

IN THE MATTER OF THE APPLICATION OF GABRIEL PANTELLIS AND MICHAEL ANGELOU, LEGAL OWNERS, AND PENN ADVERTISING OF BALTIMORE, INC., CONTRACT LESSEE, FOR A SPECIAL EXCEPTION AND VARIANCE ON PROPERTY LOCATED ON THE NORTHWEST SIDE GWYNN OAK AVENUE, 70' NORTH OF THE CENTERLINE OF DOGWOOD ROAD (1902 GWYNN OAK AVENUE) 2ND ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

OPINION

Gabriel Pantellis and Michael Angelou, legal owners, and Penn Advertising of Baltimore, Inc., contract lessee, appeal from a decision of the Zoning Commissioner dated March 21, 1994 wherein the Petition for Special Exception to permit one 12-foot by 25-foot illuminated single-faced side-by-side advertising sign structure and the Petition for Variance to permit a rear yard setback of 7 feet in lieu of the required 20 feet were denied. Fred M. Lauer, Esquire, represented the Petitioners/Appellants. Peter Max Zimmerman, People's Counsel for Baltimore County, participated in the proceedings and presented testimony on behalf of the protestants. From the testimony and evidence, we find the following facts and apply the required law.

Mr. Pantellis and Mr. Angelou own a restaurant and tavern which sits on the northwest corner of Gwynn Oak Avenue and Dogwood Road in the Second Councilmanic District of Baltimore County. The lot contains .91 acre and is improved by a one-story brick building housing the tavern. The subject lot is zoned B.L., and has been zoned commercially for at least 34 years. The tavern's mailing address is 1902 Gwynn Oak Avenue, Baltimore, Maryland. Across the street from the subject site is a large parcel of ground zoned

Case No. 94-300-XA Penn Advertising of Balto., Inc. 2
R.O., which contains residential buildings converted to office use, presently used by professional practices. Across Dogwood Road are two parcels of property zoned M.L. which contain low-rise flex office space buildings presently utilized as offices. Beyond those two parcels of M.L. property along Gwynn Oak Avenue to the south are the Woodlawn Senior High School athletic fields, as well as additional M.L. zoning and B.L. zoning. Continuing westerly along Dogwood Road in the direction of Englewood Avenue are approximately ten residences which front on Dogwood Road and are zoned D.R. 5.5. The Petitioners ask that permission be granted to erect a 12-foot by 25-foot single-faced but side-by-side advertising sign on a 13-foot steel post. The sign would be placed approximately 32 feet from the right-of-way line along Dogwood Road, and approximately 120 feet from the right-of-way line and property line of the subject property along Gwynn Oak Avenue. (See Petitioners' Exhibit 4.)

Section 413.3 of the Baltimore County Zoning Regulations (BCZR) permits outdoor advertising signs in B.L. zones as special exceptions under certain conditions as enumerated in that section. Section 413.3E provides that "no outdoor advertising sign shall be erected in any B.L. or B.M. zone unless at least 50% of the available frontage between streets, on that side of the street wherein the sign is proposed to be located, is improved with commercial uses." We find as a fact, when applying this section and requirement to the evidence in this case, that the sign is proposed to be located on Dogwood Road, that the side of the street wherein the sign is proposed to be located is the side of Dogwood Road which runs from Gwynn Oak Avenue westerly to the intersection

Case No. 94-300-XA Penn Advertising of Balto., Inc. 3
of Dogwood Road and Englewood Avenue, and we find as a fact that there are at least eight residences located between the intersection of Gwynn Oak Avenue and Dogwood Road and the intersection of Englewood Avenue and Dogwood Road which are zoned D.R. 5.5 and are used as residences. Therefore, we find as a fact that the side of the street wherein the sign is proposed to be located is not improved with commercial uses on at least 50 percent of the available frontage between streets. By examining Petitioners' Exhibit 2, which is a 200 scale Baltimore County Zoning Map, one can see that, within the front footage along Dogwood Road between Englewood Avenue and Gwynn Oak Avenue, the D.R. 5.5 zoning clearly exceeds 50 percent of that frontage. Accordingly, since the requirement of Section 413.3E has not been met, the Petition for Special Exception cannot be granted, and in view of that, the Petition for Variance becomes moot, and should also be denied.

Furthermore, the Board does not believe that Petitioner has met its burden of proof with regard to meeting the requirements of Section 502.1. More particularly, the Board concludes that the proposal is inconsistent with the purpose of the property's zoning classification and is inconsistent with the spirit and intent of the zoning regulations, and is also detrimental to the health, safety and general welfare of the locality involved. Finally, although no variance was requested from the application of Section 413.3E, and we do not have to determine that in fact that condition can be the subject of a variance, the evidence presented does not demonstrate to us that there are special circumstances or conditions that exist that are peculiar to the land or structure

Case No. 94-300-XA Penn Advertising of Balto., Inc. 4
such that strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship as it relates to Section 413.3E. For those reasons, we shall deny the request for special exception, and the request for variance shall be dismissed as moot.

ORDER

WHEREFORE, IT IS this 28th day of November, 1994 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Special Exception to permit one 12-foot by 25-foot illuminated single-faced side-by-side advertising sign structure be and the same is hereby DENIED; and it is further

ORDERED that the Petition for Variance to permit a rear yard setback of 7 feet in lieu of the required 20 feet be and the same is DENIED.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William Clark, Acting Chairman

Robert G. Smiths

Michael B. Bauer



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 409
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 697-3180

November 28, 1994

Fred M. Lauer, Esquire
Penn Advertising of Baltimore, Inc.
P.O. Box 4868
Baltimore, MD 21211

RE: Case No. 94-300-XA
Penn Advertising - Lessee; Gabriel Pantellis
& Michael Angelou - Legal Owners

Dear Mr. Lauer:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very Truly yours,
Kathleen C. Weidensamer
Administrative Assistant

encl.

cc: Gabriel Pantellis /Michael Angelou
Ms. Donna Lorber /Penn Advertising
Clive Graham
Ms. Nancy Masters
Mr. Lee Smith
Mr. Fred Worthington
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Duchet Clark /ZADM
Arnold Jablon, Director /ZADM

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
AND DENYING VARIANCE
1902 Gwynn Oak Avenue, 70 ft. N
of U/I Dogwood Road
1902 Gwynn Oak Avenue
2nd Election District
2nd Councilmanic District
Legal Owner: Gabriel Pantellis
and Michael Angelou
Lessee: Penn Advertising
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception and Petition for Zoning Variance for a proposed sign to be located at the property known as 1902 Gwynn Oak Avenue in the Gwynn Oak section of Baltimore County. The Petitions are filed by Gabriel Pantellis and Michael Angelou, property owners, as well as Penn Advertising of Baltimore, Inc., Lessee. Special Exception relief is requested to permit one 12 ft. x 20 ft. illuminated single face side by side advertising sign, pursuant to Section 413.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). Variance relief is requested from Section 232.3.(b) of the B.C.Z.R. to permit a rear yard setback of 7 ft., in lieu of the required 20 ft. The subject property and relief requested are shown on the site plan to accompany the Petitions for Special Exception and Variance submitted as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was Donna H. Lorber, the Real Estate Manager of Penn Advertising of Baltimore, Inc. That Lessee was represented by Fred M. Lauer, Esquire. Appearing in opposition to the request were representatives from several local community groups. These included Nancy Masters from the Franklinton Community Association, Lee Smith from the Franklinton Land Trust and Fred Worthington on

behalf of the Friends of Gwynne Falls/Leakin Park. Jeffrey Long, from the Office of Planning and Zoning (OPZ), also appeared and participated in the hearing.

Testimony and evidence offered by Mrs. Lorber on behalf of the Petitioner was that the subject site is approximately .91 acres in gross area and is zoned B.L. This is a corner lot situated adjacent to the intersection of Gwynn Oak Avenue and Dogwood Road. Presently, the lot is improved by an existing 2-1/2 story frame and masonry building which is used as a tavern. Apparently, this tavern has been present at this site for many years. The character of the neighborhood is also somewhat diverse. Across Dogwood Road is a low intense industrial park. This park contains a series of low rise buildings which are used to support offices and some small retail/commercial uses. Existing residential uses are adjacent and to the rear of the site off of Gwynn Oak Avenue and a small side street nearby known as Lehnert Street. The area in general contains some commercial/retail uses, certain institutional uses (e.g., the Woodlawn High School) and residential neighborhoods.

Mrs. Lorber also testified that the Petitioner proposes constructing a billboard on the southwest portion of the site. The location of the sign is shown on the site plan. The sign will face eastbound traffic only on Dogwood Road. Moreover, the sign is to be located 7 ft. from the property line. This is to preserve as much parking as possible for the tavern use. Mrs. Lorber addressed the requirements in Sections 413.3 and 413.5 of the B.C.Z.R. In fact, many of those requirements are contained on the site plan under Note 22. Mrs. Lorber observed that the sign would comply with those requirements. She also testified that, although the sign would be illuminated, the lighting would be directed so as to shine directly on to the sign and not interfere with neighboring properties.

ORDER RECEIVED FOR FILING
Date 11/29/94
By [Signature]

Mrs. Lorber also testified as to the special exception standards set forth in Section 502.1 of the B.C.Z.R. Therein, the test for any special exception is set forth in detail. In order for a special exception to be granted, the Petitioner must adduce testimony and evidence that the proposed use will not be detrimental to the health, safety and general welfare of the locale.

The Protestants who appeared dispute Mrs. Lorber's contention that the use will not be detrimental to the surrounding locale. Specifically, testimony was received from Mrs. Masters on behalf of the Franklinton Community Association. Although, she admitted that the subject property was not within the borders of that community association, she believes that the sign usage will be inconsistent with the open space policies her association champions. She further wants to avoid additional commercial intrusion into this area.

Lee Smith, on behalf of Franklinton Land Trust also testified. She opposes the use for similar reasons offered by Mrs. Masters.

Lastly, significant testimony was received from Fred Worthington on behalf of the Friends of the Gwynne Falls/Leakin Park. Mr. Worthington offered an exhibit marked as Protestants' Exhibit No. 1 which outlines the area. He also discussed in detail the Greenways program which proposes to establish a park-like chain from the Patapsco State Park to the Inner Harbor. That is, this imaginative/aggressive program proposes development of an undisturbed trail from the Patapsco Park to downtown Baltimore for enjoyment of bikers, hikers and others. In Mr. Worthington's view, this sign is perilously close to the Greenways section in this area. Mr. Worthington also believes that the site is inappropriate due to the residential character of the larger neighborhood. He particularly objects to the fact that

ORDER RECEIVED FOR FILING
Date 11/29/94
By [Signature]

the sign, the face of which is 12 ft. in height, will be sitting atop a 13 ft. pole, thereby having a total height of 25 ft.

Jeffrey Long from OPZ also testified. He noted the pending regulations before the County Council as they relate to signage, which would not allow this use. However, as I have noted in other decisions, the proposed regulations are not binding until adopted. The sum and substance of Mr. Long's testimony was that the proposed use is incompatible.

As noted above, the test for any special exception use is whether same complies with the standards set forth in Section 502.1 of the B.C.Z.R. Special Exception uses are presumptively permissible in the zone in which they are allowed for so long as the petitioner can adduce the necessary testimony and evidence to show that the standards set forth in Section 502.1 are not violated. In this case, the petitioner has failed to meet its burden. I am persuaded that the unique factors which exist in this locale justify a denial of the Petitions. Although the subject property is zoned B.L., a review of the site plan and exhibits offered clearly indicate that this is largely a residential area in character. Moreover, the commercial/retail uses which are in the vicinity are low intensity and do not show the characteristics of many retail/commercial areas. In my view, the proposed sign at this location would be in appropriate. This conclusion is particularly buttressed by the presence of the residential house immediately next door. Although that house is owned by the identical property owner who owns the subject site, the residential character of that house will be dramatically impacted by this sign. For all of these reasons, I am persuaded that the Petition for Special Hearing should and must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of March, 1994 that, pursuant to the Petition for Special Exception, approval to permit one 12 ft. x 20 ft. illuminated single face side by side advertising sign under Section 413.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby DENIED; and,
IT IS FURTHER ORDERED that a variance from Section 232.3.(b) of the B.C.Z.R. to permit a rear yard setback of 7 ft., in lieu of the required 20 ft., be and is hereby DENIED.

LES:mm

James E. Schmitt
JAMES E. SCHMITT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date *3/21/94*
By *J.E.S.*

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 15, 1994

Fred M. Lauer, Esquire
c/o Penn Advertising of Baltimore, Inc.
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Case No. 94-300-XA
Petitions for Special Exception and Variance
Legal Owner: Gabriel Pantellis, et al
Applicant: Penn Advertising of Baltimore, Inc.
Location: 1902 Gwynn Oak Avenue

Dear Mr. Lauer:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Variance have been denied, 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,

James E. Schmitt
JAMES E. SCHMITT
Zoning Commissioner

LES:mm

encl.
cc: Ms. Donna H. Lorber
cc: Mr. Henry Matney, Franklinton Community Assoc.
cc: Mrs. Lee Smith, Franklinton Land Trust
cc: Mr. Fred Worthington, Friends of Gwynn Falls/Leakin Park

Mr. Olive Graham, Gwynn Lake Park Community Assoc.

Petition for Variance

94-300-XA
to the Zoning Commissioner of Baltimore County

for the property located at 1902 GWYNN OAK AVENUE

which is presently zoned B.L.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, after a public hearing of this petition, and further agree to and are to be bound by the zoning regulations and conditions of Baltimore County which are contained in the Zoning Law for Baltimore County.

At the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate knowledge or knowledge of the facts.)
COMPLIANCE WITH THE REQUIRED SETBACK WOULD PLACE THE PROPOSED SIGN WITHIN THE EXISTING PARKING AREA. CAUSING DISRUPTION TO BOTH THE EXISTING ON SITE PARKING AND AUTOMOBILE CIRCULATION.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, agree to pay expenses of notice publication of this petition, and further agree to and are to be bound by the zoning regulations and conditions of Baltimore County which are contained in the Zoning Law for Baltimore County.

Legal Owner(s)
GABRIEL PANTELLIS

Applicant
Penn Advertising of Baltimore

1901 REMINGTON AVENUE

BALTIMORE, MD 21211

FRED M. LAUER ESQ.

1902 GWYNN OAK AVENUE

BALTIMORE, MD 21207

3001 REMINGTON AVE. 215-8800

BALTIMORE, MD 21211

Legal Owner(s)
GABRIEL PANTELLIS

Applicant
Michael Angelo

1901 REMINGTON AVENUE

BALTIMORE, MD 21211

FRED M. LAUER ESQ.

1902 GWYNN OAK AVENUE

BALTIMORE, MD 21207

3001 REMINGTON AVE. 215-8800

BALTIMORE, MD 21211

CERTIFICATE OF POSTING

94-300-XA
Baltimore County
Towson, Maryland

District: 2nd Date of Posting: 3/18/94
Posted by: Sarah E. Evans & Co. Inc.
Petitioner: Gabriel Pantellis & Michael Angelo
Location of property: 1902 Gwynn Oak Ave. NW 70° W. 1/2 Sec. 13
Location of Sign: Being erected on property being owned
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 17, 1994
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 Feb. 13, 1994

THE JEFFERSONIAN
A. H. HARRISON
LEGAL AD. - TOWSON

Petition for Special Exception

94-300-XA
to the Zoning Commissioner of Baltimore County

for the property located at 1902 GWYNN OAK AVENUE

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, after a public hearing of this petition, and further agree to and are to be bound by the zoning regulations and conditions of Baltimore County which are contained in the Zoning Law for Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, agree to pay expenses of notice publication of this petition, and further agree to and are to be bound by the zoning regulations and conditions of Baltimore County which are contained in the Zoning Law for Baltimore County.

Legal Owner(s)
Gabriel Pantellis

Applicant
Michael Angelo

1901 Remington Avenue

Baltimore, Maryland 21211

Fred M. Lauer Esq.

1902 Gwynn Oak Avenue

Baltimore, Maryland 21207

3001 Remington Avenue 215-8800

Baltimore, Maryland 21211

302 - 2/12/94

To Hearing Officer:
This site was subject to a rezoning. I advised the petitioner that a special hearing would have been held to amend that rezoning. Also, as the property description makes reference to the site being south of Mywood Road, when it should be north.

Deborah Kallman

94-300-XA

HOUSING DEVELOPMENT
PENN ADVERTISING
1902 GWYNN OAK AVENUE

BEGINNING FOR THE SAME AT A POINT NORTH 69 DEGREES 45 MINUTES 49 SECONDS WEST, 126.19 FEET AND NORTH 20 DEGREES 39 MINUTES 32 SECONDS EAST, 7.50 FEET FROM A POINT ON THE NORTHWEST SIDE OF GWYNN OAK AVENUE, 60 FEET WIDE, BEING 70 FEET MORE OR LESS SOUTH FROM THE CENTERLINE OF DOWOOD ROAD; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:
NORTH 20 DEGREES 39 MINUTES 42 SECONDS EAST, 55 FEET
SOUTH 69 DEGREES 20 MINUTES 18 SECONDS EAST, 15 FEET
NORTH 20 DEGREES 39 MINUTES 42 SECONDS WEST, 55 FEET
NORTH 69 DEGREES 20 MINUTES 18 SECONDS WEST, 15 FEET
TO THE POINT OF BEGINNING.

CONTAINING 825 SQUARE FEET OF LAND MORE OR LESS.

descrip: penn.gwynn.oak



302

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

DATE: 4/24/94
DATE OF POSTING: 4/24/94

Post for: 94-300-XA
Petitioner: Pen Advertising of Baltimore, Inc.
Location of property: 1902 Guyton Oak Ave. (R1)
Location of Sign: Pen Advertising of Baltimore, Inc.
Remarks: For 94-300-XA
Posted by: M. H. H.
Number of Signs: 7

BALTIMORE COUNTY, MARYLAND
OFFICE OF ZONING ADMINISTRATION
MISCELLANEOUS CASH RECEIPT

4/25/94 R-100-6100
\$ 425.00
PEN ADVERTISING
1902 Guyton Oak Ave. - 1902 Guyton Oak Ave.
APPROVAL 94-300-XA
\$425.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF ZONING ADMINISTRATION
MISCELLANEOUS CASH RECEIPT

4/25/94 R-100-6100
\$ 35.00
PEN ADVERTISING
1902 Guyton Oak Ave. - 1902 Guyton Oak Ave.
APPROVAL 94-300-XA
\$35.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-300-XA
(410) 867-3353

ONE DAY: CLOSING DATE OF HEARING DATE

INVOICE

Pen Advertising of Baltimore, Inc.
3001 Remington Avenue
Baltimore, Maryland 21211

CASE NUMBER/PROJECT NAME: 94-300-XA
(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-300-XA
Returned _____ Zoning Notice Sign and Post Set(s).
DATE _____ For CASH

*Amount Due waived upon return of the COMPLETION sign and post set(s).
When you return same, bring this form with you.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-300-XA
(410) 867-3353

NOTICE HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/participating property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billings for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF HEARING ORDER.

RECEIVED: 4/25/94
ARNOOLD JACOBSON, DIRECTOR

For newspaper advertising:
Item No.: 302
Petitioner: Pen Advertising of Baltimore, Inc.
Location: 1902 Guyton Oak Ave. (R100)
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Pen Advertising of Baltimore, Inc.
ADDRESS: 3001 Remington Ave.
Baltimore, MD 21211
PHONE NUMBER: 235-7820

Atty: (Revised 04/03/93)

receipt

Amount: \$601.4350
Item Number: 302
Taken On: 4/24/94

94-300-XA

Pen Advertising of Baltimore, Inc.
1902 Guyton Oak Ave.
370- Common Avenue - \$250.00
380- Special Equipment \$300.00
390- 6 Signs (6 x 18" size) \$40.00
\$1620.00

94-300-XA

Item Number: 302
Planner: M.H.H.
Date Filed: 4/24/94

94-300-XA

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner then contacted the petitioner for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

- Need an attorney
- The following information is missing:
- ☐ Description, including accurate beginning point
 - ☐ Actual address of property
 - ☐ Zoning
 - ☐ Acreage
 - ☐ Plat (read 12, only submitted)
 - ☐ 200 scale zoning map with property outlined
 - ☐ Election district
 - ☐ Councilmanic district
 - ☐ BDCR section information and/or wording
 - ☐ Hardship/factual difficulty information
 - ☐ Owner's signature (read minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Contract purchaser's signature (read minimum 1 original signature) and/or printed name and/or address
 - ☒ Signature of petitioner/attorney (read minimum 1 original signature) and/or printed name and/or address
 - ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - ☐ Attorney's signature (read minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

THE ZONING COMMISSIONER'S OFFICE
210709 Town - Administration

Planner Contact Billing to:
Pen Advertising of Baltimore, Inc.
3001 Remington Avenue
Baltimore, Maryland 21211

94-300-XA

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 on:

Room 118, Old Courthouse, 620 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-300-XA (Item 302)
1902 Guyton Oak Avenue
1902 Guyton Oak Avenue, 70' S of 47' Regard Road
3rd Election District - 3rd Councilmanic
Legal Owner: Gabriel Pontalis and Michael Kaplan
Contract Purchaser: Pen Advertising of Baltimore

Special Exception for use 12-foot by 25-foot illuminated single-face, side-by-side advertising sign structure.

Permit to permit a rear yard setback of 7 feet in lieu of the required 20 feet.

HEARING: TUESDAY, MARCH 8, 1994 at 10:00 a.m. in Room 118 Old Courthouse.

CONTACT: Gabriel Pontalis and Michael Kaplan
Fred R. Lauer, Esq.

LANDLORD'S & ADJACENT
BDCR COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARING AND MISCELLANEOUS DOCUMENTS, FOR OFFICIAL INFORMATION PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE NUMBER, PLEASE CALL 867-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

FEBRUARY 14, 1994

610) 867-3353

NOTICE OF HEARING 94-300-XA

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on:

Room 118, Old Courthouse, 620 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-300-XA (Item 302)
1902 Guyton Oak Avenue
1902 Guyton Oak Avenue, 70' S of 47' Regard Road
3rd Election District - 3rd Councilmanic
Legal Owner: Gabriel Pontalis and Michael Kaplan
Contract Purchaser: Pen Advertising of Baltimore

Special Exception for use 12-foot by 25-foot illuminated single-face, side-by-side advertising sign structure.

Permit to permit a rear yard setback of 7 feet in lieu of the required 20 feet.

HEARING: TUESDAY, MARCH 8, 1994 at 10:00 a.m. in Room 118 Old Courthouse.

CONTACT: Gabriel Pontalis and Michael Kaplan
Fred R. Lauer, Esq.

NOTES: (1) HEARING AND MISCELLANEOUS DOCUMENTS, FOR OFFICIAL INFORMATION PLEASE CALL 867-3353.
(2) HEARING AND MISCELLANEOUS DOCUMENTS, FOR OFFICIAL INFORMATION PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE NUMBER, PLEASE CALL 867-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

FEBRUARY 28, 1994

610) 867-3353

NOTICE OF HEARING 94-300-XA

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on:

Room 118, Old Courthouse, 620 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-300-XA, Item No. 302
Petitioner: Gabriel Pontalis, et al.
Petitioner for Special Exception and Variance

Dear Mr. Lauer:

The Zoning Planning 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 ensure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with respect 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 February 2, 1994, and a hearing was 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.

The Director of Zoning Administration and Development Management has instituted the following procedures for zoning petitions submitted by 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.

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.
- If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3393 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:cm
Enclosures

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February '8, 1994
From: Robert W. Bowline, P.E., Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for February 23, 1994
Item No. 302

The Developers Engineering Section has reviewed the subject zoning item. If granted, we recommend requiring landscaping that will help alleviate the effect on the adjacent residence and public street.

WMB:



Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

2-16-94

Re: BALTIMORE COUNTY
Item No. +302 (HJK)

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1550 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. KAMPEY, ACTING CHIEF
John C. Campbell, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Relays Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 787 North Calvert Street • Baltimore, Maryland 21202

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION:

Item No. 1 SEE BELOW

Zoning Agency:

Entitlement:

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. ABOUT THE FOLLOWING ITEM NUMBERS: 299, 300, 301, 302 AND 303.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4081, RS-1108P

CC: File

RECEIVED
FEB 18 1994
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

March 7, 1994

(410) 887-3353

Fred Lauer, Esquire
3021 Kensington Avenue
Baltimore, Maryland 21211

RE: Case No. 94-300-KA, Item No. 302
1902 Geyon Oak Avenue
Petitions for Special Exception and Variance

Dear Mr. Lauer:

Enclosed are copies of comments received from the Office of Planning and Zoning on March 7, 1994 for the above-referenced case. If there are any questions, please do not hesitate to call me at 887-3393.

Sincerely,
Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Kuller, Deputy Director
Office of Planning and Zoning

DATE: February 23, 1994

SUBJECT: 1902 Geyon Oak Avenue

ITEM NUMBER: 302

PETITIONER: Gabriel Pantalis

PROPERTY SIZE: _____

ZONING: R.L.

REQUESTED ACTION: _____

HEARING DATE: _____

SUMMARY OF RECOMMENDATIONS:

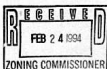
Based upon the information provided, staff offers the following comments:

The petitioner requests a Special Exception for an illuminated 12' x 25' outdoor advertising sign and a variance to permit a rear yard setback of 7' in lieu of the required 20'.

This office recognizes that high standards for signs enhance the aesthetic appearance of the community and the ability of the commercial sector to thrive in an attractive environment.

Staff believes the control of outdoor advertising signs is essential in protecting the health, safety and welfare of the citizens of Baltimore County. In certain locations, the unique scale and design of outdoor advertising signs clearly compromise public safety, since these signs are distracting. The very purpose of an outdoor advertising sign is to attract the attention of motor vehicle operators in order to convey a commercial message.

The problem of competitive waste is of concern to staff. Excessively large signs serve to encourage some business people to increase signage in order to compete for the attention of passersby.



The Baltimore County Master Plan makes several references to the importance of controlling signage. On page 74, the following issue is identified:

"The sign regulations need to be complete, updated and revised. The regulations should distinguish between new and existing signs, as well as public and private signage. Incentive for ... phasing out nonconforming uses should also be considered."

The Planning Office recently submitted a staff report to the Planning Board on proposed sign amendments to the Baltimore County Zoning Regulations. This report was developed with the help of an advisory group and input received from a wide spectrum of interested groups. The report, itself, is a direct response to the goals of the Master Plan. On February 17, 1994 the Planning Board forwarded to the County Council staff's August 24, 1993 report as amended by the January 14, and February 17, 1994 supplements.

The report addresses the location of outdoor advertising signs. Restrictions contained within the report in Section 430.8.C and 430.8.D would specifically preclude the erection of an outdoor advertising sign at the subject site since the sign would be located within 200 feet of a residential zone, and the property is located in a revitalization area.

This site also lies within the area of the Woodlawn/Liberty Community Plan as adopted by the County Council on May 17, 1993. One of the stated goals of the plan is to work with the commercial community to improve the image of commercial properties in the Woodlawn/Liberty Plan boundary. The Woodlawn/Liberty Community Plan stipulates in Appendix 2 that signs located farther than 20 feet from a roadway should be no higher than 15 ft. and not have an area greater than 60 sq. ft.

The Office of Planning and Zoning recommends that the applicant's request be denied for the reasons as follows:

- The location of an outdoor advertising sign at the subject location would be inconsistent with the goals of the adopted Woodlawn/Liberty Community Plan.
- The sign would have a negative visual impact on this portion of Dogwood Road and also on the residential communities located in the vicinity.

Prepared by: *William W. Lary*

Division Chief: *David L. Brown*

PR/ZJL:m

111 West Chesapeake Avenue
Towson, MD 21204

April 25, 1994

(410) 887-3353

Nancy Masters
Franklinstown Community Associates
1814 N. Forest Park Avenue
Baltimore, MD 21207

Mr. Lee Smith
Franklinstown Land Trust
5100 Maple Park Avenue
Baltimore, MD 21207

Mr. Fred Worthington
5117 Franklinstown Road
Baltimore, MD 21207

RE: Petition for Special Exception and Variance
887 Geyon Oak Avenue, 70 ft. W of c/l Dogwood Rd
(1902 Geyon Oak Avenue)
2nd Election District
2nd Councilmanic District
Gabriel Pantalis and Michael Angelos-Legal Owner
Penn Advertising
Case No. 94-300-KA

Dear Mr. Masters, Mr. Smith and Mr. Worthington:

Please be advised that an appeal of the above-referenced case was filed in this office on April 19, 1994 by Fred M. Lauer, Esquire on behalf of Penn Advertising, Mr. Michael Angelos and Mr. Gabriel Pantalis. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Minisrael at 887-3393.

Sincerely,

Arnold Jablon
Arnold Jablon
Director

AJ:jaw
cc: People's Counsel

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

December 1, 1994

Mr. Clive Graham
11 Beacon Hill Road
Baltimore, MD 21207

RE: Case No. 94-300-XA
PENN ADVERTISING

RE: Case No. 94-300-XA
Penn Advertising -Petitioner

Dear Mr. Graham

In response to your request, enclosed is a copy of the Minutes of Deliberation for the subject matter. A copy of the Board's final Opinion and Order was forwarded to you on November 23, 1994.

Should you have any questions upon receipt of the enclosed, please call me at 887-3180.

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in either the file or the exhibits is advised to contact Owen Stephens in Zoning Administration at 887-3391 immediately upon receipt of this letter. A copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,
Charlotte E. Radcliffe
Charlotte E. Radcliffe
Legal Secretary

Notice of Appeal received on April 19, 1994 from Fred M. Lauer on behalf of Penn Advertising, Mr. Michael Angelou and Mr. Gabriel Bantolis.

cc: Gabriel Pentelis /Michael Angelou
People's Counsel for Baltimore County

6/27/94 -Notice of Assignment for hearing scheduled for Wednesday,
August 17, 1994 at 10:00 a.m. sent to the following:

Fred M. Lauer, Esquire
Gabriel Pantelis and
Michael Angelou
Ms. Donna Lorber / Penn
Advertising of Baltimore
Ms. Nancy Masters
Mr. Lee Smith
Mr. Fred Worthington
Mr. Clive Graham
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
W. Carl Richards, Jr. / EADM
Docket Clerk / EADM
Arnold Gablon, Director / EADM

7/22/94 -Letter from Fred Lauer, Esquire -requesting postponement of 8/17/94 hearing;
legal owner/petitioner Gabriel Pantelis, out of country on date of hearing.

7/27/94 -Notice of PP and Reassignment sent to parties; postponement GRANTED; case reset to Tuesday, November 1, 1994 at 10:00 a.m.

11/01/94 -Testimony/evidence concluded this date; matter continued to 11/17/94 at 9:00 a.m. for purpose of receiving closing argument; upon conclusion of same, Board will deliberate. Notice to be sent to parties.

- Notice of Assignment /Closing Argument & Deliberation - sent to parties assigned for Thursday, November 17, 1994 at 9:00 a.m.

NOTE: PC Exhibits 12A & 12B removed in error; to be returned by PMZ.

11/10/94 -Letter to C. Demilio from Leora Smith, The Franklinton Land Trust, Inc., returning Exhibits 12A & B which were removed in error. Also, providing copy of National Register of Historic Places document (copy also provided to Mr. Fred Lauer by Ms. Smith). Copies retained in People's Counsel's office, originally in CBA file.

11/17/94 -Closing argument received by Board (C.S.R.) on record. At conclusion of hearing, Board deliberated. Petition for Special Exception to be DENIED; variance request moot. Unanimous decision by Board. Written Opinion and Order to be issued; appellate period to run from that date of written Order.

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning

Donna Lorber, 7916 Heathfield Road, Baltimore, MD 21207

CLIVE GRAHAM
11 BEACON HILL ROAD
BALTIMORE, MD 21207
(Interested Party)

Minutes of Deliberation (Base Advertising /64-300-X)

County Board of Appeals of Baltimore County

IN THE MATTER OF: Penn Advertising, Inc. - Lessee
Gabriel Pantelis & Michael Angelou -
Legal Owners /Case No. 94-300-XA

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

DATE : November 17, 1994 /at conclusion of hearing

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

BOARD /PANEL : C. William Clark, Acting Chairman (CWC)
Robert O. Schuetz (ROS)
Michael B. Sauer (MBS)

SECRETARY : Kathleen C. Weidenhamer
Administrative Assistant

CASE NO. 94-300-KA

PERSON Advertising - Leases; Gabriel Patten; Michael Anguiano, Legal Counsel
8801 Gwynn Oaks, 70' x 16' of c/1 Dogwood
Road (1902 Gwynn Oaks Avenue)
2nd Election District
and Councilmanic District

SE - To permit one 13' x 20' illum. single
faced, side by side advertising sign;
VAR - Rear yard setback 7' in lieu of require
20'

3/21/94 - E.C.'s Order in which Petition for
Special Exception and Petition for Variance
were DENIED.

*PPS @ 1/27/94
of Councilmanic District
4/6/94*

Those present included Fred M. Lauer, Esquire, Counsel for Petitioner; and Peter Max Zimmerman, People's County for Baltimore County.

PURPOSE --to deliberate issues and matter of petitions for special exception and variance presented to the Board; testimony and evidence taken November 1, with closing argument received November 17, 1994. Opinion and Order to be issued by Board setting forth written findings of fact.

ASSIGNED FOR: WEDNESDAY, AUGUST 17, 1994 at 10:00 a.m.

cc: Fred M. Lauer, Esquire Gabriel Pantealis and Michael Angiano Ms. Donna Lorber /Penn Advertising of Baltimore	Counsel for Appellants /Petitioner Legal Owners /Petitioners Lessee /Petitioner
Ms. Nancy Masters Mr. Lee Smith Mr. Fred Worthington Mr. Clive Graham	Protestant - - -
People's Counsel for Baltimore County Pat Kollar Lawrence E. Schmidt Timothy H. Rotroco	W. Carl Richards, Jr. /EADN Docket Clerk /EADN Arnold Jablon, Director /EADN
	Kathleen C. Weidenhammer

Opening statement by Acting Chairman Clark included recitation of case number, name and subject of petitions filed.

NOTICE OF ASSIGNMENT /Closing Argument & Deliberation

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE WRITING AND IN COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 94-300-KA

PERNA ADVERTISING - Lessee; Gabriel Pantalis & Michael Angelo, Legal Owners
NW's Owyun Oak Avenue, 70' N of c/1 Dogwood Road (3922 Owyun Oak Avenue)
2nd Elevation District
2nd Councilmanic District

SE -70 permit one 13' x 20' illum. single-faced, side by side advertising sign
VAR -Rear yard setback 7' in lieu of required 20'.

3/21/94 -S.C.'s Order in which Petition for Special Exemption and Petition for Variance were DENIED.

Has been scheduled for th^e following date & time for the purpose of closing argument and, at the conclusion of same, public deliberation by the Board; and there has been:

ASSIGNED FOR:

THURSDAY, NOVEMBER 17, 1994 AT 9:00 A.M.

CCL Fred M. Lauser, Esquire George J. Pasteris, Michael Angelou Ms. Donna Lorber /Penn Advertising of Baltimore Ms. Nancy Masters Mr. Lee Smith Mr. Fred Worthington Mr. Clive Graham People's Counsel for Baltimore County Pat Seller Lawrence E. Schmidt Timothy H. Rotrozo	Counsel for Appellants /Petitioners Legal Owners /Petitioners Lessee /Petitioner Protestant " " W. Carl Richards, Jr. /EADN Donat Clark /EADN Arnold Jackson, Director /EADN
---	--

ROS: Based on reading of appropriate BCCR section 413.3; language on "that side of the street on which sign is to be placed" is to be interpreted as meaning that the sign must be visible primarily from Dogwood Road; testimony and evidence from the "for purposes of the proposed sign" hearing, that the sign, 1,000 ft., probably could see billboard sign; intent to remove the tree currently on corner; by clear reading of the language, the sign is to be placed on the road adjacent to the site /overwhelmingly residential; precluded from granting sign; acceptance of the sign is not a matter of public health by opposition amounts to emotional evidence which is in fact important in this case as it speaks to the emotional property interest; the sign is not a matter of public health; buying residential sign is emotional purchase when to be owner occupied; for this reason and others, would vote at this point to deny the permit.

MBS: Has considered evidence and testimony; agrees with final position of ROS in this matter; request for special exception should be denied and variance should be denied; also referred

Respectfully submitted,

Kathleen C. Weidenhammer
Administrative Assistant

Kathleen C. Weidenhammer
Administrative Assistant

RE: PETITION FOR SPECIAL EXCEPTION*
NR/S Gwyn Oak Avenue, 70
E. N of C/2 Dogwood Road
(1902 Gwyn Oak Ave.), 2nd
Election Dist., 2nd
Councilmanic Dist.
GABRIEL PANTELIS, et al.
Petitioners

BEFORE THE
BOARD OF APPEALS
OF BALTIMORE COUNTY
Case No. 94-300-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Charles S. Demilio

CHARLES S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 587-2108

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Fred Lauer, Esq., 3001 Remington Avenue, Baltimore, MD 21211, to Gabriel Pantelis and Michael Angelou, 1902 Gwyn Oak Avenue, Baltimore, MD 21207, to Nancy Masters, Frankintown Community Associates, 1914 N. Forest Park Avenue, Baltimore, MD 21207, to Mr. Lee Smith, Frankintown Land Trust, 5100 Maple Park Avenue, Baltimore, MD 21207, and to Mr. Fred Worthington, 5117 Frankintown Road, Baltimore, MD 21207.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



The Frankintown Land Trust, Inc.

Please reply to:
Leora L. Smith
5100 Maple Park Ave.,
Baltimore, MD 21207-6516

4 March 1994

94-300-XA
Hearing: 3-8-94



Mr. Arnold Jablon
Dir. of Zoning and Development
Baltimore County
111 Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Jablon:

The Frankintown Land Trust, Inc. opposes the installation of a billboard at the intersection of Dogwood Road and Gwyn Oak Avenue. Further, we oppose the installation of any billboards along Dogwood Road.

The area along Frankintown Road and Dogwood Road contains a number of historic buildings and points of interest. Hopefully in the future, trails will be built along Dead Run as part of an extended Greenways system. We would like to see this area retain, as much as possible, its rural, park-like atmosphere. Billboards are certainly not included in our vision.

Sincerely yours,

Leora L. Smith
Leora L. Smith
President



The Frankintown Land Trust, Inc.

Please reply to:
Leora L. Smith
5100 Maple Park Ave.,
Baltimore, MD 21207

4 November 1994

CASE NO. 94-300-XA

Carole S. Demilio
Deputy People's Counsel
Courthouse, Room 47
400 Washington Avenue,
Towson, MD 21204

Dear Ms. Demilio:

Enclosed are the two exhibits marked PC, 124 and PC, 128 which you called me about several days ago.

Additionally, I have secured a copy of the National Register of Historic Places document which was granted to the Lorraine Park Cemetery Gatehouse. I shall enclose 2 copies for your offices and I have sent one to Mr. Fred Lauer at Penn Advertising, as per his request. I do not have a copy of the document placing St. Mary's Episcopal Church on the National Historic Register although I have seen it. If anyone wishes a copy of that also, please call me and I shall obtain a copy.

Thank you for your assistance in this matter.

Sincerely,

Leora L. Smith
Leora L. Smith

- 3 Encls.
1. PC 124
2. PC 128
3. Nat. Reg. document (2 cys)



MARYLAND
HISTORICAL
TRUST

LORRINE PARK CEMETERY GATEHOUSE
5408 DOGWOOD ROAD
WOODLAWN VICINITY
BALTIMORE COUNTY, MARYLAND

is listed in the

National Register of Historic Places

by the
United States Department of the Interior
under provisions of the National Historic Preservation Act of 1966.



issued 25 July 1985

John A. Schmitt
State Historic Preservation Officer for Maryland

Charles Wagoner
Chairman, Maryland Historical Trust

Penn Adv.
PENN ADVERTISING OF BALTIMORE, INC.

April 19, 1994

Mr. Arnold Jablon, Director
Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case No. 94-300-XA

Dear Mr. Jablon,

On behalf of Penn Advertising of Baltimore, Inc. (contract lessee), Mr. Gabriel Pantelis and Mr. Michael Angelou (property owners), I would like to inform you that we are filing an appeal of the Zoning Commissioner's decision of March 21, 1994 in the above referenced case. Enclosed is a check for \$468.00 which should cover the cost for this appeal.

Please let me know if you need any additional information at this time.

Very truly yours,

Fred M. Lauer
Fred M. Lauer, esq.

cc: Gabriel Pantelis
Michael Angelou
James W. Fisher, II



July 18, 1994

Penn Adv.
PENN ADVERTISING OF BALTIMORE, INC.

Mr. William Hackett, Chairman
Board of Appeals
Baltimore County
Room 49 Old Court House
Towson, MD 21204
RE: "Case No. 94-300-XA"

Dear Mr. Hackett,

I have been requested by the owner of the property of 1902 Gwyn Oak Avenue, Mr. Gabriel Pantelis, to seek a postponement for the above scheduled hearing. Mr. Pantelis is out of the country at the time of the hearing and would like to be present.

By way of this request, I have notified opposing counsel and those persons listed below, who testified at the hearing, of our need for this postponement.

Very truly yours,

Fred M. Lauer
Fred M. Lauer, esq.

FML:mkr

cc: Peter Max Zimmerman
Carole S. Demilio
Gabriel Pantelis
Michael Angelou
Nancy Masters
Lee Smith
Fred Worthington

RECEIVED
JUL 22 PM 11:51

RECEIVED
COUNTY BOARD OF APPEALS
94 JUN 20 PM 2:39

11 Ocean Hill Rd
Baltimore, MD
21207
June 14, 1994

Baltimore County Board of Appeals
Room 49
Old Courthouse
400 Washington Ave
Towson 21204

RE: Special Exception and Variance
Case No. 94-300-XA
PENN ADVERTISING

Dear Sir or Madam,

I understand that the above referenced case for 1902 Gwyn Oak Avenue was appealed on April 19, 1994 by Fred Lauer to the Board of Appeals. I would like to be placed on the mailing list for this case so that I will be notified of the date of the hearing before the Board of Appeals.

Thank you for your attention. If you have questions I can be reached during the day at 818-2854.

Sincerely,

Clive Graham CLIVE GRAHAM



March 9, 1994

Lawrence Schmitt
Zoning Commissioner
Room 113
Old Court House
400 Washington Ave.
Baltimore, MD 21204

Dear Mr. Schmitt,

I strongly oppose the zoning variance requesting a special exception for a 12 foot by 25 foot sign for 1902 Gwyn Oak Ave. - Case Number 94-300-X (item 302).

This request is directly contrary to the Woodlawn/Liberty plan that many community residents and I worked on for over 15 months. We are trying to revitalize the area and this large billboard will detract from the residential character of the neighborhood. There are numerous private residences to the immediate north and west of the 1902 Gwyn Oak Ave. property.

There are no billboards for miles in either direction on Dogwood Road, and the allowance of this request will create an eyesore on an otherwise scenic road.

The information came to my attention too late for formal action by local community associations, but I am sure they will oppose this when they next meet.

Sincerely,
William W. Fisher, II
William W. Fisher, II
2415 Poplar Dr.
Baltimore, MD 21207
(410) 544-2450

"Billboards - Signs of Economic Vitality"

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

"Billboards - Signs of Economic Vitality"

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

Dear Mr. Schmidt:

This letter is in opposition to the above referenced requests. I am President of the Gwynn Lake Park Community Association. Our community is located on the north/east side of Windsor Mill Road between West Park Drive and Gwynn Oak Avenue. The requests came too late to be formally considered by the Association so this letter is from me as a private citizen.

I oppose the request on the following grounds:

• The request is contrary to Section 502.1.a of the zoning regulations in that it will be contrary to the health and general welfare of the locality. The reasons for this are well described in the recommendations of the Office of Planning and Zoning on this case, dated February 23, 1994. I fully concur with the comments particularly regarding the goals of Woodlawn/Liberty Community Plan with respect to image and signage.

* The request is contrary to Section 302.1g of the zoning regulations in that it will be inconsistent with the spirit and intent of the zoning regulations. The intent of the BL zone is to provide for local business uses. The local tavern use at the property is consistent with that goal. However, outdoor advertising of the type contemplated for the site is more consistent with the BM zone commonly found on major, auto-oriented roads such as Security Boulevard or Route 40. Outdoor advertising will be totally out of scale at this location, which is a spot zone of BL within a largely residential community. In contrast, the billboards nearby in Woodlawn Village, east side of Windsor Mill Road south of Gaynor Oak Avenue, are, at least, located within an established commercial area, zoned BL-CNS.

* The request is contrary to the intent of Section 413.3.E of the zoning regulations which requires that at least 50% of the available frontage between streets, on that side of the street wherein the sign is proposed to be located, is improved with commercial uses. The subject property meets the letter but not the spirit of the law in this regard, because 1902 Gwynn Oak Avenue is one of only two properties between Dogwood Road and Lehnert Street.

FAX Number: 887-5862 FAX Number: 313-3417

COMMENTS: Please take to Mr. Schmidt. Make a copy for

yourself. Thanks!! gradinst call me at 313-255-

The pages comprising this facsimile transmittal contain confidential information from _____.

This information is intended solely for use by the individual entity named on the recipient hereof. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmittal is prohibited. If you have received this transmittal in error, please notify us by telephone immediately so we may arrange to retrieve this transmittal at no cost to you.

* The request is contrary to Section 502.1.a of the zoning regulations in that it will be contrary to the health and general welfare of the locality. The reasons for this are well described in the recommendations of the Office of Planning and Zoning on this case, dated February 23, 1994. I fully concur with the comments particularly regarding the goals of Woodlawn/Liberty Community Plan with respect to image and signage.

* The request is contrary to Section 502.2 of the zoning regulations in that it will be inconsistent with the spirit and intent of the zoning regulations. The intent of the BL zone is to provide for local business uses. The local tavern use at the property is consistent with that goal. However, outdoor advertising of the type contemplated for the site is more consistent with the B1B zone commonly found on major, auto-oriented roads such as Security Boulevard or Route 66. Outdoor advertising will be fully out of scale at this location, which is a residential BL zone with only minimal commercial activity. The closest BL zone is located on BL within only a few hundred feet of the subject property. The bulkhead nearby in Winder Village, east of Winder Mill Road shortly beyond Gwynn Oak Avenue, are, at least, located within an established commercial area, toward B1CNS.

* The request is contrary to the intent of Section 418.3.E of the zoning regulations which requires that at least 50% of the available frontage between streets, on that side of the street wherein the sign is proposed to be located, is improved with commercial uses. The subject property meets the letter but not the spirit of the law in this regard, because 1802 Geyser Oak Avenue is one of only two properties between Dogwood Road and Lehnart Street.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Isma Lorber	7016 Heathfield Rd

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
NANCY MASTERS	1814 N. Forest Park Ave
Shenandoah Community Assoc	
Lee Smith	5500 MAINE PARK AVE
Frederickson Land Trust	Bethesda 21207
FEED THE WORMS	5117 FARMINGTON ROAD 21208
FRIENDS OF SUGAR'S COUNTESS PARK	

PENN ADVERTISING 94-300-XA
1902 Gwynn Oak Avenue
NW/s Gwynn Oak Ave., 70' N
of c/l Dogwood Road 2nd District

94-300-YA

94-300-XA

8/17/94 @ 10:20 PM
11/10/94 @ 10:00 AM
11/17/94 @ 9:00 AM close = 1st generation

94-300-XA

EXHIBITS

COMMUNITY PETITION

We the undersigned live in this community and support the construction of an outdoor advertising sign to be located at 1302 Gwyn Oak Road. We don't feel this will be a detriment to our community and request the Board of Appeals to approve this sign.

NAME	ADDRESS	DATE
1. <u>Henry J. Pacy</u>	6508 S. Schuyler St.	4/15/87
2. <u>Art S. Hoff</u>	668 Dunham Road	4/15/87
3. <u>Charles Cook</u>	306 Murray Beach on	4/28/84
4. <u>Martha Newby</u>	6108 Meadow Ave.	4/28/84
5. <u>John A. Cook</u>	5930 Sun set Ave.	4-28-84
6. <u>John F. Sullivan</u>	6502 LINDSEY ST	4-28-84
7. <u>James H. Hays</u>	5735 Highway 21207	4-28-84
8. <u>Robert H. Hays</u>	6442 Laurel Dr	4-25-84
9. <u>Joe B. Hays</u>	6400 Silverwood ST	5/2/84
10. <u>John J. Hays</u>	5706 Pioneer Highway	5/2/84
11. <u>John Hays</u>	5302 Poplarwood Rd	5/2/84
12. <u>Thomas Hays</u>	6409 Laurel St	5/2/84
13. <u>John Hays</u>	6401 KEELE ST	5/2/84
14. <u>Richard D. Hays</u>	6494 Belmont St	5/2/84
15. <u>John Hays</u>	7300 Greenwood Rd	5-2-84
16. <u>John Hays</u>	11 SUMMERFIELD RD	5-2-84
17. <u>Marion Hays</u>	117 Cypress Ave	5-2-84
18. <u>Marion Hays</u>	1322 Yale Ave	5-2-84
19. <u>John Hays</u>	37633 Redwood St	5-2-84
20. <u>John Hays</u>	5735 Laurel Ave	5-2-84

PLEASE PRINT

Petitioner's
Exh. #1

Penn Adv

PENN ADVERTISING OF BALTIMORE, INC

BALTIMORE COUNTY BUSINESSMEN

(Excludes Public Service and Product Advertisers)

A & M Jewelers
ABC Rental
Allstate Leasing
Archdiocese of Baltimore
Baltimore Studio Hair Design
Baltimore County Chamber of Commerce
Baltimore County Housing

- Basilio
- Basilio CMC
- Ball Atlantic
- Ball Carpet
- Ballin Newcomer Renox
- Balks Realty
- Bals Newell Chemicals
- Boyle Buick
- Barlow Woods
- Burager King
- Card Connection
- Care First
- Carney Chiropractic Care
- Cathol High School
- Chesapeake Bay Knife
- Chesapeake Power
- Clarke Do It Center
- Coca-Cola
- Colonnade Imaging
- Commercial Tire
- Cousins Funeral Home
- Cummins Appleton
- On Distributors
- Door a Window Gallery
- Dunham Community Center
- Durkee Kitchens
- Easton Kenton Hospital
- Easton Mall
- Edward Arthur Jewelers
- For City's Sake
- Forbush's Flowers
- Fr. Briggs
- Garlands Garden Center
- Gini's Bakery
- Hedingers
- Heritage Auto
- Hess Shoes
- Holme Pools & Spa
- Holmes Refrigerator

P.O. Box 4958, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8822

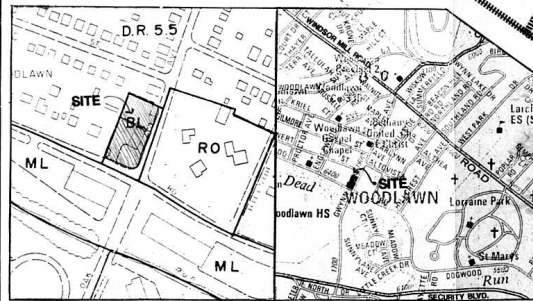
Penn-Adv

PENN ADVERTISING OF BALTIMORE, INC.

CHAS. E. KENNEDY & CO. OF BALTIMORE, INC.

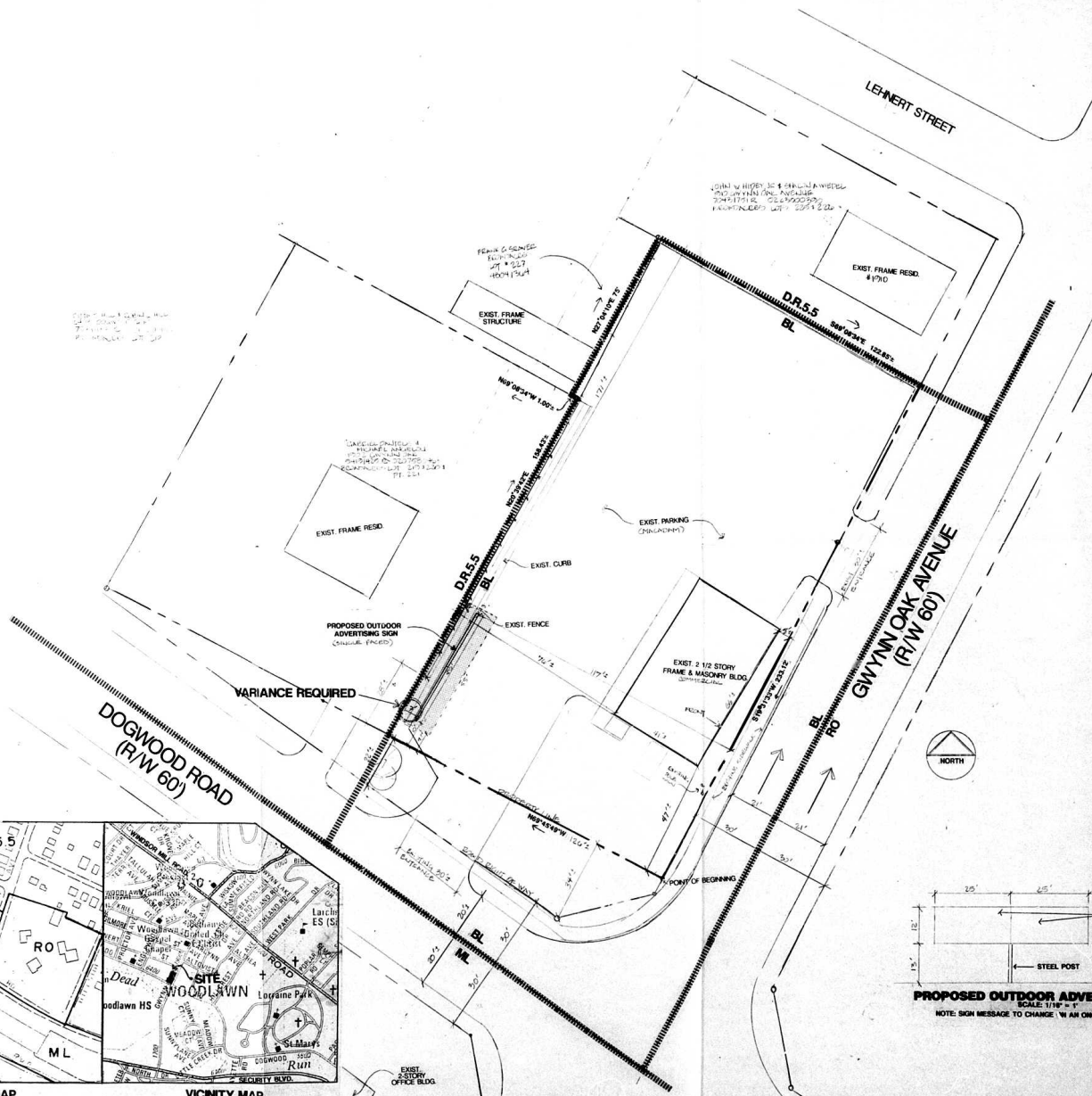
Public Service Commitment
1988 through 1993[illegible]

P.O. Box 4868, Baltimore, MD 21214; or 2930 Lexington Ave., Baltimore, MD 21211 (410) 235-8020



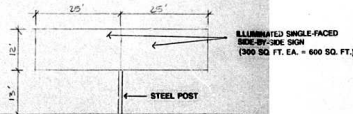
ZONING MAP
SCALE: 1"=200'

VICINITY MAP
SCALE: 1"=1000'



- NOTES:
1. EXISTING ZONING: R-1
 2. PROPOSED ZONING: (NO CHANGE)
 3. LOT AREA:
- 51 AC. +/- (GROSS) 38,462 SQ. FT. +/-
- 44 AC. +/- (NET) 38,462 SQ. FT. +/-
 4. SPECIAL EXCEPTION: TO PERMIT AN OUTDOOR ADVERTISING SIGN IN A RE-TRUCKED TRACT
 5. VARIANCE: SECTION 212.1(b) TO PERMIT A REAR YARD SETBACK OF 7' IN LIEU OF THE REQUIRED 20'
 6. EXISTING USE: REAR YARD OUTDOOR ADVERTISING SIGN
 7. PROPOSED USE: REAR YARD OUTDOOR ADVERTISING SIGN
 8. PREVIOUS ZONING: REAR YARD OUTDOOR ADVERTISING SIGN
 9. PREVIOUS COMMERCIAL PERMIT: NO RECORDS AVAILABLE
 10. OWNERSHIP INFORMATION: CURRENT BUYER: MR. MICHAEL ABDEL
1902 GWYNN OAK AVENUE
BALTIMORE, MARYLAND 21202
 11. DEED REFERENCE: 5275-109
 12. TAX MAP: 68, GRID: 20, PARCELS: 281, LOTS: 221, 222, 223, AND 224
 13. TAX ACCOUNT #10: 0303000630 AND 0203000631
 14. CENSUS TRACT: 4024.05
 15. ELECTION DISTRICT: 2
 16. COUNTY COUNCIL DISTRICT: 2
 17. SETBACK REQUIREMENTS: (PROPOSED SIGN LOCATION)
FRONT 10' 11' +/-
SIDE 20' 17' +/-
REAR 20' 10' +/-
SIDE (CORNER) 10' 10'
 18. SETBACK AVERAGING COMPUTATIONS:
SITE 51 +/-
NO OTHER PERMANENT COMMERCIAL BUILDINGS WITHIN 100' OF PROPERTY.
 19. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES, LOADING AREAS OR TRAVEL ALIBLES.
 20. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
 21. SIGNS: THERE IS PRESENTLY ONE SIGN ON THE PROPERTY SERVING BERTSCH'S TAVERN AND PACKAGE STORE.
 22. ZONING NOTES: OUTDOOR ADVERTISING SIGN
SECTION 413.3 (C) (1)
A. TOTAL SURFACE AREA OF SIGN = 3 FACES @ 300 SQ. FT.
B. SITE FACES = 600 SQ. FT. TOTAL
C. THE SIGN IS LOCATED BEHIND THE FRONT YARD SETBACK (AVERAGE)
D. THE SIGN IS NOT LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION.
 23. EXISTING USES:
1902 GWYNN OAK AVE. 190' +/- RESIDENTIAL
1902 GWYNN OAK AVE. 233' +/- COMMERCIAL
(SUBJECT PROPERTY)
TOTAL FOOTPRINT 193
PERCENT COMMERCIAL 193
 24. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
 25. N/A
 26. N/A
 27. N/A
- SECTION 413.3 (C) (2)
THE SUBJECT AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE OR FACES OF THE SIGN. (SEE ELEVATION) THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
- C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND ANGLE VISION. SIGN LINES FLOW WITH EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
- D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (GIVEN GAW AVE. 10' ABOVE GRADE) AND REFLECTION OF LIGHT SHALL NOT BE A HAZARD TO VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

94.300.XA #302



PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1/8" = 1'
NOTE: SIGN MESSAGE TO CHANGE WITH CHANGING BASE

PLAN TO ACCOMPANY
SPECIAL EXCEPTION APPLICATION
AND VARIANCE APPLICATION

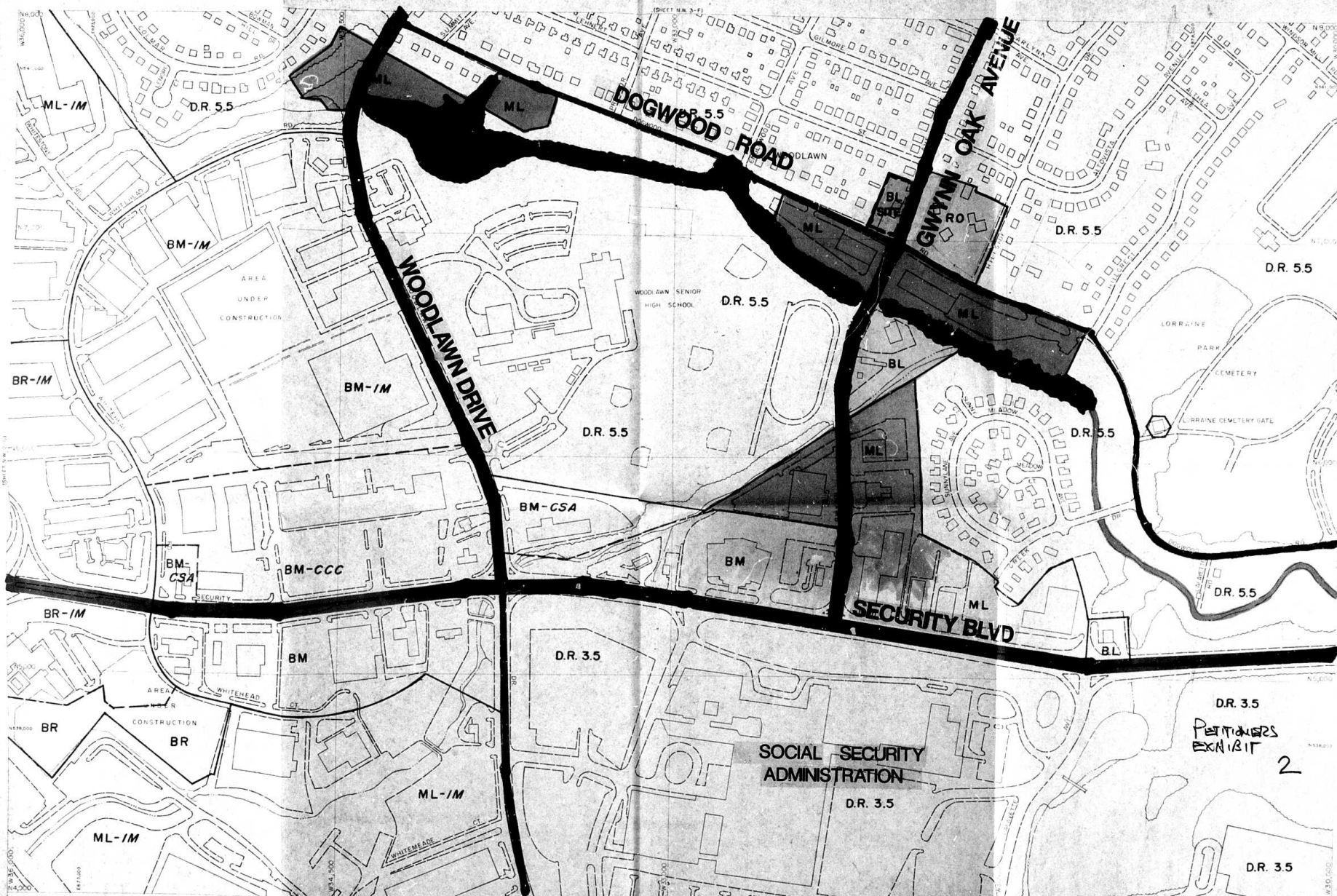
1902 GWYNN OAK AVENUE
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT

525 WEST 40TH AVENUE SUITE 87
DENVER, COLORADO 80202
(303) 733-8881

APPLICANT:

PERM ADVERTISING OF BALTIMORE, INC.
3000 BALTIMORE AVENUE
BALTIMORE, MD 21201



Partners
EXHIBIT
2

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

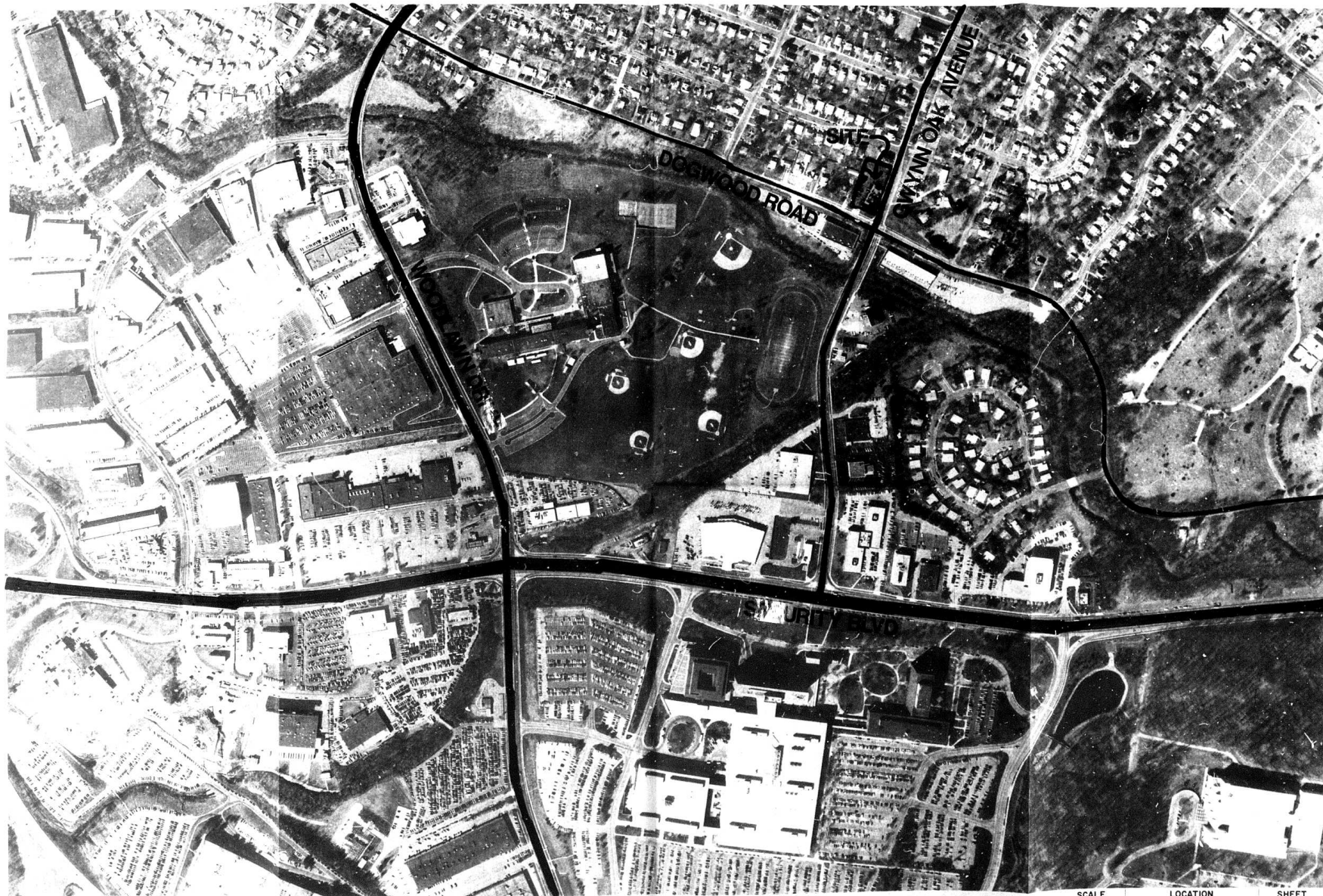
WOODLAWN

SHEET

N W

2 - F

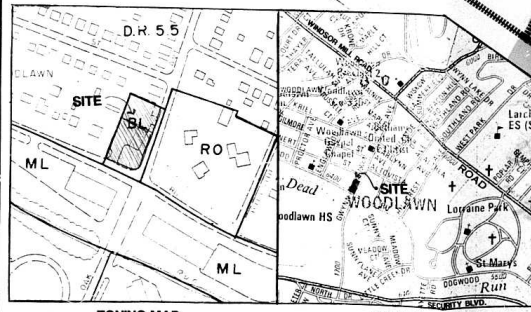
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

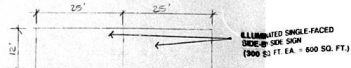
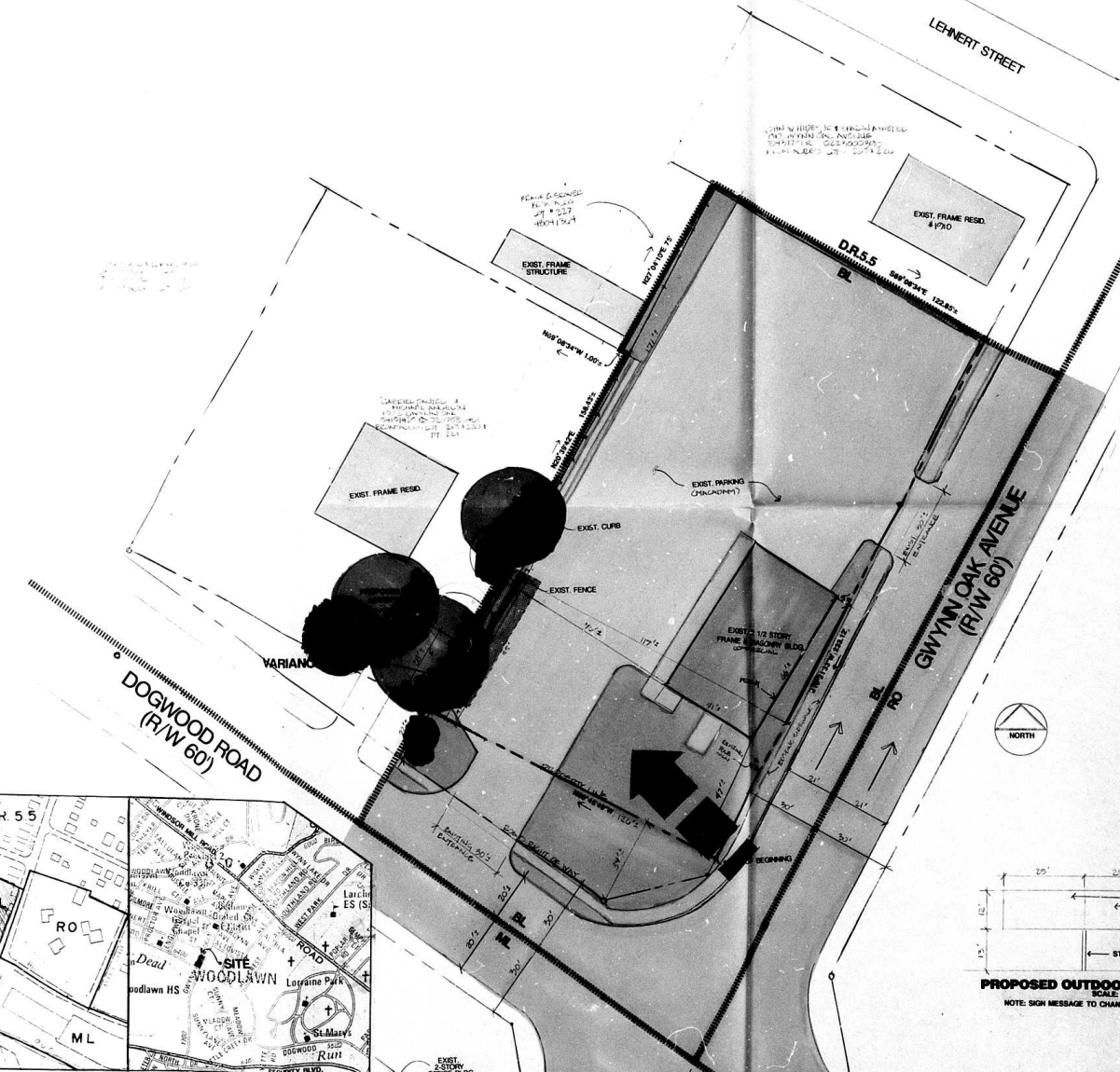
PETITIONERS
EXHIBIT 3

SCALE	LOCATION	SHEET
1" = 200' ±	WOODLAWN	NW
DATE OF PHOTOGRAPHY JANUARY 1986	PETITIONERS EXHIBIT 3	2-F



ZONING MAP
SCALE: 1"=200'

VICINITY MAP
SCALE: 1"=1000'



PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1/8"=1'
NOTE: SIGN MESSAGE TO CHANGE ON AN ONGOING BASIS

- NOTES:
- EXISTING SERVICES: N/A
 - PROPOSED SIGNING: (NO CHANGE)
 - LOT AREA:
53 AC +/- (CONV) 23,442 SQ. FT. +/-
45 AC +/- (NET) 24,892 SQ. FT. +/-
 - SPECIAL EXCEPTION: TO PERMIT AN OUTDOOR ADVERTISING SIGN IN A N. ZONING DISTRICT.
 - VARIANCE: SECTION 232.3103 TO PERMIT A REAR YARD SETBACK OF 7' AS LIND OF THE REQUIRED 20'.
 - EXISTING USE: TAXPAYER
 - PROPOSED USE: TAXPAYER AND OUTDOOR ADVERTISING SIGN
 - PREVIOUS ZONING HEARINGS: # 5106 - ZONING RE-CLASSIFICATION FROM R-4 TO R-5.300 DATED 12/10/90 BY ZONING COMMISSIONER.
 - PREVIOUS COMMERCIAL PERMITS: NO RECORD AVAILABLE
 - OWNER'S INFORMATION: GABRIEL LAVELLE AND MICHAEL ANGELO 1902 GWYN OAK AVENUE BALTIMORE, MARYLAND 21229
 - DEED REFERENCE: 5275-109
 - TAX MAP: 68, CEN: 20, PARCEL: 191, LOTS: 221, 222, 223 AND 224.
 - TAX ACCOUNT #75: 020806036 AND 020806031
 - TRACT: 4024-65
 - ELECTION DISTRICT: 2
 - COUNTY SCHOOL DISTRICT: 2
 - SETBACK REQUIREMENTS: (PROPOSED SIGN LOCATION)
FRONT: REQUIRED: 20'00"
SIDE: 20'00" 17'00" +/-
REAR: 20'00" 17'00" +/-
SIDE (TOWERS): 10'00" 10'00"
 - NEIGHBOR AVANCING COMPUTATIONS:
SITE 5' +/-
NO OTHER PERMANENT COMMERCIAL BUILDINGS WITHIN 100' OF PROPERTY.
 - PARTIAL NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING, DRIVEWAYS, LOADING AREAS, OR TRAFFIC ALLEYS.
 - UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
 - ROADS: THERE IS PRESENTLY ONE SIGN ON THE PROPERTY SERVING NEIGHBOR'S TRAFFIC AND PARKING DRIVE.
 - ZONING NOTES: OUTDOOR ADVERTISING SIGN.
SECTION 411.5 (ENCL)
A. TOTAL SURFACE AREA OF 10' x 2' FACES = 200 SQ. FT.
B. SIGN FACE = 400 SQ. FT. TOTAL
C. THE SIGN IS LOCATED WITHIN THE FRONT YARD SETBACK (INTERVALL)
D. THE SIGN IS NOT LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION.
 - EXISTING USE: PROPOSED
1902 GWYN OAK AVE. 231' +/- COMMERCIAL
(CONTRACT PROPERTY)
 - TOTAL FLOORAGE: 234' +/-
PERCENT FLOORAGE: 74%
 - THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
 - N/A
 - N/A
 - N/A

PLAN TO ACCOMPANY
SPECIAL EXCEPTION APPLICATION
AND VARIANCE APPLICATION

1902 GWYN OAK AVENUE
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.
BALTIMORE, MARYLAND
ENVIRONMENTAL RESOURCE MANAGEMENT
CORPORATION
1200 W. BALTIMORE AVE. # 7
BALTIMORE, MARYLAND 21229
(410) 544-8871

APPLICANT:
FORM ADVERTISING OF BALTIMORE, INC.
3001 REARVIEW AVENUE
BALTIMORE, MD 21211

Petitioner's Exh #6

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USES



NORTHEAST CORNER - EXISTING PROFESSIONAL OFFICE - ZONED RO



SOUTHEAST CORNER - EXISTING OFFICE/WAREHOUSE - ZONED ML

Petitioner's Exh #7

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

**1902 GWYNN OAK AVENUE
HERTSCHS TAVERN**



Petitioner's Exh #8

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



PROPOSED SIGN LOCATION - LOOKING WEST

PROPOSED SIGN LOCATION - LOOKING NORTH



Petitioner's Exh #9

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



VIEW FROM INTERSECTION OF DOGWOOD ROAD AND GWYNN OAK AVENUE

Petitioner's Exh #10

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



VIEW FROM PROPOSED SIGN LOCATION TOWARDS INTERSECTION OF WINDSOR MILL AND DOGWOOD

Petitioner's Exh #11

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



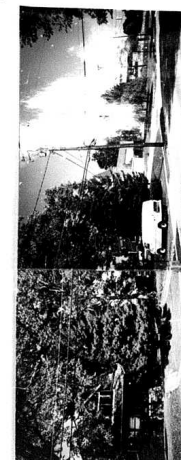
VIEW FROM SITE/SIGN LOCATION LOOKING ACROSS DOGWOOD ROAD TOWARDS OFFICE BUILDING (ZONED ML)

Petitioner's Exh #12

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



VIEW OF SITE/SIGN LOCATION FROM DOGWOOD ROAD LOOKING NORTHWEST

Petitioner's Exh #13

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

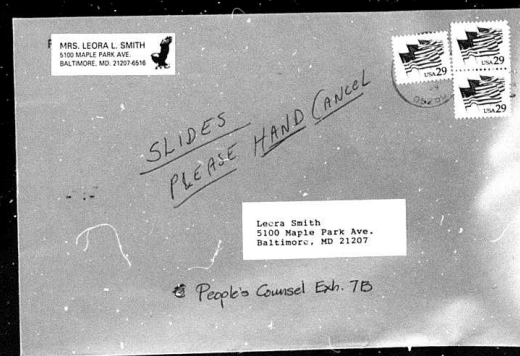
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE



6406 DOGWOOD ROAD





People's Counsel Exh. #10

WOODLAWN/LIBERTY COMMUNITY PLAN

Submitted to the Baltimore County Council
By the Baltimore County Planning Board
July 10, 1991
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

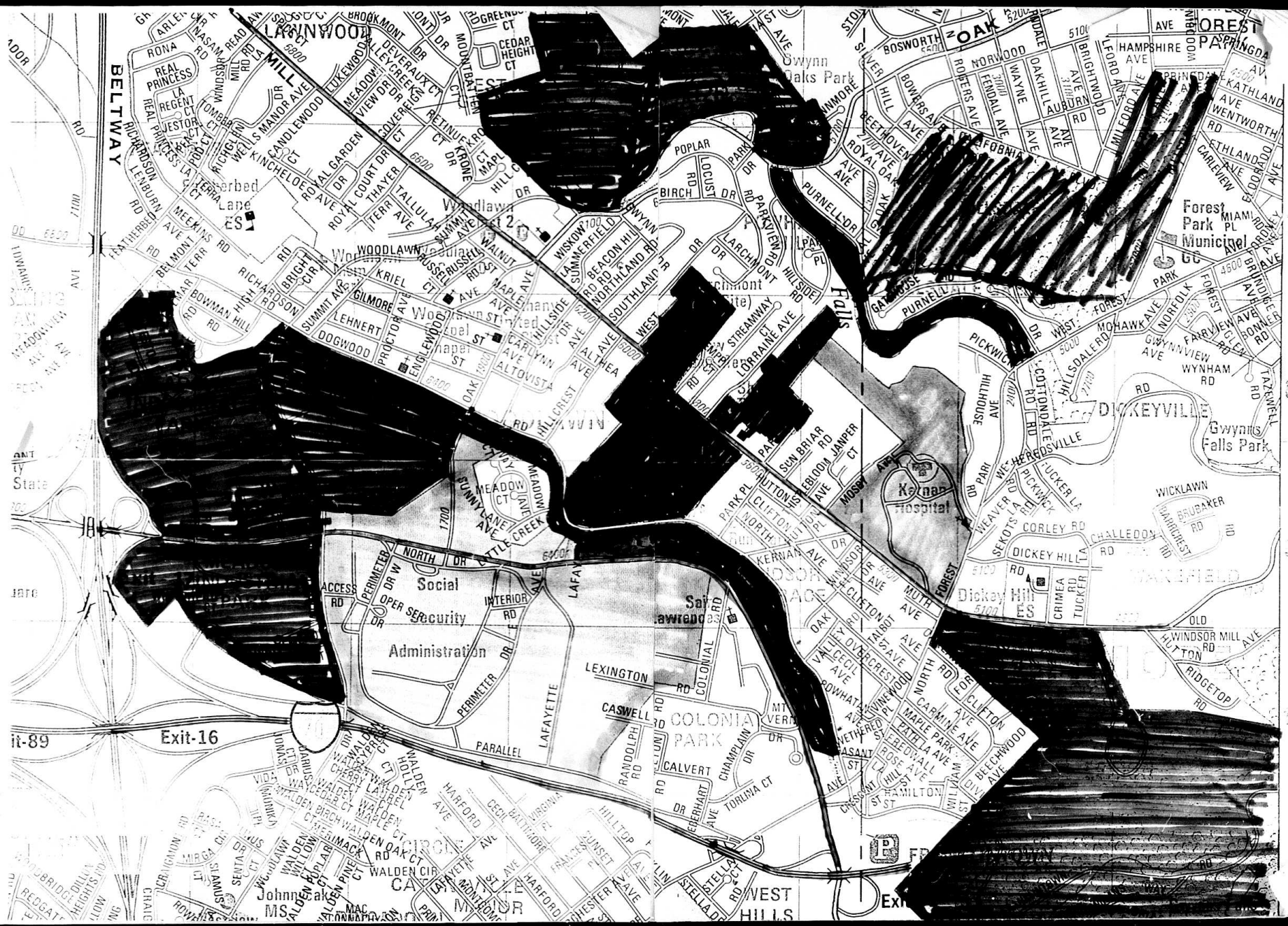


SCENIC VIEWS

Introduction	1
Definitions	2
Development Guidelines	6
Approval Process	13

Part of Comprehensive Manual of Development Plans Adopted by
the Baltimore County Planning Board.

94-300
279



Joins Map 34

540,000 FT