PROVIDED: NONE

Metes and Bounds of Sign Easement

- 1 S 67°58'30" W 60.00'
- 2 S 22°01'30" E 15.00'
- 3 N 67°58'30" E 60.00'
- 4 N 22°01'30" W 15.00'

1. Proposed roof-mounted outdoor advertising signs side by side, back to back, 300 s.f. area each. Total sign area = 1200 s.f. Total number of signs = 4.
2. Advertising copy message will change on an ongoing basis.
3. Illumination directed to face of sign only.



PROPERTY OWNER: HERBERT H. and BETTY ROSEN
 MARK DOWN'S OFFICE FURNITURE WAREHOUSE
 11001 YORK ROAD
 COCKEYSVILLE, MD 21033
 DEED REFERENCE: 7858/001
 ACCT # 08-13-026290
 # 19-00-014024

APPLICANT: PENN ADVERTISING OF BALTIMORE, INC.
 3001 REMINGTON AVENUE
 BALTIMORE, MARYLAND 21211

Plan to Accompany Petition for
 Special Exception and Zoning Variances
 Penn Advertising

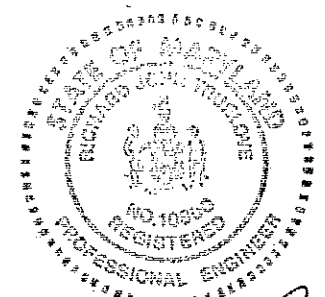
#10919 York Road
 11th Election District - 3rd Councilmanic District
 Baltimore County, Maryland

Scale: 1"=40' 20 March, 1992

MICROFILMED

#491

92-462-XA



Richard Truelove 3/22/92
RICHARD TRUELOVE P.E., INC.
 registered professional engineer
 26 EAST SUSQUEHANNA AVENUE
 TOWSON, MARYLAND 21284
 (301) 991-4914

PETITIONER'S EXHIBIT 5

ADDITIONAL PETITION FOR VARIANCE

* to be placed approximately 450 feet apart from another outdoor advertising sign on the same side of the street in lieu of the required 1000 feet. 92-462-XA

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER
28 EAST BUCHANAN AVENUE
TOWSON, MARYLAND 21284
3011494-8814

92-462-XA

ZONING DESCRIPTION

Beginning for the same at a point on the East side of York Road, Maryland Route 45, (variable width), said point lying 80 feet, more or less, measured southerly along the right-of-way line of York Road, from the centerline of Beaver Dam Lane, a private road (18 feet wide). Thence along the right-of-way line of York Road south 10 degrees 53 minutes 18 seconds east 45.57 feet, south 58 degrees 48 minutes 00 seconds east 32.74 feet, south 12 degrees 26 minutes 30 seconds east 114.00 feet to the bed of Beaver Dam Run. Thence leaving York Road and running along or close to the bed of Beaver Dam Run north 69 degrees 55 minutes 40 seconds east 24.00 feet, north 50 degrees 16 minutes 40 minutes east 129.43 feet, south 55 degrees 11 minutes 20 seconds east 22.00 feet, north 85 degrees 25 minutes 40 seconds east 44.00 feet, south 85 degrees 49 minutes 20 seconds east 96.50 feet, north 48 degrees 15 minutes 40 seconds east 42.00 feet, north 35 degrees 10 minutes 40 seconds east 88.00 feet, north 06 degrees 00 minutes 40 seconds east 122.00 feet, north 09 degrees 10 minutes 40 seconds east 38.50 feet, north 15 degrees 15 minutes 40 seconds east 70.33 feet; leaving the bed of Beaver Dam Run south 60 degrees 43 minutes 30 seconds west 311.94 feet, and south 67 degrees 58 minutes 30 seconds west 203.66 feet, to the point of beginning.

Containing 83280 square feet, or 1.911 acres of land, more or less. Being located in the Eleventh Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 10919 York Road.

March 26, 1991
letters 91028DES



Richard J. Truelove
3/26/92

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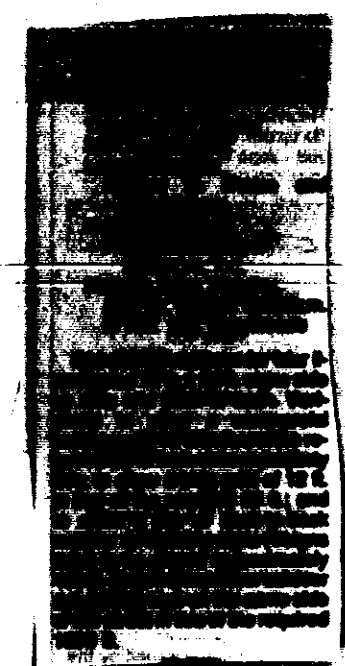
491

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWSON, MARYLAND

Date: 11th Date of Posting: 6/24/92
Posted for: Special Exception - Variance
Petitioner: Herbert H. Rosen & Betty Rosen
Location of property: E/S York Rd., So. of Beaver Dam Rd.
10919 York Rd.
Location of Sign: Facing York Rd., on property of Petitioner
Remarks:
Posted by: [Signature]
Date of return: 7/9/92
Number of Signs: 2
MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 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 June 4, 1992



THE JEFFERSONIAN,
S. Zake Orlov
Publisher

MICROFILMED

receipt
Baltimore County Zoning Commissioner
Account: R-001-4180
Number: 09200491
PUBLIC HEARING FEES: 09200491
080 -POSTING SIGNS / ADVERTISING 1 X \$95.40
TOTAL: \$95.40
LAST NAME OF OWNER: ROSEN
MICROFILMED

receipt
Baltimore County Zoning Commissioner
Account: R-001-4180
Number: 09200625
5/25/92
PUBLIC HEARING FEES: 09200625
080 -POSTING SIGNS / ADVERTISING 1 X \$95.40
TOTAL: \$95.40
LAST NAME OF OWNER: ROSEN
MICROFILMED

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 6-18-92
Pen Advertising of Baltimore, Inc.
3001 Remington Avenue
Baltimore, Maryland 21211
ATTN: FRED M. LAUER, ESQ.
RE:
CASE #92-462-XA (Item 491)
E/S York Road, 80' S of c/l Beaver Dam Road
10919 York Road
11th Election District - 3rd Councilmanic
Legal Owner(s): Herbert H. Rosen and Betty Rosen
Contract Lessee: Pen Advertising of Baltimore, Inc.
HEARING: MONDAY, JULY 13, 1992 at 10:00 a.m. in Rm. 118, Courthouse.
Dear Petitioner(s):
Please be advised that \$ 95.40 is due for advertising and posting of the above captioned property and hearing date.
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 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.
MICROFILMED

ORDER RECEIVED FOR FILING
Date: 3/26/92

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
JUNE 5, 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE #92-462-XA (Item 491)
E/S York Road, 80' S of c/l Beaver Dam Road
10919 York Road
11th Election District - 3rd Councilmanic
Legal Owner(s): Herbert H. Rosen and Betty Rosen
Contract Lessee: Pen Advertising of Baltimore, Inc.
HEARING: MONDAY, JULY 13, 1992 at 10:00 a.m. in Rm. 118, Courthouse.
Special Exception for four illuminated 12 ft. x 25 ft. signs side by side and back to back.
Variance to allow a commercial building with 13 ft. in lieu of the required 25 ft. from a front property line; to allow a side yard of 12 ft. in lieu of the required 30 ft.; and to allow a pair of back-to-back outdoor advertising signs (4 signs total) to be placed approximately 450 ft. apart from another outdoor advertising sign on the same side of the street in lieu of the required 1000 ft.
Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner of Baltimore County
cc: Herbert H. Rosen
Pen Advertising of Baltimore, Inc.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
MICROFILMED

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
July 2, 1992
Fred M. Lauer, Esquire
3001 Remington Avenue
Baltimore, MD 21211
RE: Item No. 491, Case No. 92-462-XA
Petitioner: Herbert H. Rosen, et ux
Petition for Variance and Special Exception
Dear Mr. Lauer:
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 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.
MICROFILMED

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 21st day of May, 1992
World Jarman
World Jarman
DIRECTOR
Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee
Petitioner: Herbert H. Rosen, et ux
Petitioner's Attorney: Fred M. Lauer
MICROFILMED

Development Review Committee Hearings (Public Services) 06/08/92
Authorized signature: Dennis B. [Signature] Date: 6/8/92

File Number	Waiver Number	Zoning Issue	Meeting Date	
DED DEPRM RP STP TE	477	Stephen G. And Lynn M. Swimm	6-1-92	NC
DED DEPRM RP STP TE	478	Albert F. And Ann B. Nocar		NC
DED DEPRM RP STP TE	479	Maryland Marine Manufacturing Co., Inc.		Comment
DED DEPRM RP STP TE	480	Robert C. And Sylvia W. Eppig		NC
DED DEPRM RP STP TE	481	James Ronald And Beth B. Porter		NC
DED DEPRM RP STP TE	485	Nelson H. And Lee M. Hendler		NC
DED DEPRM RP STP TE	486	Leon G. McKeay		Comment
DED DEPRM RP STP TE	487	Williams Management Services, Inc.		Comment
DED DEPRM RP STP TE	488	John M. And Karen R. Jacob		NC
DED DEPRM RP STP TE	490	Matthew F. Reckenberger, Jr.		Comment
DED DEPRM RP STP TE		Herbert H. And Betty Rosen		NC
DED DEPRM RP STP TE	492	Meadows Park Ltd. Ptnrsh Russel Asset Mgt. Inc.		Comment

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BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Beasley Avenue, Towson, MD 21284

TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: June 12, 1992
SUBJECT: 10919 York Road (Mark Downs Office Furniture Warehouse)

Item Number: 491
Petitioner: Herbert Rosen
Property Size: 1.9 acres
Zoning: ML-IM, DR 3.5
Requested Action: Special Exception, Variances
Hearing Date: 6/11

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a special exception for 4 illuminated 12' x 25' outdoor advertising signs and variances to allow a commercial building in a BR zone to have a front setback of 13 feet in lieu of 25 feet, to allow a side yard setback of 12 feet in lieu of 30 feet and to allow a pair of back to back outdoor advertising signs to be placed about 450 feet from another outdoor advertising sign on the same side of the street in lieu of the required 1,000 feet.
The Office of Planning and Zoning recommends **DEPRM** of the petitioner's request.
The Hunt Valley/Timonium Redevelopment Plan (not yet adopted) identifies the existing visual clutter along York Road as a result of an abundance of numerous oversized signs. Part of the solution to clearing up this problem is by recommending that sign variances be limited or denied in order to discourage the proliferation of oversized signs.
As the plat accompanying this variance request states, an outdoor advertising sign already exists within 450 feet of this site on the same side of the street. Also, a little further north on York Road, on the opposite side of the street, are more large outdoor advertising signs. By allowing the addition of four outdoor advertising signs the problem of unsightly sign clutter is unnecessarily exacerbated. The purpose of having sign zoning regulations are to minimize sign clutter. Studies have proven that a proliferation of signs in a short distance reduces the effectiveness of any one particular sign and also decreases the visual aesthetics of the corridor.

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ZAC COMMENTS 10919 York Road (Mark Downs Office Furniture Warehouse)
ITEM #491

There are other business signs located within proximity of this site along York Road on the same side of the road are Valley View Farm, Kentucky Fried Chicken, Nevada Bob's, Nidas Huffer, and Price-Less Carpet, just to name a few. Due to the compact nature of these businesses, a proliferation of signage exists in this immediate area. York Road is also undergoing road improvements and widening which is generally improving the visual quality of the corridor. These signs would represent a major setback to these upgrades.

The Office of Planning and Zoning has recently completed draft legislation (copy attached) revising the sign regulations and providing more guidance regarding billboard signs. The draft legislation is now being reviewed for final comments and will be submitted to the Planning Board to begin the approval process. Penn Advertising has been involved with the County actively working on this legislation. Their participation has been invaluable to this process, however, the proposed legislation recommends no increase in the total number of billboards in the County and it would be inappropriate to approve additional billboards.

Prepared by: Frank Morley
Division Chief: _____
Attachment: _____
FM:bj:rdn
Attachment

RECEIVED
JUN 16 1992
ZONING OFFICE

Development Review Committee/Response Form
Authorized signature: Rake & Family Date: 6/8/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ 477	Stephen G. And Lynn M. Swim		NIC	6-1-92
DED DEPRM RP STP TE				
✓ 478	Albert F. And Ann B. Nocar		More Time	
DED DEPRM RP STP TE				
✓ 479	Maryland Marine Manufacturing Co., Inc.		More Time	
DED DEPRM RP STP TE				
✓ 480	Robert C. And Sylvia W. Eppig		NIC	
DED DEPRM RP STP TE				
✓ 481	James Ronald And Beth B. Porter		NIC	
DED DEPRM RP STP TE				
✓ 485	Nelson M. And Lee M. Hendler		NIC	
DED DEPRM RP STP TE				
✓ 486	Leon G. McKeay		NIC	
DED DEPRM RP STP TE				
✓ 487	Williams Management Services, Inc.		NIC	
DED DEPRM RP STP TE				
✓ 488	John M. And Karen R. Jacob		NIC	
DED DEPRM RP STP TE				
✓ 490	Matthew F. Reckenberger, Jr.		NIC	
DED DEPRM RP STP TE				
✓ 492	Herbert H. And Betty Rosen		NIC	
DED DEPRM RP STP TE				
✓ 492	Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.		NIC	
DED DEPRM RP STP TE				

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Department of Environmental Protection & Resource Management
Development Review Committee/Response Form
Authorized signature: Herbert Rosen Date: 6-8-92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ 492	Herbert H. And Betty Rosen			6-1-92
DED DEPRM RP STP TE				
✓ 492	Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.			
DED DEPRM RP STP TE				
✓ 493	Lawrence F. And Ruth C. Solomon			
DED DEPRM RP STP TE				
✓ 482	Dorothy S. Hunter			
DED DEPRM RP STP TE				
✓ 484	St. Luke Health Ministries, Inc.			
DED DEPRM RP STP TE				
✓ 489	Gene Nelson And Paulette Ensor			
DED DEPRM RP STP TE				

COUNT 16
FINAL TOTALS
COUNT 28
*** END OF REPORT ***

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Baltimore County Government Fire Department
700 East Joppa Road Suite 901 Towson, MD 21284-5500
(301) 887-4500
MAY 27, 1992

Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21284

RE: Property Owner: HERBERT H. ROSEN AND BETTY ROSEN
Location: #10919 YORK ROAD
Item No.: *491 (MJK) Zoning Agenda: JUNE 1, 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 J. Fisher Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED

Development Review Committee Response Form
Authorized signature: Carl J. Fisher Date: 4/8/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ 477	Stephen G. And Lynn M. Swim		No Comment	6-1-92
DED DEPRM RP STP TE				
✓ 478	Albert F. And Ann B. Nocar		No Comment	
DED DEPRM RP STP TE				
✓ 479	Maryland Marine Manufacturing Co., Inc.		No Comment	
DED DEPRM RP STP TE				
✓ 480	Robert C. And Sylvia W. Eppig		No Comment	
DED DEPRM RP STP TE				
✓ 481	James Ronald And Beth B. Porter		No Comment	
DED DEPRM RP STP TE				
✓ 485	Nelson M. And Lee M. Hendler		No Comment	
DED DEPRM RP STP TE				
✓ 486	Leon G. McKeay		No Comment	
DED DEPRM RP STP TE				
✓ 487	Williams Management Services, Inc.		No Comment	
DED DEPRM RP STP TE				
✓ 488	John M. And Karen R. Jacob		No Comment	
DED DEPRM RP STP TE				
✓ 490	Matthew F. Reckenberger, Jr.		No Comment	
DED DEPRM RP STP TE				
✓ 492	Herbert H. And Betty Rosen		No Comment	
DED DEPRM RP STP TE				
✓ 492	Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.		No Comment	
DED DEPRM RP STP TE				

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PROTESTANT(S) SIGN-IN SHEET

NAME: Lee Rock, Ash, Otha ADDRESS: Towson, MD, Hunt Valley, MD 21030

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME: Donna Hayward ADDRESS: 2521 Palmyra Field Road Timonium, Md
Richard Truelove PE ADDRESS: 28 E. SUBURBAN AVE
John W. Fromm PE ADDRESS: TOWSON, MD 21284
Jim Fisher ADDRESS: Towson, MD 21287
H. Bellhara Ct.
Towson, Md

MICROFILMED

BALTIMORE COUNTY
PLANNING AND ZONING
92-462-XA # 491
ZONING MAP
N.W. 18-B
SCALE
1" = 200'
DATE OF

NUMBER OF EMPLOYEES (FULL AND PART TIME): 55

ANNUAL BUDGET: approx. \$10,500,000.

ANNUAL PAYROLL: approx. \$1,800,000.

TOTAL LEASES BALTIMORE COUNTY: 77

ANNUAL PAYMENTS TO BALTIMORE COUNTY PROPERTY OWNERS: \$96,463.00

NUMBER OF FACES IN BALTIMORE COUNTY:

1980 - 331

1991 - 227

TOTAL FACES LOST IN BALTIMORE COUNTY 1980-1991:

104 (33% INVENTORY)

NUMBER OF BALTIMORE COUNTY LOCATIONS:

1980 - 189

1991 - 130

NUMBER OF BALTIMORE COUNTY BUSINESSES USING PENN ADVERTISING IN LAST TWO YEARS: 88

ESTIMATED ANNUAL PUBLIC SERVICE CONTRIBUTION: \$1,320,000.
9% OF INVENTORY

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RESUME: RICHARD TRUELOVE P.E.

JULY 9, 1992

Education:

1966-1968	Baltimore Junior College	A.A. Engineering(transfer)
1968-1971	Loyola College	B.S. Engineering/Physics
1972-1976	Johns Hopkins University	B.S. Engineering (Evening College)

Professional Registration:

Professional Engineer	Maryland, 1977, Civil Engineer
	Pennsylvania, 1991, Civil Engineer

Employment:

June 1990 - present	President, Richard Truelove, P.E., Inc.
1981 - 1990	Vice President, Civil Engineer, APR Associates, Inc.
1978 - 1981	Project Engineer, Purdum and Jeschke
1971 - 1978	Engineer, U.S. Army Engineer District, Baltimore

Zoning Experience:

Since 1978 Mr. Truelove has testified on numerous occasions before the Baltimore County Zoning Director, and the Board of Appeals for zoning issues and CRG Appeals. Representative clients include:

- Stevenson Village (shopping center)
Site Plan preparation and testimony for rezoning and zoning variances for a shopping center expansion.
- P.F. Obrecht Associates, commercial real estate developers
Site Plan preparation and testimony for special hearings and zoning variances for retail and office development.
- George L. Schnader, Jr., Inc., residential and commercial real estate development
Site Plan preparation and testimony in appeals to CRG Approval for residential development.

PETITIONER'S EXHIBIT 2

Amoco Oil Company.

Site Plan preparation and testimony for special exceptions and zoning variances for gas station improvements

PENN Advertising of Maryland, Inc.,

Site Plan preparation for Outdoor Advertising special exceptions and permits

STAR Enterprise

Site Plan preparation for special exceptions and zoning variances for gas station improvements



I YORK ROAD LOOKING SOUTHBOUND FROM 650 FT. NORTH OF SITE. LARGE BRICK BUILDING IS THE LOCATION OF THE ROOF MOUNTED SIGN.

MICROFILMED

3B



II YORK ROAD LOOKING SOUTHBOUND FROM DIRECTLY IN FRONT OF SITE.

MICROFILMED

3C



III YORK ROAD LOOKING SOUTHBOUND FROM 150 FT. SOUTH OF SITE.

MICROFILMED

3D



V YORK ROAD LOOKING NORTHBOUND FROM 450 FT. SOUTH OF SITE.

MICROFILMED

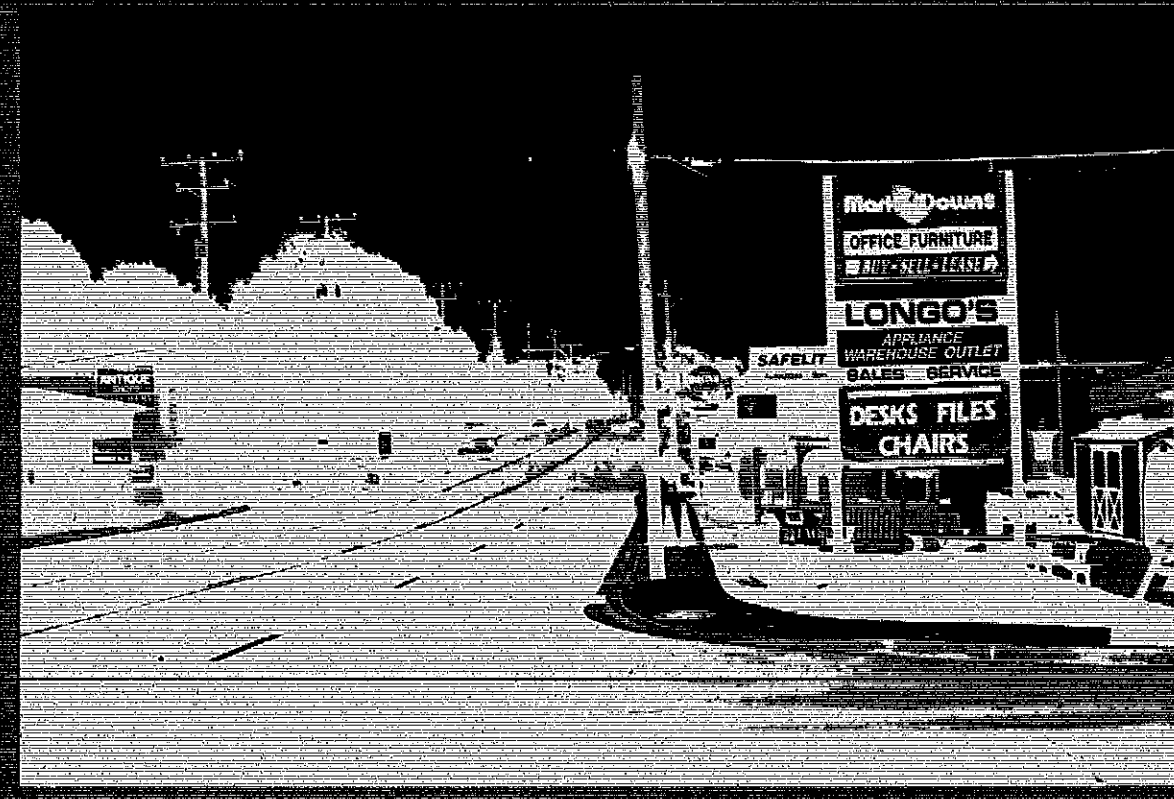
3E



VI YORK ROAD LOOKING NORTHBOUND FROM 150 FT. SOUTH OF SITE.

MICROFILMED

3F



VII YORK ROAD LOOKING NORTHBOUND FROM BEAVER RUN LANE

MICROFILMED

3G



IV YORK ROAD LOOKING SOUTHBOUND FROM 450 FT. SOUTH OF SITE

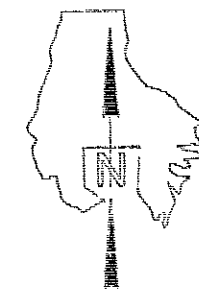
MICROFILMED

PETITIONER'S
EXHIBIT 4

Literature Search

Effect of Outdoor
Advertising Signs on Safety

Prepared by: Erdman and Associates, Inc.
July 13, 1992



Vicinity Map
SCALE: 1"=100'

- 11) BUILDING SETBACK REQUIREMENTS (SEC 238 - BR ZONE)
 - FRONT - 25' FROM FRONT PROPERTY LINE OR 50' FROM STREET CENTERLINE
 - SIDE - 30'
 - REAR - 30'
- 12) SETBACKS PROVIDED (FOR PROPOSED SIGN ONLY)
 - A. FRONT = 25'
 - SIDE = 20'±
 - REAR = 340'±
- 13) SECTION 413.3 NOTES (BC2R)
 - A. TOTAL SURFACE OF SIGN AREA = 1200 s.f. (4 Signs Side by Side, Back to Back each with 300s.f. surface area)
 - B. SIGN IS LOCATED MORE THAN 100' FROM A DUAL LANE HIGHWAY
 - C. SIGN IS LOCATED OR BEYOND THE MAXIMUM FRONT YARD REQUIREMENT FOR A COMMERCIAL BUILDING
 - D. SIGN IS LOCATED MORE THAN 100' FROM THE INTERSECTION OF A DUAL LANE HIGHWAY, AND MORE THAN 50' FROM ANY OTHER INTERSECTION
 - E. NOT APPLICABLE TO AN ML ZONE
 - F. NOT APPLICABLE TO AN ML ZONE
 - G. A VARIANCE HAS BEEN REQUESTED TO ALLOW SIGNS CLOSER THAN 1000' ON A STREET IN A ML ZONE. 2 SIGNS ARE PAIRED, BACK TO BACK FOR A TOTAL OF 4 SIGNS APPROXIMATELY AT RIGHT ANGLES TO THE RIGHT-OF-WAY LINE
 - H. THE OUTDOOR ADVERTISING SIGN NOT MORE THAN 16' ABOVE THE ROOF OR PARAPET.
- 14) SECTION 413.5 NOTES (BC2R)
 - A. THE SURFACE AREA OF THE SIGN INCLUDES THE ENTIRE FACE OF THE SIGN EXCLUDING SUPPORT STRUCTURE.
 - B. THE SIGN IS NOT LOCATED WITHIN OR PROJECTS INTO THE STREET RIGHT-OF-WAY.
 - C. NOT APPLICABLE: ROOF MOUNTED SIGN
 - D. NOT APPLICABLE: ROOF MOUNTED SIGN
 - E. ILLUMINATION IS CONFINED TO THE SURFACE OF THE SIGN AND IS DIRECTED TO THE FACE OF THE SIGN ONLY. THE SIGN IS SO LOCATED AND ARRANGED AS TO AVOID GLARE AND REFLECTION ON TO ANY ADJACENT HIGHWAY, INTO THE PATH OF ONCOMING VEHICLES, OR ONTO ANY ADJACENT RESIDENTIAL PREMISES.
- 15) THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS, AND OTHER INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY, NOR DOES IT REPRESENT A PROPERTY DETERMINATION.

ZONING NOTES

- 1) PRIOR CASE NO. -----NO PRIOR CASES ARE ON RECORD IN THE ZONING OFFICE.
- 2) GROSS AREA = 2,127 Ac-ft (92,670 s.f.)
NET AREA = 1.091 ACFT (52,280 SF)
- 3) TITLE REFERENCE: HERBERT H. and BETTY ROSEN 7858/003
- 4) EXISTING ZONING: ML-IM and DR 3.5
- 5) PROPOSED ZONING: ML-IM, and DR 3.5 WITH SPECIAL EXCEPTION TO PERMIT AN OUTDOOR ILLUMINATED ADVERTISING SIGN, AND THE FOLLOWING VARIANCES TO THE FOLLOWING VARIANCES TO THE BALTIMORE COUNTY ZONING REGULATIONS:
 - a) SECTION 238.1 TO ALLOW A COMMERCIAL BUILDING IN A BR ZONE WITH 13 FEET IN LIEU OF THE REQUIRED 25 FEET FROM A FRONT PROPERTY LINE ON A STREET.
 - b) SECTION 238.2 TO ALLOW A SIDE YARD OF 12 FEET IN LIEU OF THE REQUIRED 30 FEET IN A BR ZONE.
 - c) SECTION 413.3(g) TO ALLOW A PAIR OF BACK TO BACK OUTDOOR ADVERTISING SIGNS (FOUR SIGNS TOTAL) TO BE PLACED APPROXIMATELY 450 FEET APART FROM ANOTHER OUTDOOR ADVERTISING SIGN ON THE SAME OF THE STREET IN LIEU OF THE REQUIRED 1000 FEET
- 6) EXISTING USE: WAREHOUSE/STORAGE
- 7) PROPOSED USE: WAREHOUSE/STORAGE, AND OUTDOOR ADVERTISING SIGN
- 8) EXISTING BUILDING 23,280 SF. TO REMAIN.
- 9) FLOOR AREA RATIO = N/A
- 10) OFF STREET PARKING
 - 1. PARKING REQUIRED: 1 per EMPLOYEE per LARGEST SHIFT. NUMBER OF EMPLOYEES = NONE
 - 2. TOTAL SPACES REQUIRED: NONE
 - 3. TOTAL SPACES PROVIDED: NONE

PROPERTY OWNER: HERBERT H. and BETTY ROSEN
 MARK DOWN'S OFFICE FURNITURE WAREHOUSE
 11001 YORK ROAD
 COCKEYSVILLE, MD 21033
 DEED REFERENCE: 7858/001
 ACCT # 08-13-026290
 # 19-00-014024

APPLICANT: PENN ADVERTISING OF BALTIMORE, INC.
 3001 REMINGTON AVENUE
 BALTIMORE, MARYLAND 21211

Plan to Accompany Petition for
 Special Exception and Zoning Variances
 Penn Advertising
 #10919 York Road
 11th Election District - 3rd Councilmanic District
 Baltimore County, Maryland

Scale: 1"=40' 20 March, 1992

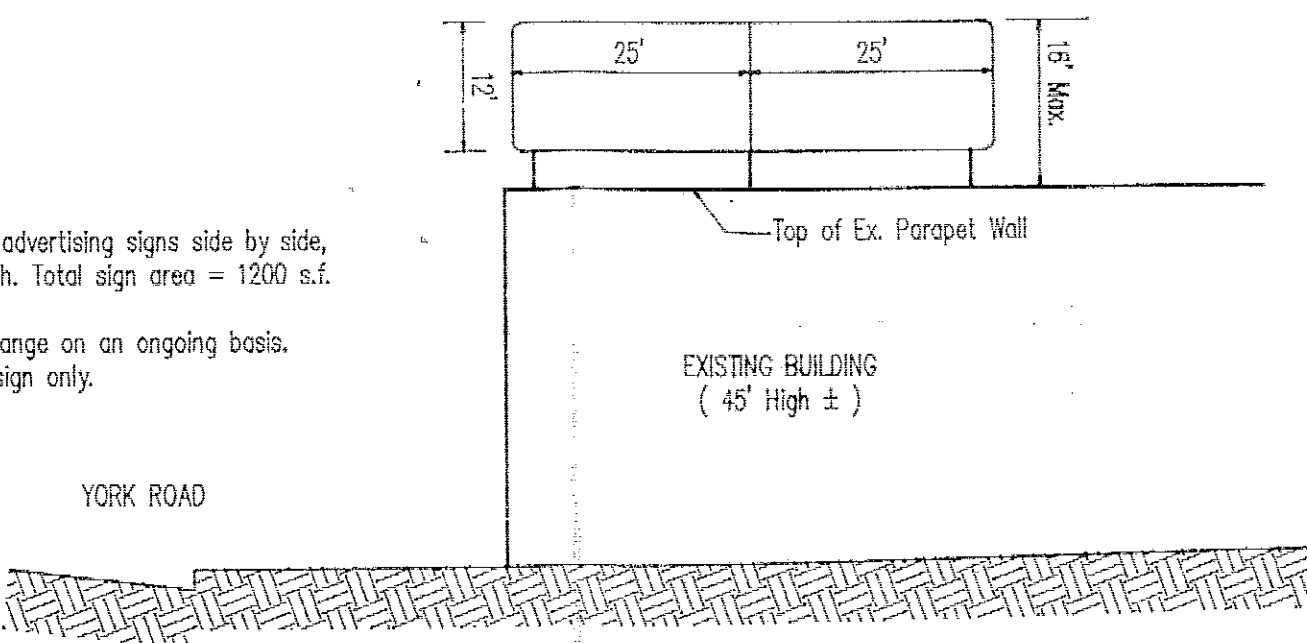
MICROFILMED #491

92-462-XA

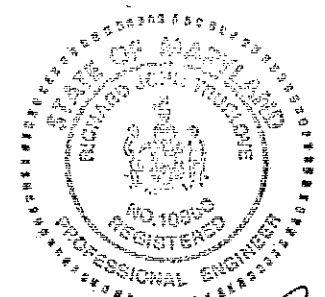
Metes and Bounds of Sign Easement

- 1 S 67°58'30" W 60.00'
- 2 S 22°01'30" E 15.00'
- 3 N 67°58'30" E 60.00'
- 4 N 22°01'30" W 15.00'

1. Proposed roof-mounted outdoor advertising signs side by side, back to back, 300 s.f. area each. Total sign area = 1200 s.f. Total number of signs = 4.
2. Advertising copy message will change on an ongoing basis.
3. Illumination directed to face of sign only.



Elevation
 Proposed Outdoor Advertising Sign
 No Scale



Richard Truelove 3/20/92
RICHARD TRUELOVE P.E., INC.
 registered professional engineer
 26 EAST SUSQUEHANNA AVENUE
 TOWSON, MARYLAND 21284
 (301) 991-4914

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - E/S York Rd. 90' S of the c/l Beaver Dam Rd. (10919 York Road) 8th Election District 3rd Councilmanic District

FINDINGS OF FACT AND CONCLUSIONS OF LAW
This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Herbert H. and Betty Rosen, and the Contract Lessee, Penn Advertising of Baltimore, Inc., by and through their attorney, Fred M. Lauer, Esquire, in which the Petitioners request approval to use the subject property for four (4) illuminated 12' x 25' signs, side by side and back to back.

Appearing on behalf of the Petitions were Donna Hayward and Jim Fisher with Penn Advertising of Baltimore, Inc., Richard Truelove, Professional Engineer, and John Erdman, Traffic Engineer. Appearing as a Proponent in the matter was Lee Rock with the Ashland Homeowners' Association.

ORDER RECEIVED FOR FILING
Date: 8/10/92
By: [Signature]

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Testimony indicated that the subject property, known as 10919 York Road, consists of 2.127 acres, more or less, split zoned M.L.-I.M. and D.R. 3.5 and is improved with a four-story red brick building currently used as warehouse space. The Petitioners are desirous of leasing a portion of the subject property to Penn Advertising of Baltimore, Inc. for the purpose of erecting four outdoor advertising signs on top of the existing building as depicted on Petitioner's Exhibit 5.

In addition to the variances being requested for the existing building, the Petitioners are also requesting a variance from Section 413.3(g) of the B.C.Z.R. which requires that outdoor advertising signs in M.L. zones be located at least 1000 feet from another outdoor advertising sign on the same side of the street or highway.

The Petitioner has failed to establish practical difficulty or unreasonable hardship regarding the requested variance of 450 feet in lieu of the required 1000 feet. As previously mentioned, the next closest outdoor advertising sign is owned by the Petitioner. The Petitioner seeks to locate the proposed four outdoor advertising signs at this location as a matter of choice rather than necessity, and I could find no reason why

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Date: 8/10/92
By: [Signature]

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these four signs had to be located only 450 feet from the next sign. Therefore, the variance requested from the distance requirements set forth in Section 413.3(g) shall be denied.

After due consideration of the testimony and evidence presented, it appears that the Petitioner's request for special exception should be denied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. Specifically, Section 502.1(g) requires that the special exception relief sought must not be inconsistent with the spirit and intent of the B.C.Z.R. Inasmuch as I have found that the Petitioner has failed in their effort to obtain a variance from Section 413.3(g), then so too have they failed to satisfy Section 502.1(g) which provides that the special exception request not be inconsistent with the spirit and intent of the B.C.Z.R. Because of this, the Petitioner has failed to satisfy the requirements of Section 502.1 and their request for special exception shall be denied.

The remaining variances requested deal with the setback of the existing four-story warehouse.

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

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Date: 8/10/92
By: [Signature]

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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).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances requested for the existing building are 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 this variance request 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.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special exception shall be denied and the variance relief granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of August, 1992 that the Petition for Special Exception to approve the use of the subject property for four (4) illuminated 12' x 25' signs, side by side and back to back, in accordance with Petitioner's Exhibit 5, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 413.3(g) to permit two, back to back, out-

ORDER RECEIVED FOR FILING
Date: 8/10/92
By: [Signature]

- 4 -

door advertising signs (four signs total) to be located 450 feet from another outdoor advertising sign on the same side of the street in lieu of the required distance of 1000 feet, in accordance with Petitioner's Exhibit 5, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 238.1 of the B.C.Z.R. to permit an existing commercial building in a B.R. zone to have a front property line setback of 13 feet in lieu of the required 25 feet and from Section 238.2 to permit a side yard setback of 12 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 5, be and is hereby GRANTED, subject to the following restriction:

- 1) The 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 file a new Petition for Special Exception.

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TNR:bjs

ORDER RECEIVED FOR FILING
Date: 8/10/92
By: [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 10, 1992

Fred M. Lauer, Esquire
3001 Remington Avenue
Baltimore, Maryland 21211

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
E/S York Road, 90' S of the c/l of Beaver Dam Road (10919 York Road)
8th Election District - 3rd Councilmanic District
Herbert H. Rosen, et ux - Petitioners
Case No. 92-462-XA

Dear Mr. Lauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied and the Petition for Zoning Variance has been granted in part and denied in part 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 887-3351.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TNR:bjs

cc: Mr. & Mrs. Herbert H. Rosen
11001 York Road, Cockeysville, Md. 21030

Mr. Lee Rock
7 Foundry Court, Hunt Valley, Md. 21030

People's Counsel

File

MICROFILMED

Petition for Special Exception

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for FOUR (4) illuminated 12' x 25' signs side by side and back to back.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract: Penn Advertising of Baltimore, Inc.
Legal Owner(s): Herbert H. Rosen
Signature: [Signature]
3001 Remington Avenue
Address:
Baltimore, Maryland 21211
City and State
Attorney for Petitioner: Fred M. Lauer, Esq.
Address: 11001 York Road, 771-6800
City and State: Cockeysville, Maryland 21093

ORDER RECEIVED FOR FILING
Date: 8/10/92
By: [Signature]

MICROFILMED

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 238.1 to allow a commercial building in a B.R. Zone with 13 feet in lieu of the required 25 feet from a front property line on a street, Section 238.2 to allow a side yard of 12 feet in lieu of the required 30 feet in a B.R. Zone, Variance from Section 413.3(a) to allow a pair of back to back outdoor advertising signs (four signs total).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract: Penn Advertising of Baltimore, Inc.
Legal Owner(s): Herbert H. Rosen
Signature: [Signature]
3001 Remington Avenue
Address:
Baltimore, Maryland 21211
City and State
Attorney for Petitioner: Fred M. Lauer, Esq.
Address: 11001 York Road, 771-6800
City and State: Cockeysville, Maryland 21093

ORDER RECEIVED FOR FILING
Date: 8/10/92
By: [Signature]

ESTIMATED LENGTH OF HEARING - 1/2 HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO FRIDAYS
ALL OTHER DATES 9/11/92

ADDITIONAL PETITION FOR VARIANCE
 * to be placed approximately 450 feet apart from another outdoor advertising sign on the same side of the street in lieu of the required 1000 feet. **92-462-XA**

RICHARD J. TRUELOVE P.E., INC.
 CIVIL ENGINEER
 28 EAST BUCHANAN AVENUE
 TOWSON, MARYLAND 21284
 (301) 984-8814

92-462-XA

ZONING DESCRIPTION

Beginning for the same at a point on the East side of York Road, Maryland Route 45, (variable width), said point lying 80 feet, more or less, measured southerly along the right-of-way line of York Road, from the centerline of Beaver Dam Lane, a private road (18 feet wide). Thence along the right-of-way line of York Road south 10 degrees 53 minutes 18 seconds east 45.57 feet, south 58 degrees 48 minutes 00 seconds east 32.74 feet, south 12 degrees 26 minutes 30 seconds east 114.00 feet to the bed of Beaver Dam Run. Thence leaving York Road and running along or close to the bed of Beaver Dam Run north 69 degrees 55 minutes 40 seconds east 24.00 feet, north 50 degrees 16 minutes 40 minutes east 129.43 feet, south 55 degrees 11 minutes 20 seconds east 22.00 feet, north 85 degrees 25 minutes 40 seconds east 44.00 feet, south 85 degrees 49 minutes 20 seconds east 96.50 feet, north 48 degrees 15 minutes 40 seconds east 42.00 feet, north 35 degrees 10 minutes 40 seconds east 88.00 feet, north 06 degrees 00 minutes 40 seconds east 122.00 feet, north 09 degrees 10 minutes 40 seconds east 38.50 feet, north 15 degrees 15 minutes 40 seconds east 70.33 feet; leaving the bed of Beaver Dam Run south 60 degrees 43 minutes 30 seconds west 311.94 feet, and south 67 degrees 58 minutes 30 seconds west 203.66 feet, to the point of beginning.

Containing 83280 square feet, or 1.911 acres of land, more or less. Being located in the Eleventh Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 10919 York Road.

March 26, 1991
 letters 91028DES



Richard J. Truelove
 3/26/92

MICROFILMED

491

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

Date: 11th Date of Posting: 6/24/92
 Posted for: Special Exception - Variance
 Petitioner: Herbert H. Rosen & Betty Rosen
 Location of property: 10919 York Rd., 30' of Beaver Dam Rd.
 Location of Sign: Facing York Rd., on property of R.H. Rosen

Remarks: _____
 Posted by: [Signature] Date of return: 7/9/92
 Number of Signs: 2 **MICROFILMED**

receipt

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Date: _____ Account: R-001-4180
 Number: _____

5/25/92 N7200625

PUBLIC HEARING FEES QTY PRICE
 080 -POSTING SIGNS / ADVERTISING 1 X \$95.40
 TOTAL: \$95.40

LAST NAME OF OWNER: ROSEN

Please Make Check Payable to Baltimore County \$550.00
 BA C002106PH05-21-92

MICROFILMED

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

111 West Chesapeake Avenue
 Towson, MD 21204 887-3353

DATE: 6-18-92

Pen Advertising of Baltimore, Inc.
 3001 Remington Avenue
 Baltimore, Maryland 21211
 ATTN: FRED M. LAUER, ESQ.

RE:
 CASE #92-462-XA (Item 491)
 E/S York Road, 80' S of c/l Beaver Dam Road
 10919 York Road
 11th Election District - 3rd Councilmanic
 Legal Owner(s): Herbert H. Rosen and Betty Rosen
 Contract Lessee: Pen Advertising of Baltimore, Inc.
 HEARING: MONDAY, JULY 13, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 95.40 is due for advertising and posting of the above captioned property and hearing date.

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 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl John

WORLD JARLES
 DIRECTOR

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 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 June 4, 1992

THE JEFFERSONIAN,
S. Zake Orlos
 Publisher

MICROFILMED

receipt

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Date: _____ Account: R-001-4180
 Number: _____

5/25/92 N7200625

PUBLIC HEARING FEES QTY PRICE
 080 -POSTING SIGNS / ADVERTISING 1 X \$95.40
 TOTAL: \$95.40

LAST NAME OF OWNER: ROSEN

Please Make Check Payable to Baltimore County \$95.40
 BA C009116AN06-25-92

MICROFILMED

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

111 West Chesapeake Avenue
 Towson, MD 21204 887-3353

JUNE 5, 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-462-XA (Item 491)
 E/S York Road, 80' S of c/l Beaver Dam Road
 10919 York Road
 11th Election District - 3rd Councilmanic
 Legal Owner(s): Herbert H. Rosen and Betty Rosen
 Contract Lessee: Pen Advertising of Baltimore, Inc.
 HEARING: MONDAY, JULY 13, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Special Exception for four illuminated 12 ft. x 25 ft. signs side by side and back to back.
 Variance to allow a commercial building with 13 ft. in lieu of the required 25 ft. from a front property line; to allow a side yard of 12 ft. in lieu of the required 30 ft.; and to allow a pair of back-to-back outdoor advertising signs (4 signs total) to be placed approximately 450 ft. apart from another outdoor advertising sign on the same side of the street in lieu of the required 1000 ft.

Laurence E. Schmidt
 Laurence E. Schmidt
 Zoning Commissioner of
 Baltimore County

cc: Herbert H. Rosen
 Pen Advertising of Baltimore, Inc.

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

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

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

July 2, 1992

Fred M. Lauer, Esquire
 3001 Remington Avenue
 Baltimore, MD 21211

RE: Item No. 491, Case No. 92-462-XA
 Petitioner: Herbert H. Rosen, et ux
 Petition for Variance and
 Special Exception

Dear Mr. Lauer:

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 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.

MICROFILMED

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 21st day of May, 1992

Carl John
 W. CARL RICHARDS, JR.
 Chairman,
 Zoning Plans Advisory Committee

Petitioner: Herbert H. Rosen, et ux
 Petitioner's Attorney: Fred M. Lauer

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Development Review Committee Hearings (Public Services) 06/08/92
 Authorized signature: *Laurence E. Schmidt* Date: 6/8/92

File Number	Waiver Number	Zoning Issue	Meeting Date	
✓ Stephen G. And Lynn M. Swimm		477	6-1-92	NC
DED DEPRM RP STP TE				
✓ Albert F. And Ann B. Nocar		478		NC
DED DEPRM RP STP TE				
Maryland Marine Manufacturing Co., Inc.		479		Comment
DED DEPRM RP STP TE				
✓ Robert C. And Sylvia W. Eppig		480		NC
DED DEPRM RP STP TE				
✓ James Ronald And Beth B. Porter		481		NC
DED DEPRM RP STP TE				
✓ Nelson H. And Lee M. Hendler		485		NC
DED DEPRM RP STP TE				
Leon G. McKeay		486		Comment
DED DEPRM RP STP TE				
Williams Management Services, Inc.		487		Comment
DED DEPRM RP STP TE				
✓ John M. And Karen R. Jacob		488		NC
DED DEPRM RP STP TE				
Matthew F. Reckenberger, Jr.		490		Comment
DED DEPRM RP STP TE				
✓ Herbert H. And Betty Rosen				NC
DED DEPRM RP STP TE				
Meadows Park Ltd. Ptnrsh Russel Asset Mgt. Inc.		492		Comment
DED DEPRM RP STP TE				

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BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Beasley Avenue, Towson, MD 21284

TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: June 12, 1992
SUBJECT: 10919 York Road (Mark Downs Office Furniture Warehouse)

Item Number: 491
Petitioner: Herbert Rosen
Property Size: 1.9 acres
Zoning: ML-IM, DR 3.5
Requested Action: Special Exception, Variances
Hearing Date: 6/11

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a special exception for 4 illuminated 12' x 25' outdoor advertising signs and variances to allow a commercial building in a BR zone to have a front setback of 13 feet in lieu of 25 feet, to allow a side yard setback of 12 feet in lieu of 30 feet and to allow a pair of back to back outdoor advertising signs to be placed about 450 feet from another outdoor advertising sign on the same side of the street in lieu of the required 1,000 feet.
The Office of Planning and Zoning recommends **DEPRM** of the petitioner's request.
The Hunt Valley/Timonium Redevelopment Plan (not yet adopted) identifies the existing visual clutter along York Road as a result of an abundance of numerous oversized signs. Part of the solution to clearing up this problem is by recommending that sign variances be limited or denied in order to discourage the proliferation of oversized signs.
As the plat accompanying this variance request states, an outdoor advertising sign already exists within 450 feet of this site on the same side of the street. Also, a little further north on York Road, on the opposite side of the street, are more large outdoor advertising signs. By allowing the addition of four outdoor advertising signs the problem of unsightly sign clutter is unnecessarily exacerbated. The purpose of having sign zoning regulations are to minimize sign clutter. Studies have proven that a proliferation of signs in a short distance reduces the effectiveness of any one particular sign and also decreases the visual aesthetics of the corridor.

MICROFILMED

ZAC COMMENTS 10919 York Road (Mark Downs Office Furniture Warehouse)
ITEM #491

There are other business signs located within proximity of this site along York Road on the same side of the road are Valley View Farm, Kentucky Fried Chicken, Nevada Bob's, Nidas Huffer, and Price-Less Carpet, just to name a few. Due to the compact nature of these businesses, a proliferation of signage exists in this immediate area. York Road is also undergoing road improvements and widening which is generally improving the visual quality of the corridor. These signs would represent a major setback to these upgrades.

The Office of Planning and Zoning has recently completed draft legislation (copy attached) revising the sign regulations and providing more guidance regarding billboard signs. The draft legislation is now being reviewed for final comments and will be submitted to the Planning Board to begin the approval process. Penn Advertising has been involved with the County actively working on this legislation. Their participation has been invaluable to this process, however, the proposed legislation recommends no increase in the total number of billboards in the County and it would be inappropriate to approve additional billboards.

Prepared by: Frank Morley
Division Chief: _____
Attachment: _____
FM:bjs:rdn
Attachment

RECEIVED
JUN 16 1992
ZONING OFFICE

Development Review Committee/Response Form
Authorized signature: Rake & Family Date: 6/8/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
477	Stephen G. And Lynn M. Swim	477	NIC	6-1-92
478	Albert F. And Ann B. Nocar	478	More Time	
479	Maryland Marine Manufacturing Co., Inc.	479	More Time	
480	Robert C. And Sylvia W. Eppig	480	NIC	
481	James Ronald And Beth B. Porter	481	NIC	
485	Nelson H. And Lee M. Hendler	485	NIC	
486	Leon G. McKeay	486	NIC	
487	Williams Management Services, Inc.	487	NIC	
488	John M. And Karen R. Jacob	488	NIC	
490	Matthew F. Reckenberger, Jr.	490	NIC	
492	Herbert H. And Betty Rosen	492	NIC	
492	Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492	NIC	

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Department of Environmental Protection & Resource Management
Development Review Committee/Response Form
Authorized signature: Herbert Rosen Date: 6-8-92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
492	Herbert H. And Betty Rosen	492		6-1-92
492	Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492		
493	Lawrence F. And Ruth C. Solomon	493		
482	Dorothy S. Hunter	482		
484	St. Luke Health Ministries, Inc.	484		
489	Gene Nelson And Paulette Ensor	489		

COUNT 16
FINAL TOTALS
COUNT 28
*** END OF REPORT ***

MICROFILMED

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21284-5500
(301) 887-4500
MAY 27, 1992
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21284
RE: Property Owner: HERBERT H. ROSEN AND BETTY ROSEN
Location: #10919 YORK ROAD
Item No.: *491 (MJK) Zoning Agenda: JUNE 1, 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 J. Fisher Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau
JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED

Development Review Committee Response Form
Authorized signature: Carl J. Fisher Date: 4/8/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
477	Stephen G. And Lynn M. Swim	477	No Comment	6-1-92
478	Albert F. And Ann B. Nocar	478	No Comment	
479	Maryland Marine Manufacturing Co., Inc.	479	No Comment	
480	Robert C. And Sylvia W. Eppig	480	No Comment	
481	James Ronald And Beth B. Porter	481	No Comment	
485	Nelson H. And Lee M. Hendler	485	No Comment	
486	Leon G. McKeay	486	No Comment	
487	Williams Management Services, Inc.	487	No Comment	
488	John M. And Karen R. Jacob	488	No Comment	
490	Matthew F. Reckenberger, Jr.	490	No Comment	
492	Herbert H. And Betty Rosen	492	No Comment	
492	Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492	No Comment	

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PROTESTANT(S) SIGN-IN SHEET

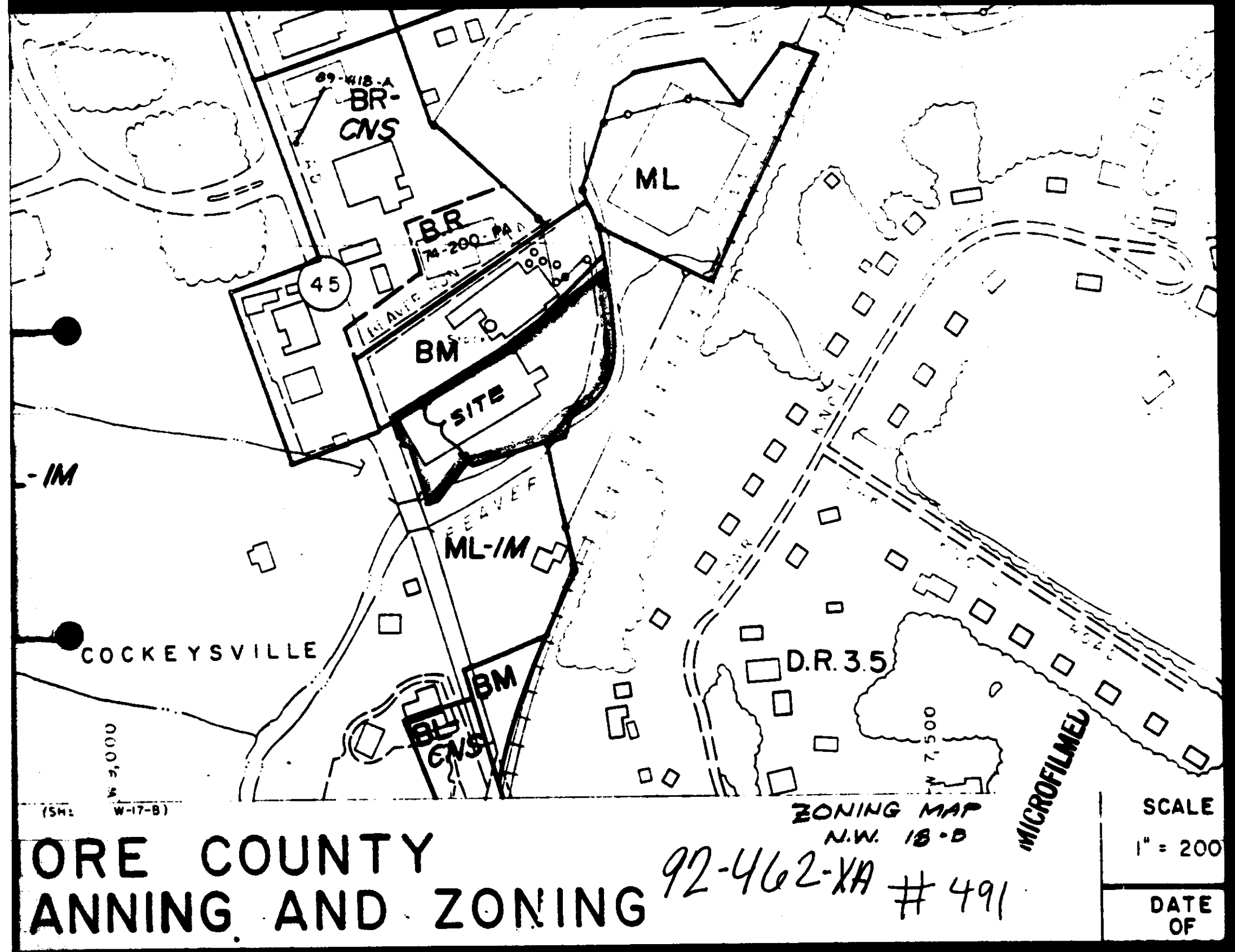
NAME	ADDRESS
<u>Lee Rock, Ash & Altha</u>	<u>Ironridge Ct, Hunt Valley, MD 21030</u>
<u>Donna Hayward</u>	<u>2521 Galley Field Road Timonium, Md</u>
<u>Richard Truelove PE</u>	<u>Richard Truelove Inc. 28 E. SUBURBAN AVE TOWSON, MD 21286 TOWSON, MD 21286</u>
<u>John W. Fromm PE</u>	<u># Bellbrae Ct. Timonium, Md</u>
<u>Jim Fisher</u>	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>Donna Hayward</u>	<u>2521 Galley Field Road Timonium, Md</u>
<u>Richard Truelove PE</u>	<u>Richard Truelove Inc. 28 E. SUBURBAN AVE TOWSON, MD 21286 TOWSON, MD 21286</u>
<u>John W. Fromm PE</u>	<u># Bellbrae Ct. Timonium, Md</u>
<u>Jim Fisher</u>	

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SCALE
1" = 200
DATE OF