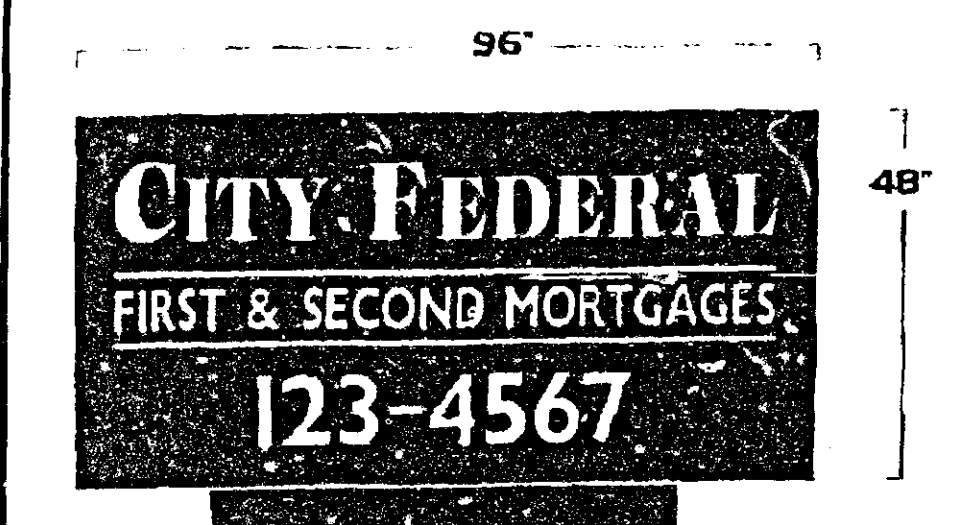
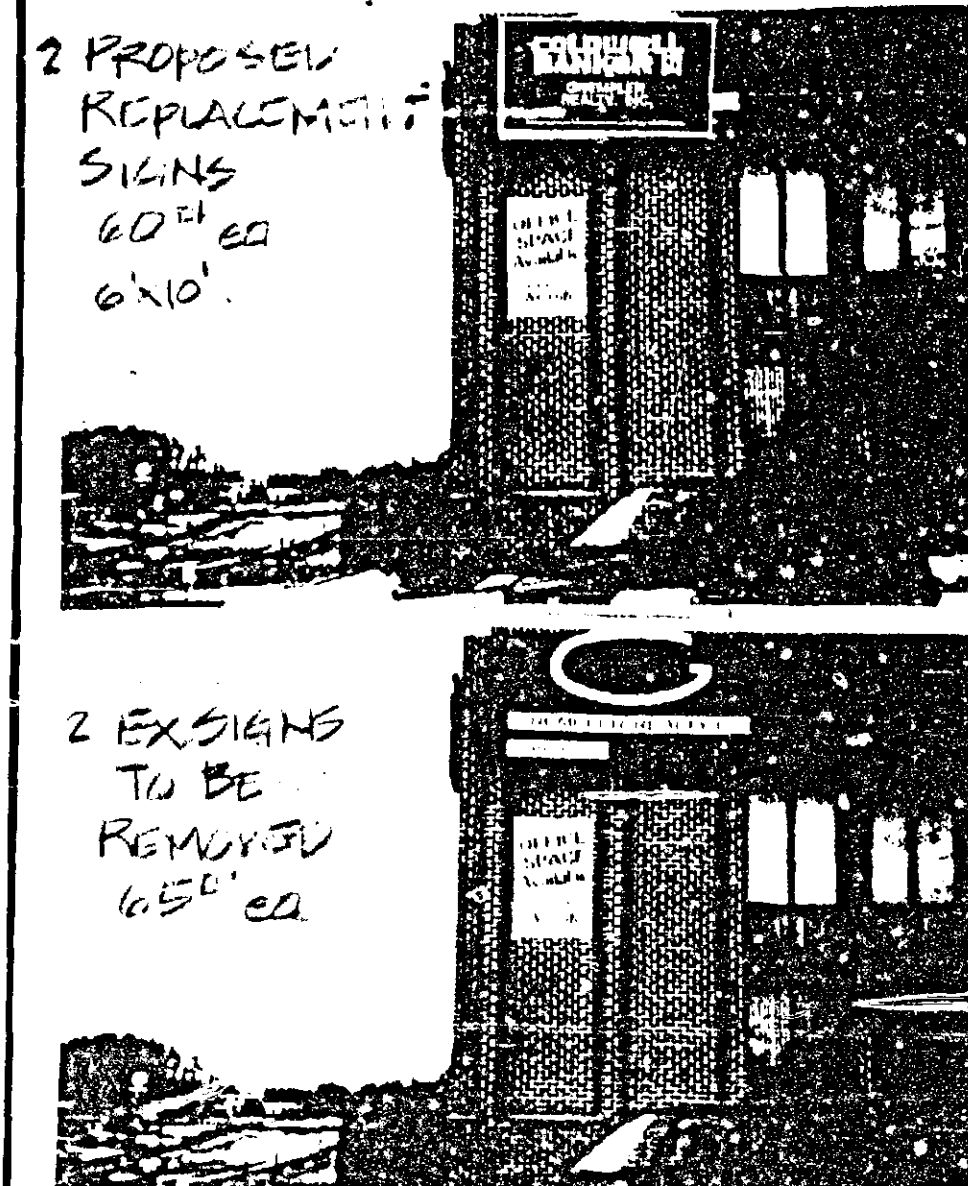
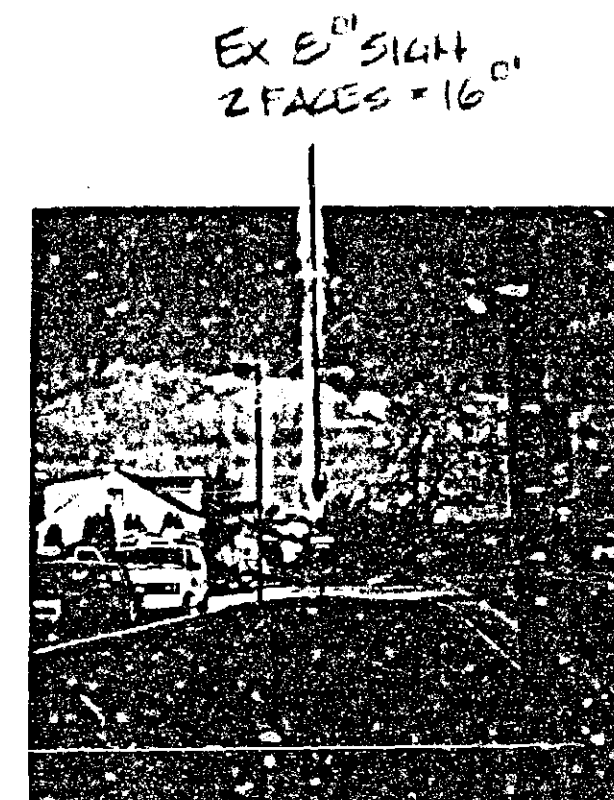
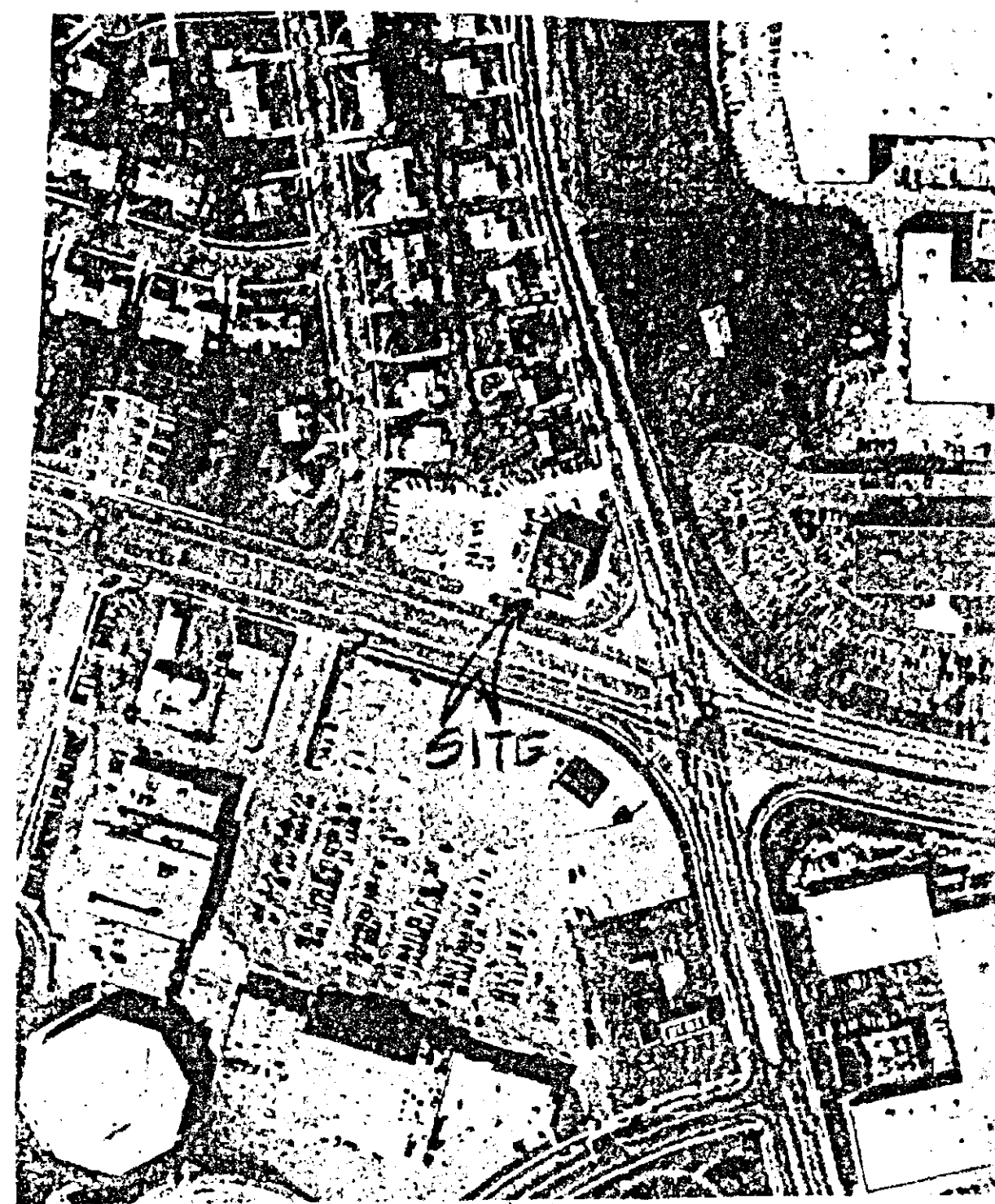




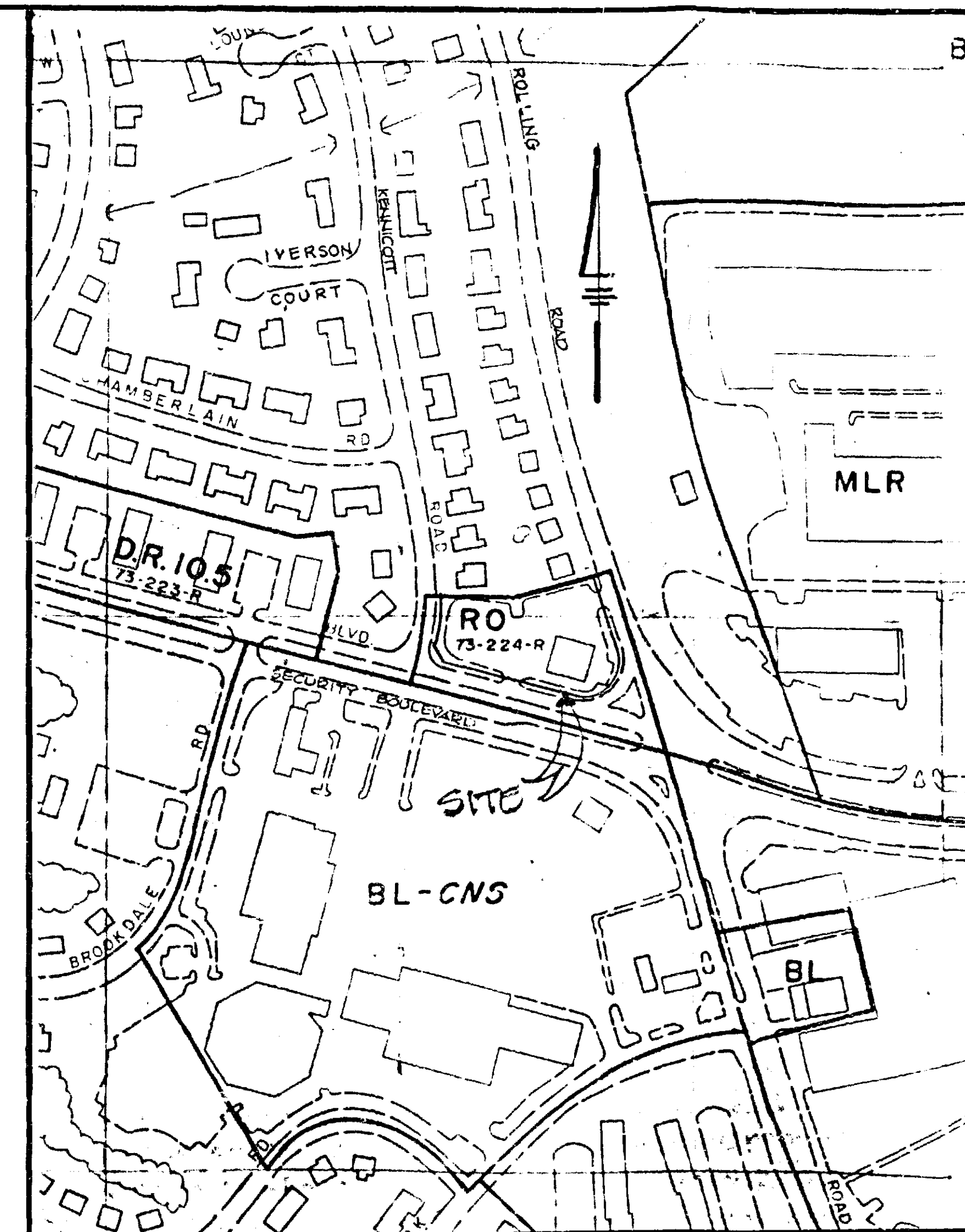
* PROP. FREE-STANDING SIGN
SINGLE FACE 32'



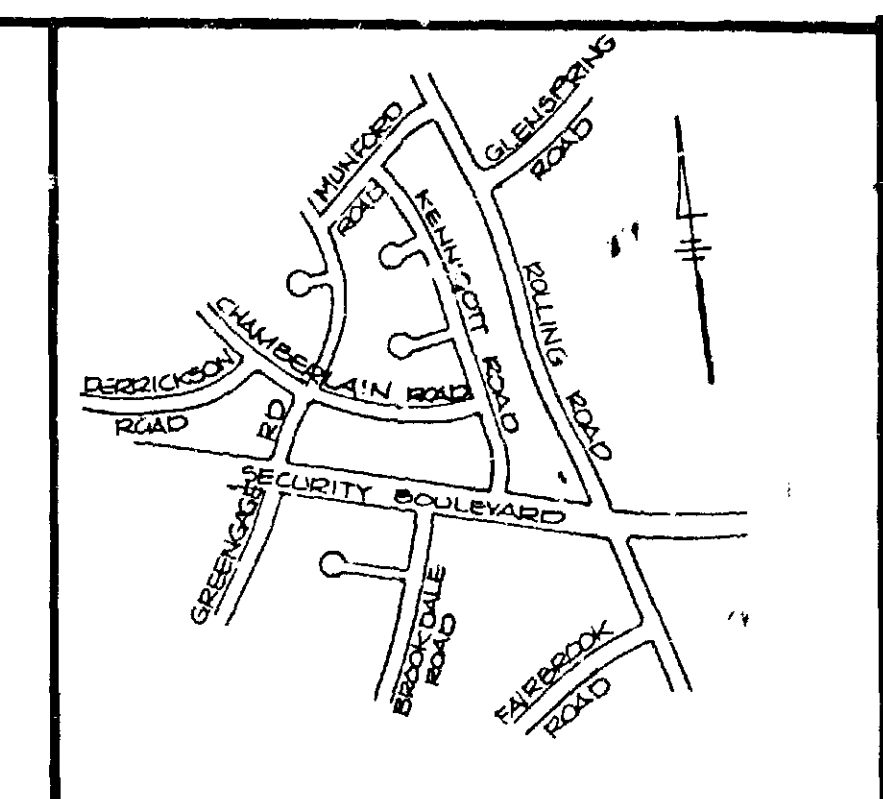
EX 8' SIGN
2 FACES = 16'



1" = 200' AERIAL PHOTO



PORTION OF 200' SCALE
ZONING MAP NW 2G



VICINITY MAP
SCALE: 1" = 500'

ZONING REGULATIONS

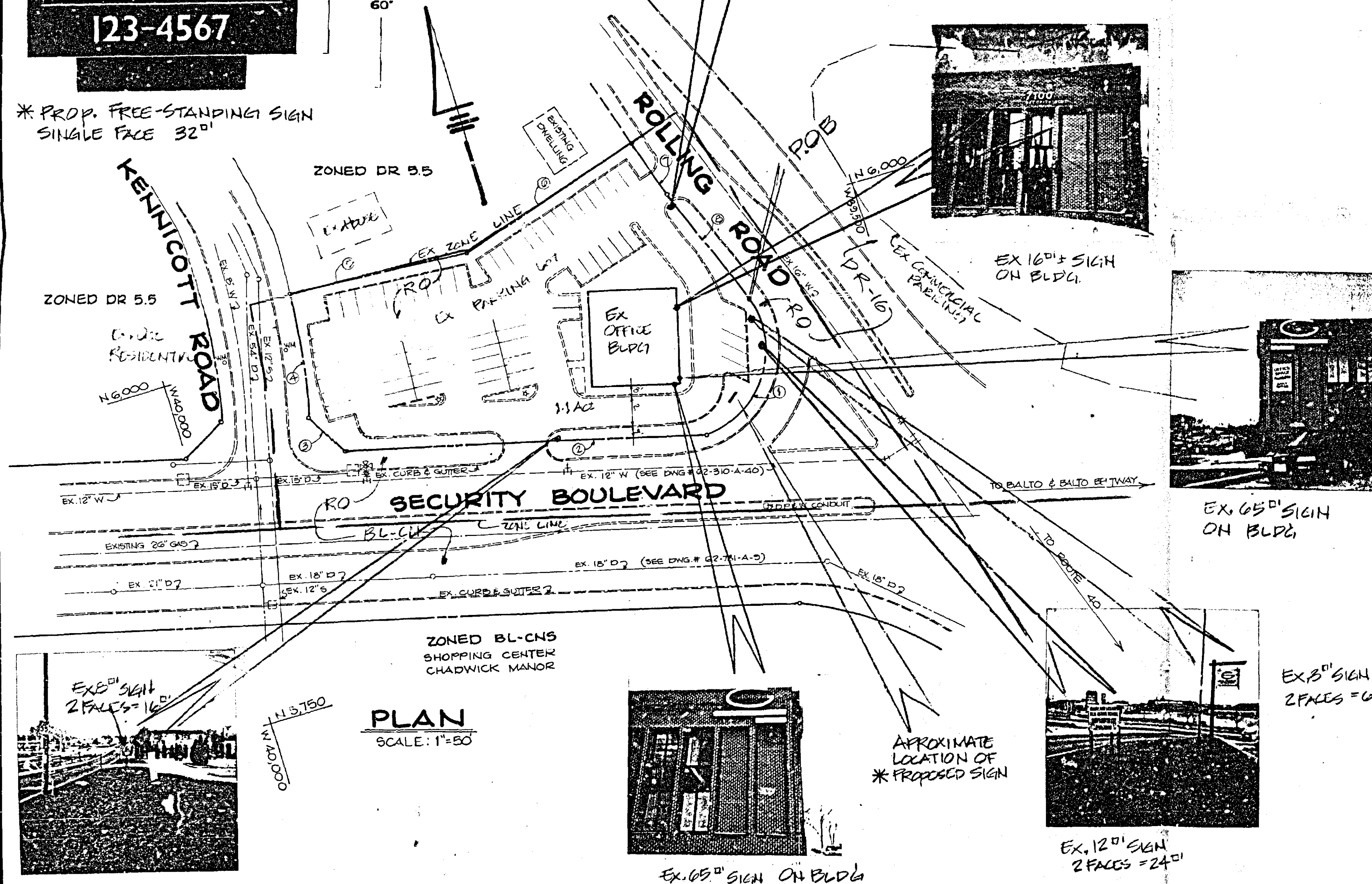
SECT. 203.3 C.1
1. In addition to signs permitted under Subsection 413.1, a stationary outside identification sign is permitted, provided that the sign is not illuminated, does not project more than 6 inches from the building, and does not have a surface area exceeding 8 square feet. No other signs or displays of any kind visible from outside the building are permitted, except that along a principal arterial an additional free-standing sign with a surface area of no more than 15 square feet per side is also allowed if there is adjacent non-residentially used or non-residentially zoned frontage. [Bills No. 13, 1980; No. 151, 1988.]

SECT. 413.1A
413.1--The following signs are permitted in any zone, as limited in Section 413.3 (see also Section 14-26 of the Baltimore County Code, 1988, and Section 600 of these Regulations); if illuminated they shall be of an enclosed lamp design, non-flashing, containing no colored illumination, and may also be of the reflector type: [B.C.Z.R., 1955 and Bill No. 172, 1977.]
A sign indicating the name or number of the owner and/or premises or the accessory use of a dwelling for a home occupation or for professional purposes, provided that such sign shall not exceed one square foot in area: [B.C.Z.R., 1955.]

94-398-A

VARIANCES REQUESTED

- FROM SECT 203.3 C.1:
2 WALL MOUNTED ILLUMINATED REPLACEMENT SIGNS 60 SF. EACH AND 1 EX. 16 SF. SIGN IN LIEU OF 1 (BEE. SIGN)
- FROM SECT 413.1A
4 EX. FREESTANDING SIGNS TOTALING 62 SF. AND 1 PROPOSED SIGN OF 32 SF. IN LIEU OF 1 SIGN OF 1 SF.



EX 65' SIGN
ON BLDG.

EX 16' SIGN
ON BLDG.

EX 12' SIGN
2 FACES = 24'

BEARINGS & DISTANCES: C
(1) southeasterly by a curve to the right with the radius of 64.00 feet, the distance of 119.05 feet, thence binding on said north side of Security Boulevard, (2) N 75° 14' 20" West 253.97 feet, thence along the gutter line connecting said north side of Security Boulevard with the east side of Kennicott Road, sixty feet wide, as shown on said plat, (3) N 30° 15' 20" W 35.36 feet, thence binding on the east side of said Kennicott Road, (4) northerly, by a curve to the left with the radius of 410.00 feet, the distance of 88.10 feet, thence binding on the north outline of Block A, as shown on said plat, two courses: (5) S 87° 33' 00" E 127.68 feet, and (6) N 72° 09' 28" E 140.72 feet, thence binding on the west side of Rolling Road herein referred to two courses: (7) S 17° 31' 28" E 44.90 feet, and (8) S 19° 25' 14" E 97.37 feet to the place of beginning.

PREVIOUS ZONING CASE 73-224-R (DR. 16 W/ S.S. FOR OFFICE BLDG.)

OWNER
DONALD E. & MARY BELL GREMPLE
400 E. JOPPA ROAD
TOWSON, MD. 21204
PHONE: 825-6400
DEED: T262/593, PLAT 2B/3B
PROP. NO. 301-VA-201692 & 01-20-661185

PLAT TO ACCOMPANY A ZONING PETITION
FOR VARIANCES, FOR
GREMPLE
7100 SECURITY BOULEVARD

C. DIST. #1
ELECTION DISTRICT NO. 1
SCALE: AS SHOWN
BALTIMORE CO. MARYLAND
FEBRUARY 28TH 1994

RN 7564

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENLWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120



J.S. KUNE

 **Maryland Department of Transportation**
State Highway Administration

O. James Lighthizer
Secretary
Hal Kasack
Administrator

4-13-94

Re: Baltimore County
Item No. 4385 (JCH)

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,
Robert Small
for *DAVID R. KAMSEY*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2263 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 04/27/94

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

RE: Property Owner:
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

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.

B. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 374, 377, 378, 379, 380, 381, 383, 384, ~~385~~ 385, and 386. *AKL*

RECEIVED
APR 28 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Marshal Office, PHONE 887-4601, HB-1106F

cc: File

 Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

94-398-A
Ink 5/18

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

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

DATE: April 22, 1994

SUBJECT: 7100 Security Boulevard

INFORMATION:

Item Number: 385

Petitioner: Donald E. Grempler

Property Size: _____

Zoning: R.O.

Requested Action: _____

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Staff has met with the applicant's attorney, G. Scott Barhight, and employees of City Federal Mortgage Co. to discuss the erection of appropriate signs at the subject location.

The site is located along a heavily traveled portion of Security Boulevard and additional traffic will be generated with the opening of HCFA.

Based upon discussions held prior to the filing of the request and information provided with the petition, staff believes a sign variance is warranted due to the existing building's proximity to land zoned for commercial and industrial uses. An office use at this location provides an effective buffer between residential development to the north and commercial uses located across Security Boulevard.

Staff wants to encourage the continued office use of the subject site. Therefore, based upon a review of the plat accompanying the request which provides acceptable sign details, we recommend that the applicant's request be granted.

Prepared by: *Jeffrey W. Long*

Division Chief: *Barry L. Kinn*

FK/JL:lw

ZAC.385/PZONE/ZAC1

Pg. 1

PETITION FOR VARIANCE : BEFORE THE
NW Intersection Rolling Road and : ZONING COMMISSIONER
Security Boulevard (7100 Security :
Boulevard), 1st Election Dist., : OF BALTIMORE COUNTY
1st Councilmanic Dist. :
PETITIONER : CASE NO: 94-398-A
DONALD E. GREMPER : : : : :
: : : : :
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 Zimmermann
Peter Max Zimmermann
People's Counsel for Baltimore County
Carol S. Demillo
Carol S. Demillo
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY THAT on this 4th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmermann
Peter Max Zimmermann

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 1st Date of Posting: 4/24/94
Posted for: Variances
Petitioner: Donald E. Grempier
Location of property: 700 Security Blvd., NW Corner Rolling Road
Location of Sign: Rolling Roadway on property being posted
Remarks: _____
Posted by: Arnold Jablon Signature
Number of Sign: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 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 April 22, 1994.

THE JEFFERSONIAN,

A. Henriksen
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-398-A (Item 385)
7100 Security Boulevard
NW Intersection Rolling Road and Security Boulevard
1st Election District - 1st Councilmanic
Petitioner(s): Donald E. Grempier
HEARING: WEDNESDAY, MAY 18, 1994 at 11:00 a.m., Rm. 106 County Office Building.

Variance: to permit 2 wall-mounted illuminated replacement signs, 60 square feet each, and one existing 16-square foot sign in lieu of the permitted 8-square foot sign; and to permit 4 existing proposed 32-square foot signs in lieu of the permitted 1 square foot sign.

LAWRENCE E. SCHMIDT,
Zoning Commissioner
Baltimore County
NOTES: (1) Hearings are handicapped accessible for special accommodations. Please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
4216 April 21



Zoning Administration & Development Management
1st Floor, Maryland State
111 West Chesapeake Avenue

Account: B-0016350

Number: 30111

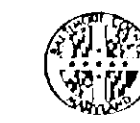
Date: 4-8-94

Donald Grempier 7100 Security Blvd.
VAR (020) 250.00
Posting (050) 35.00
285.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For these 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) Billing 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 ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 385
Petitioner: Donald Grempier
Location: 7100 Security Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: G. Scott Barnight
ADDRESS: 210 W. SE PENNSYLVANIA AVE.
500 COURT TOWERS TOWSON MD. 21204
PHONE NUMBER: 832-2000

MUST BE SUPPLIED

THE JEFFERSON PUBLISHING COMPANY
April 21, 1994 Issue - Jeffersonian

Please forward billing to:

G. Scott Barnight, Esq.
210 W Pennsylvania Avenue #500
Towson, Maryland 21204
832-2000

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 NUMBER: 94-398-A (Item 385)

7100 Security Boulevard
NW Intersection Rolling Road and Security Boulevard
1st Election District - 1st Councilmanic
Petitioner(s): Donald E. Grempier
HEARING: WEDNESDAY, MAY 18, 1994 at 11:00 a.m., Rm. 106 County Office Bldg.

Variance to permit 2 wall-mounted illuminated replacement signs, 60 square feet each, and one existing 16-square foot sign in lieu of the permitted 8-square foot sign; and to permit 4 existing proposed 32-square foot signs in lieu of the permitted 1 square foot sign.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 14, 1994

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 NUMBER: 94-398-A (Item 385)
7100 Security Boulevard
NW Intersection Rolling Road and Security Boulevard
1st Election District - 1st Councilmanic
Petitioner(s): Donald E. Grempier
HEARING: WEDNESDAY, MAY 18, 1994 at 11:00 a.m., Rm. 106 County Office Bldg.

Variance to permit 2 wall-mounted illuminated replacement signs, 60 square feet each, and one existing 16-square foot sign in lieu of the permitted 8-square foot sign; and to permit 4 existing proposed 32-square foot signs in lieu of the permitted 1 square foot sign.

Arnold Jablon
Director

cc: Don E. Grempier
G. Scott Barnight, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 9, 1994

G. Scott Barnight, Esquire
500 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-398-A, Item No. 385
Petitioner: Donald E. Grempier
Petition for Variance

Dear Mr. Barnight:

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 April 8, 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.

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.

Zoning Plans Advisory Committee Comments
G. Scott Barnight, Esquire
Date: May 9, 1994
Page 2

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 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm
Enclosures

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: May 2, 1994
Zoning Administration and Development Management
FROM: Robert W. Bowling, Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for April 25, 1994
Item No. 385

The Developers Engineering Section has reviewed the subject zoning item. We recommend requiring streetscape landscaping to the extent possible.

RWB:s

IN RE: PETITION FOR VARIANCE
NW Corner Security Boulevard
and Rolling Road
(7100 Security Boulevard)
1st Election District
1st Councilmanic District
Donald E. Grempler
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-398-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 7100 Security Boulevard, located in the Gwynn Oak area of western Baltimore County. The Petition was filed by the owner of the property, Donald E. Grempler, through his attorney, G. Scott Barhight, Esquire. The Petitioner seeks relief from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) proposed wall-mounted illuminated replacement signs of 60 sq.ft. each and one existing 16 sq.ft. sign in lieu of the maximum permitted 8 sq.ft. for each, and from Section 413.1.A of the B.C.Z.R. to permit four (4) existing freestanding signs, totalling 62 sq.ft., and one (1) proposed sign of 32 sq.ft. in lieu of the one permitted sign of 1 sq.ft. The subject property and relief sought are more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Donald E. Grempler, property owner, Larry Brown, President of City Federal Mortgage Company, and John Smith, Professional Engineer with George W. Stephens, Jr. and Associates, Inc. There were no Protestants present.

Testimony revealed that the subject property consists of 1.1 acres, more or less, zoned R.O. and is improved with a three-story office building consisting of 11,100 sq.ft. of office space. This building has

existed on the property for the past 18 years. On behalf of the Petitioner, Mr. Barhight testified that City Federal Mortgage Company is desirous of leasing space within the subject building and that he and representatives of City Federal Mortgage Company met with representatives of the Office of Planning and Zoning to discuss appropriate signage for the use proposed at the subject location. Testimony revealed that the Petitioner received the full support of the Office of Planning and Zoning, based primarily on the building's proximity to lands zoned for commercial and industrial uses and the fact that this property is located along a heavily traveled portion of Security Boulevard. By comments dated April 22, 1994, the Office of Planning and Zoning recommended approval of the relief requested and stated that the office use at the subject location provides an effective buffer between residential development to the north and commercial uses located on Security Boulevard across from the subject site.

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

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

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

- 2 -

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

After due consideration of the testimony and evidence presented, and based upon the favorable comments received from the Office of Planning and Zoning, it appears that the relief requested should be 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. In addition, the relief requested will not result in any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of June, 1994 that the Petition for Variance seeking relief from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) proposed wall-mounted illuminated replacements signs of 60 sq.ft. each, and one existing 16 sq.ft. sign in lieu of the maximum permitted 8 sq.ft. for each, and from Section 413.1.A of the B.C.Z.R. to permit four (4) existing freestanding signs, totalling 62 sq.ft., and one (1) proposed sign of 32 sq.ft. in lieu of the one permitted sign of 1 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permits and be granted same upon receipt of this Order; howev-

- 3 -

or, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 60-day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/6/94
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

June 6, 1994

(410) 887-4386

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW Corner Security Boulevard and Rolling Road
(7100 Security Boulevard)
1st Election District - 1st Councilmanic District
Donald E. Grempler - Petitioner
Case No. 94-398-A

Dear Mr. Barhight:

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

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

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Donald E. Grempler
400 E. Joppa Road, Towson, Md. 21204

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 7100 Security Boulevard

which is presently zoned R-O

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 203.3C.1 and 413.1.A (See attached supplement)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The reasons for the requested variance will be presented at the hearing.

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

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

Legal Owner(s)

Donald E. Grempler

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Supplement for Variance Petition for 7100 Security Boulevard

Requested Variances:

Variance from Baltimore County Zoning Regulation Section 203.3C.1 for two wall mounted illuminated replacement signs, sixty (60) square feet each, and one existing sixteen (16) square foot sign in lieu of the permitted eight (8) square foot sign.

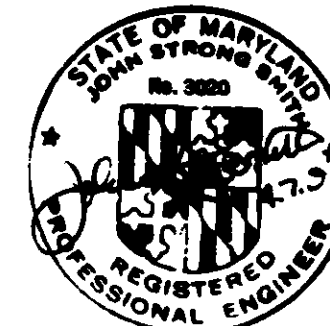
Variance from Baltimore County Zoning Regulation Section 413.1A for four existing freestanding signs, totalling sixty-two (62) square feet, and one proposed thirty-two (32) square foot sign in lieu of the permitted one (1) square foot sign.

Description to Accompany a
Zoning Petition for Variances

BEGINNING FOR THE SAME at a point on the west side of Rolling Road at the northeast end of the fillet curve connecting said west side of Rolling Road with the north side of Security Boulevard, 120 feet wide, as shown on the plat of "Chadwick Manor, Section VI" recorded among the Land Records of Baltimore County in Plat Book 42R No. 28, folio 38, running thence binding on said fillet curve, (1) southwesterly by a curve to the right with the radius of 64.00 feet, the distance of 119.04 feet, thence binding on said north side of Security Boulevard, (2) N 75° 14' 20" West 253.97 feet, thence along the easement line connecting said north side of Security Boulevard with the east side of Kennicott Road, sixty feet wide, as shown on said plat, (3) N 30° 14' 20" W 35.36 feet, thence binding on the east side of said Kennicott Road, (4) northerly, by a curve to the left with the radius of 410.00 feet, the distance of 88.10 feet, thence binding on the north outline of Block A, as shown on said plat, two courses: (5) S 87° 11' 00" E 127.58 feet, and (6) N 72° 09' 28" E 140.72 feet, thence binding on the west side of Rolling Road herein referred to two courses: (7) S 17° 31' 28" E 44.90 feet, and (8) S 19° 25' 14" E 97.37 feet to the place of beginning.

Containing 1.1 Acres of land more or less.

Note: THIS DESCRIPTION IS FOR ZONING PURPOSED ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.

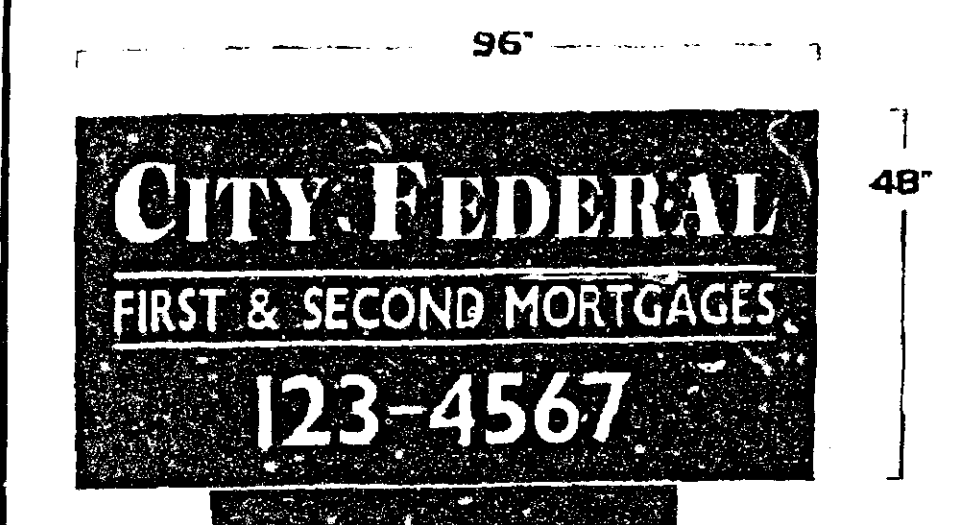
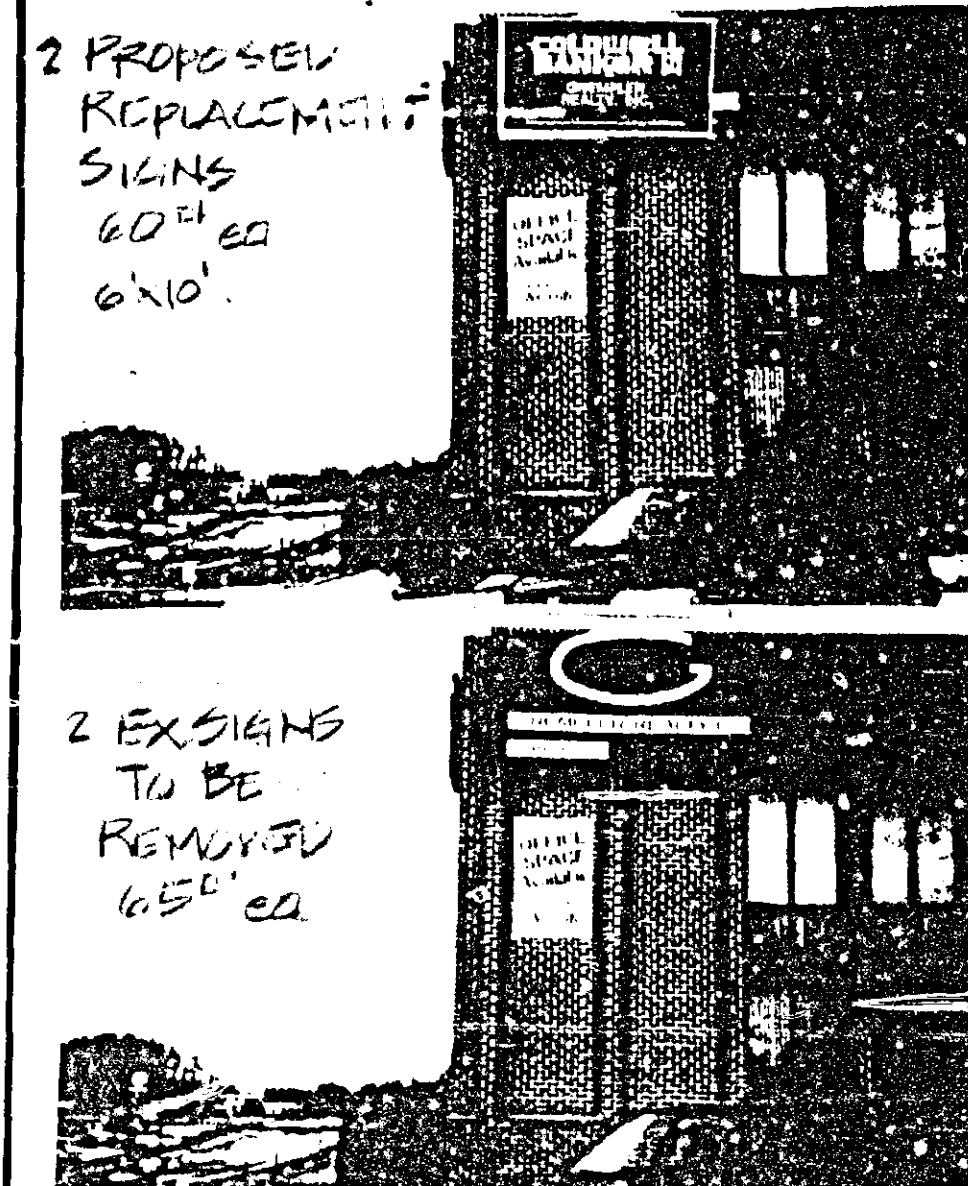


385

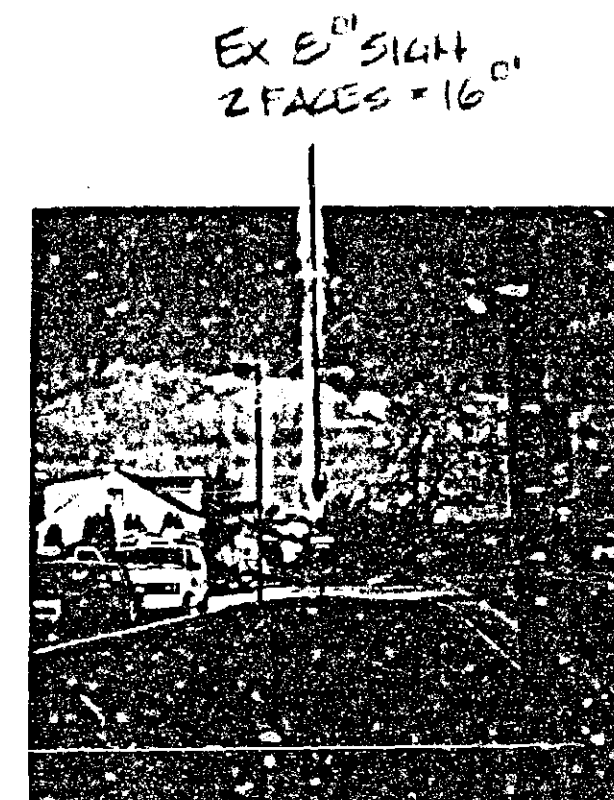
385

ORDER RECEIVED FOR FILING
Date 6/6/94
By [Signature]

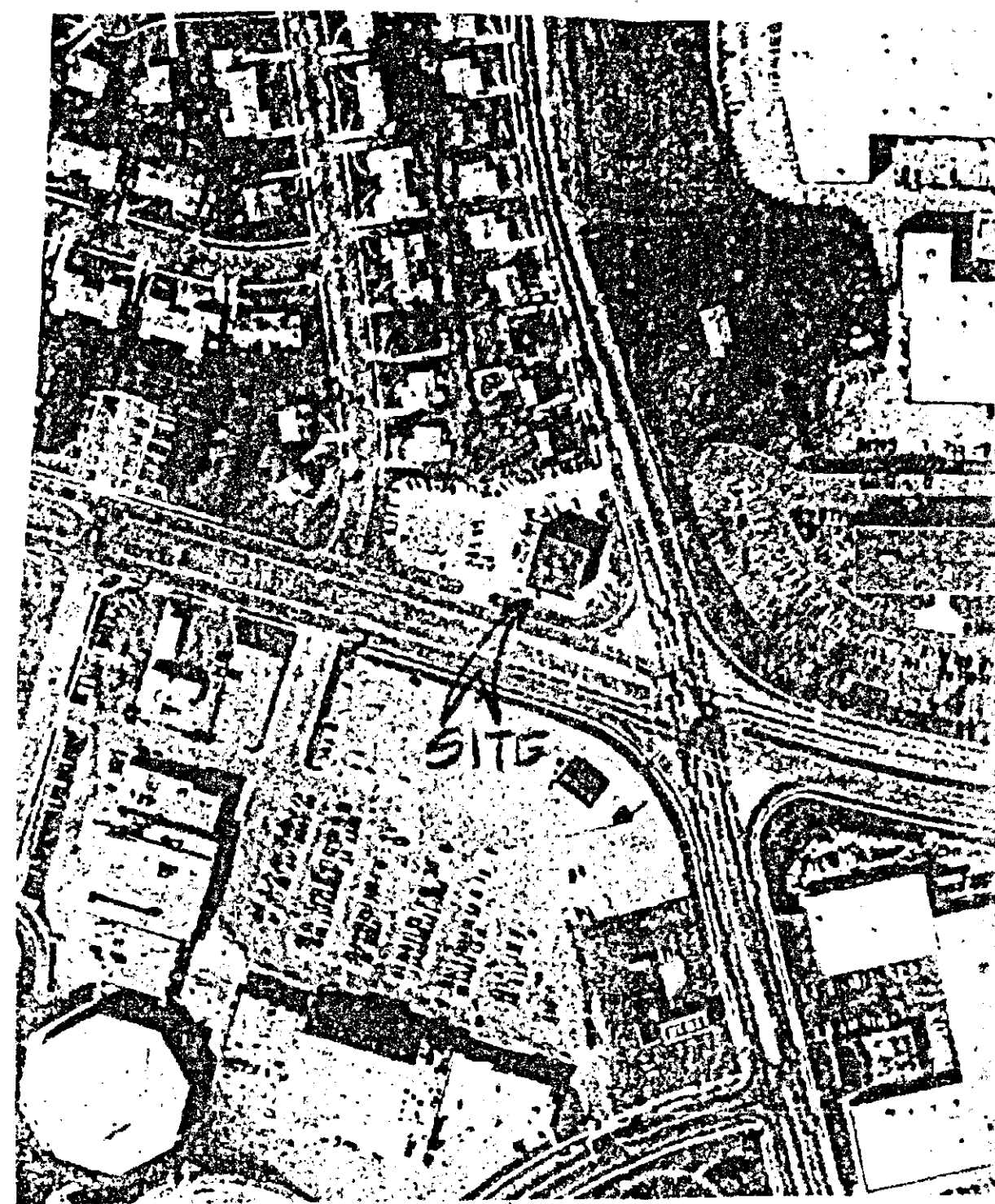
385



* PROP. FREE-STANDING SIGN
SINGLE FACE 32'



EX 8' SIGN
2 FACES = 16'



1" = 200' AERIAL PHOTO



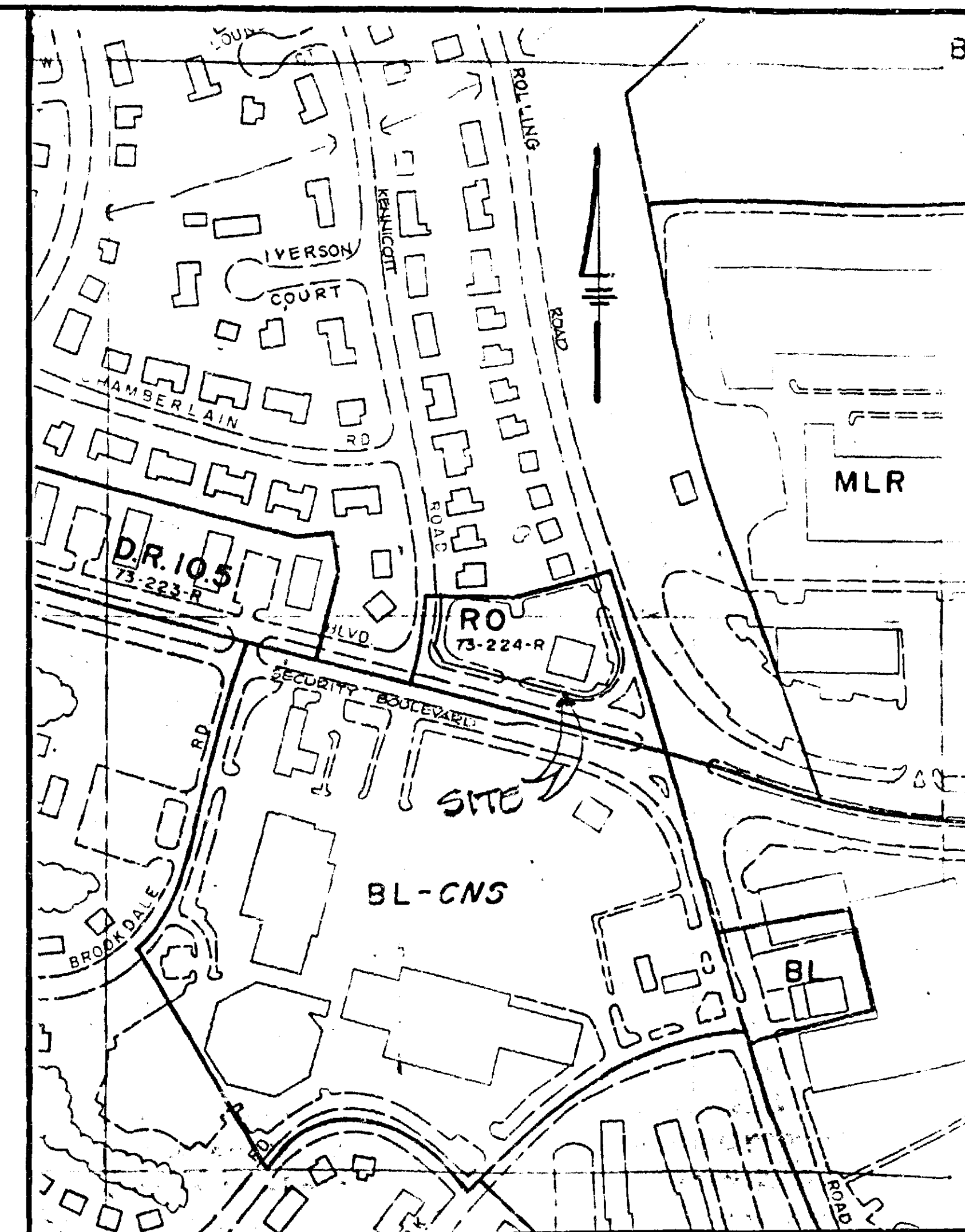
EX 16' SIGN
ON BLDG.



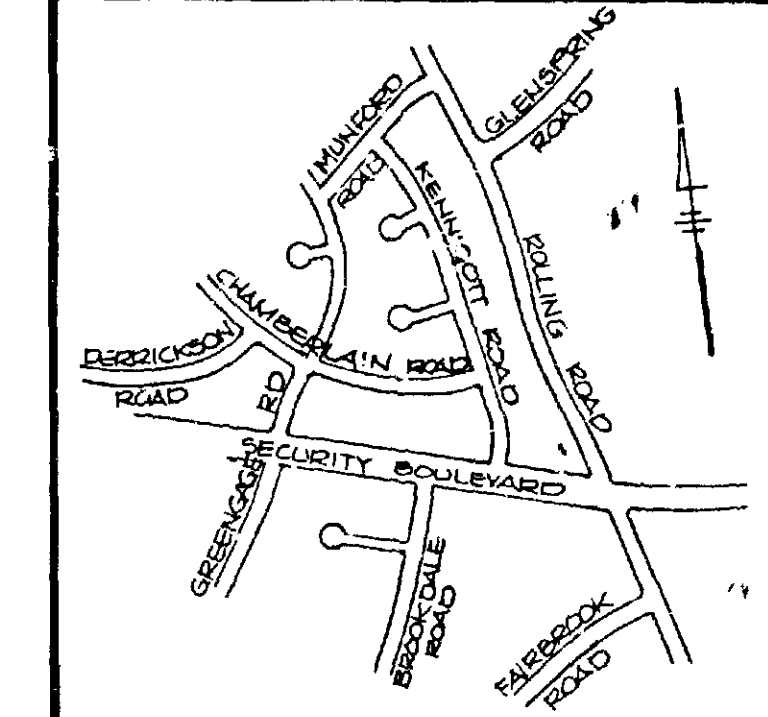
EX 65' SIGN
ON BLDG.



EX 12' SIGN
2 FACES = 24'



PORTION OF 200' SCALE
ZONING MAP NW 2G



VICINITY MAP
SCALE: 1" = 500'

ZONING REGULATIONS

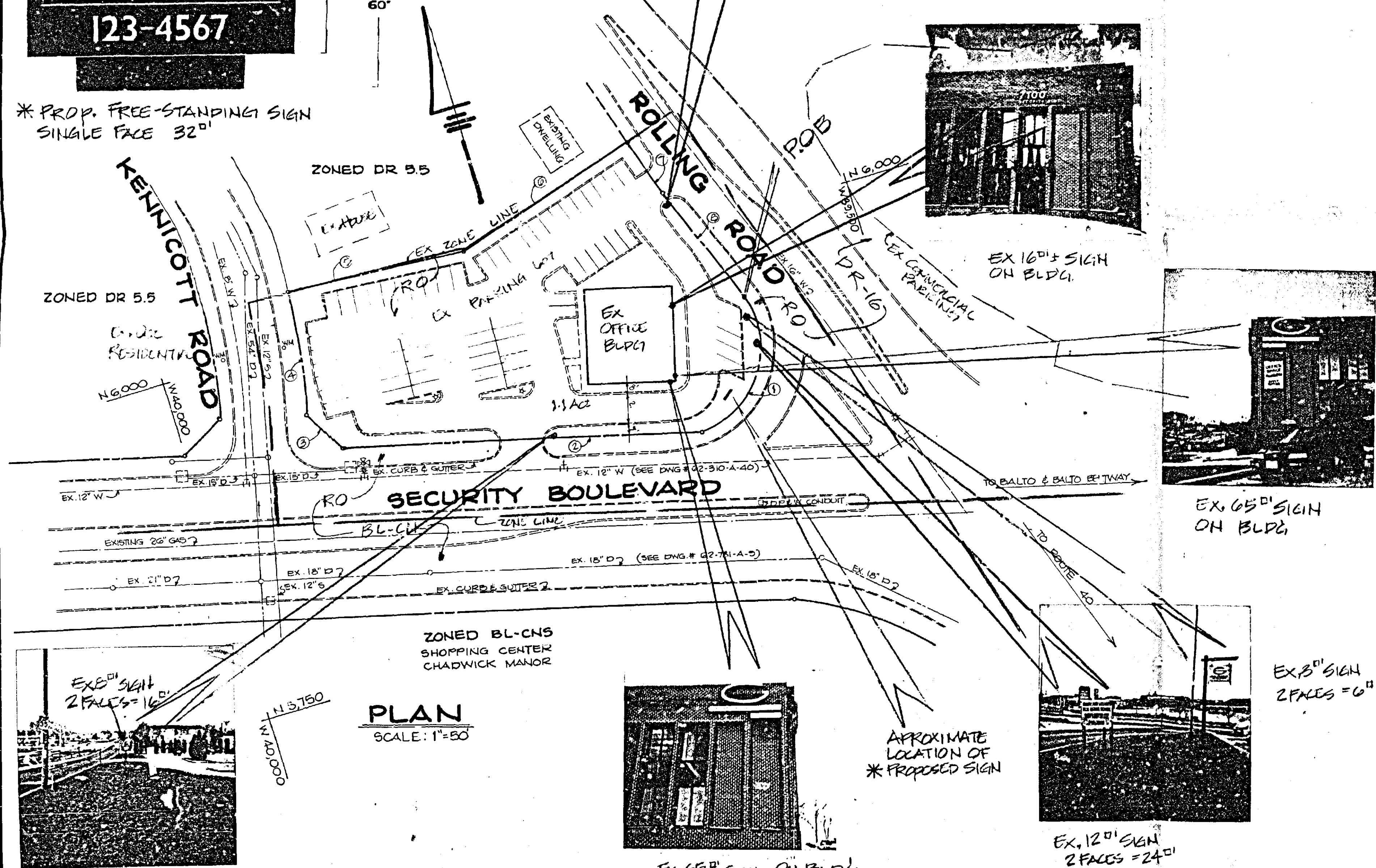
SECT. 203.3 C.1
1. In addition to signs permitted under Subsection 413.1, a stationary outside identification sign is permitted, provided that the sign is not illuminated, does not project more than 6 inches from the building, and does not have a surface area exceeding 8 square feet. No other signs or displays of any kind visible from outside the building are permitted, except that along a principal arterial an additional free-standing sign with a surface area of no more than 15 square feet per side is also allowed if there is adjacent non-residentially used or non-residentially zoned frontage. [Bills No. 13, 1980; No. 151, 1988.]

SECT. 413.1A
413.1--The following signs are permitted in any zone, as limited in Section 413.3 (see also Section 14-26 of the Baltimore County Code, 1988, and Section 600 of these Regulations); if illuminated they shall be of an enclosed lamp design, non-flashing, containing no colored illumination, and may also be of the reflector type: [B.C.Z.R., 1955 and Bill No. 172, 1977.]
A sign indicating the name or number of the owner and/or premises or the accessory use of a dwelling for a home occupation or for professional purposes, provided that such sign shall not exceed one square foot in area: [B.C.Z.R., 1955.]

94-398-A

VARIANCES REQUESTED

- FROM SECT 203.3 C.1:
2 WALL MOUNTED ILLUMINATED REPLACEMENT SIGNS 60 SF. EACH AND 1 EX. 16 SF. SIGN IN LIEU OF 1 (8 SF. SIGN)
- FROM SECT 413.1A
4 EX. FREESTANDING SIGNS TOTALING 62 SF. AND 1 PROPOSED SIGN OF 32 SF. IN LIEU OF 1 SIGN OF 1 SF.



BEARINGS & DISTANCES: C
(1) southeasterly by a curve to the right with the radius of 64.00 feet, the distance of 119.05 feet, thence binding on said north side of Security Boulevard, (2) N 75° 14' 20" West 253.97 feet, thence along the gutter line connecting said north side of Security Boulevard with the east side of Kennicott Road, sixty feet wide, as shown on said plat, (3) N 30° 15' 20" W 35.36 feet, thence binding on the east side of said Kennicott Road, (4) northerly, by a curve to the left with the radius of 410.00 feet, the distance of 88.10 feet, thence binding on the north outline of Block A, as shown on said plat, two courses: (5) S 87° 33' 00" E 127.68 feet, and (6) N 72° 09' 28" E 140.72 feet, thence binding on the west side of Rolling Road herein referred to two courses: (7) S 17° 31' 28" E 44.90 feet, and (8) S 19° 25' 14" E 97.37 feet to the place of beginning.

PREVIOUS ZONING CASE 73-224-R (DR. 16 W/ S.S. FOR OFFICE BLDG.)

OWNER
DONALD E. & MARY BELL GREMPLE
400 E. JOPPA ROAD
TOWSON, MD. 21204
PHONE: 825-6400
DEED: T262/593, PLAT 2B/3B
PROP. NO. 301-VA-201692 & 01-20-661185

PLAT TO ACCOMPANY A ZONING PETITION
FOR VARIANCES, FOR
GREMPLE
7100 SECURITY BOULEVARD

C. DIST. #1
ELECTION DISTRICT NO. 1
SCALE: AS SHOWN
BALTIMORE CO. MARYLAND
FEBRUARY 28TH 1994

RN 7564

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KEHLWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120



J.S. KUNE

 **Maryland Department of Transportation**
State Highway Administration

O. James Lighthizer
Secretary
Hal Kasack
Administrator

4-13-94

Re: Baltimore County
Item No. 4385 (JCH)

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,
Robert Small
for *DAVID R. KAMSEY*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2263 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 04/27/94

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

RE: Property Owner:
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

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.

B. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 374, 377, 378, 379, 380, 381, 383, 384, ~~385~~ 385, and 386. *AKL*

RECEIVED
APR 28 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Marshal Office, PHONE 887-4601, HB-1106F

cc: File

 Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

94-398-A
Ink 5/18

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

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

DATE: April 22, 1994

SUBJECT: 7100 Security Boulevard

INFORMATION:

Item Number: 385

Petitioner: Donald E. Grempler

Property Size: _____

Zoning: R.O.

Requested Action: _____

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Staff has met with the applicant's attorney, G. Scott Barhight, and employees of City Federal Mortgage Co. to discuss the erection of appropriate signs at the subject location.

The site is located along a heavily traveled portion of Security Boulevard and additional traffic will be generated with the opening of HCFA.

Based upon discussions held prior to the filing of the request and information provided with the petition, staff believes a sign variance is warranted due to the existing building's proximity to land zoned for commercial and industrial uses. An office use at this location provides an effective buffer between residential development to the north and commercial uses located across Security Boulevard.

Staff wants to encourage the continued office use of the subject site. Therefore, based upon a review of the plat accompanying the request which provides acceptable sign details, we recommend that the applicant's request be granted.

Prepared by: *Jeffrey W. Long*

Division Chief: *Barry L. Kinn*

FK/JL:lw

ZAC.385/PZONE/ZAC1

Pg. 1

PETITION FOR VARIANCE : BEFORE THE
NW Intersection Rolling Road and : ZONING COMMISSIONER
Security Boulevard (7100 Security :
Boulevard), 1st Election Dist., : OF BALTIMORE COUNTY
1st Councilmanic Dist. : CASE NO: 94-398-A

PETITIONER :
DONALD E. GREMPER

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 Zimmermann
Peter Max Zimmermann
People's Counsel for Baltimore County

Carol S. Demillo
Carol S. Demillo
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY THAT on this 4th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmermann
Peter Max Zimmermann

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 1st Date of Posting: 4/24/94
Posted for: Variances
Petitioner: Donald E. Grempier
Location of property: 700 Security Blvd., NW Corner Rolling Road
Location of Sign: Rolling Roadway on property being posted
Remarks: _____
Posted by: Arnold Jablon Signature
Number of Sign: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 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 April 22, 1994.

THE JEFFERSONIAN,

A. Henriksen
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-398-A (Item 385)
7100 Security Boulevard
NW Intersection Rolling Road and Security Boulevard
1st Election District - 1st Councilmanic
Petitioner(s): Donald E. Grempier
HEARING: WEDNESDAY, MAY 18, 1994 at 11:00 a.m., Rm. 106 County Office Building.

Variance: to permit 2 wall-mounted illuminated replacement signs, 60 square feet each, and one existing 16-square foot sign in lieu of the permitted 8-square foot sign; and to permit 4 existing proposed 32-square foot signs in lieu of the permitted 1 square foot sign.

LAWRENCE E. SCHMIDT,
Zoning Commissioner
Baltimore County
NOTES: (1) Hearings are handicapped accessible for special accommodations. Please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
4216 April 21



Zoning Administration & Development Management
1st Floor, Maryland State
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: B-0016350

Number: 30111

Date: 4-8-94

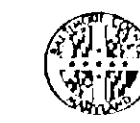
Donald Grempier 7100 Security Blvd.

VAR (020) 250.00
Posting (050) 35.00
285.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For these 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 by this office at the time of filing.
- 2) Billing 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 ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 385

Petitioner: Donald Grempier

Location: 7100 Security Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: G. Scott Barnight

ADDRESS: 210 W. SE PENNSYLVANIA AVE.

500 COURT TOWERS TOWSON MD. 21204

* PHONE NUMBER: 832-2000

*MUST BE SUPPLIED

THE JEFFERSON PUBLISHING COMPANY
April 21, 1994 Issue - Jeffersonian

Please forward billing to:

G. Scott Barnight, Esq.
210 W Pennsylvania Avenue #500
Towson, Maryland 21204
832-2000

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 NUMBER: 94-398-A (Item 385)

7100 Security Boulevard
NW Intersection Rolling Road and Security Boulevard
1st Election District - 1st Councilmanic
Petitioner(s): Donald E. Grempier
HEARING: WEDNESDAY, MAY 18, 1994 at 11:00 a.m., Rm. 106 County Office Bldg.

Variance to permit 2 wall-mounted illuminated replacement signs, 60 square feet each, and one existing 16-square foot sign in lieu of the permitted 8-square foot sign; and to permit 4 existing proposed 32-square foot signs in lieu of the permitted 1 square foot sign.

LAWRENCE E. SCHMIDT,
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 14, 1994

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 NUMBER: 94-398-A (Item 385)

7100 Security Boulevard
NW Intersection Rolling Road and Security Boulevard
1st Election District - 1st Councilmanic
Petitioner(s): Donald E. Grempier
HEARING: WEDNESDAY, MAY 18, 1994 at 11:00 a.m., Rm. 106 County Office Bldg.

Variance to permit 2 wall-mounted illuminated replacement signs, 60 square feet each, and one existing 16-square foot sign in lieu of the permitted 8-square foot sign; and to permit 4 existing proposed 32-square foot signs in lieu of the permitted 1 square foot sign.

Carl Jablon
Arnold Jablon
Director

cc: Don E. Grempier
G. Scott Barnight, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 9, 1994

G. Scott Barnight, Esquire
500 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-398-A, Item No. 385
Petitioner: Donald E. Grempier
Petition for Variance

Dear Mr. Barnight:

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 April 8, 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.

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.

Zoning Plans Advisory Committee Comments
G. Scott Barnight, Esquire
Date: May 9, 1994
Page 2

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 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm
Enclosures

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: May 2, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 25, 1994
Item No. 385

The Developers Engineering Section has reviewed the subject zoning item. We recommend requiring streetscape landscaping to the extent possible.

RWB:s

IN RE: PETITION FOR VARIANCE
NW Corner Security Boulevard
and Rolling Road
(7100 Security Boulevard)
1st Election District
1st Councilmanic District
Donald E. Grempler
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-398-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 7100 Security Boulevard, located in the Gwynn Oak area of western Baltimore County. The Petition was filed by the owner of the property, Donald E. Grempler, through his attorney, G. Scott Barhight, Esquire. The Petitioner seeks relief from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) proposed wall-mounted illuminated replacement signs of 60 sq.ft. each and one existing 16 sq.ft. sign in lieu of the maximum permitted 8 sq.ft. for each, and from Section 413.1.A of the B.C.Z.R. to permit four (4) existing freestanding signs, totalling 62 sq.ft., and one (1) proposed sign of 32 sq.ft. in lieu of the one permitted sign of 1 sq.ft. The subject property and relief sought are more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Donald E. Grempler, property owner, Larry Brown, President of City Federal Mortgage Company, and John Smith, Professional Engineer with George W. Stephens, Jr. and Associates, Inc. There were no Protestants present.

Testimony revealed that the subject property consists of 1.1 acres, more or less, zoned R.O. and is improved with a three-story office building consisting of 11,100 sq.ft. of office space. This building has

existed on the property for the past 18 years. On behalf of the Petitioner, Mr. Barhight testified that City Federal Mortgage Company is desirous of leasing space within the subject building and that he and representatives of City Federal Mortgage Company met with representatives of the Office of Planning and Zoning to discuss appropriate signage for the use proposed at the subject location. Testimony revealed that the Petitioner received the full support of the Office of Planning and Zoning, based primarily on the building's proximity to lands zoned for commercial and industrial uses and the fact that this property is located along a heavily traveled portion of Security Boulevard. By comments dated April 22, 1994, the Office of Planning and Zoning recommended approval of the relief requested and stated that the office use at the subject location provides an effective buffer between residential development to the north and commercial uses located on Security Boulevard across from the subject site.

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

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

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

- 2 -

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

After due consideration of the testimony and evidence presented, and based upon the favorable comments received from the Office of Planning and Zoning, it appears that the relief requested should be 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. In addition, the relief requested will not result in any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of June, 1994 that the Petition for Variance seeking relief from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) proposed wall-mounted illuminated replacements signs of 60 sq.ft. each, and one existing 16 sq.ft. sign in lieu of the maximum permitted 8 sq.ft. for each, and from Section 413.1.A of the B.C.Z.R. to permit four (4) existing freestanding signs, totalling 62 sq.ft., and one (1) proposed sign of 32 sq.ft. in lieu of the one permitted sign of 1 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permits and be granted same upon receipt of this Order; however,

- 3 -

By, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 60-day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/6/94
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

June 6, 1994

(410) 887-4386

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW Corner Security Boulevard and Rolling Road
(7100 Security Boulevard)
1st Election District - 1st Councilmanic District
Donald E. Grempler - Petitioner
Case No. 94-398-A

Dear Mr. Barhight:

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

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

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Donald E. Grempler
400 E. Joppa Road, Towson, Md. 21204

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 7100 Security Boulevard

which is presently zoned R-O

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 203.3C.1 and 413.1.A (See attached supplement)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The reasons for the requested variance will be presented at the hearing.

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

Phone No.

Address

City State Zip

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

Legal Owner(s)

Donald E. Grempler

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Supplement for Variance Petition for 7100 Security Boulevard

Requested Variances:

Variance from Baltimore County Zoning Regulation Section 203.3C.1 for two wall mounted illuminated replacement signs, sixty (60) square feet each, and one existing sixteen (16) square foot sign in lieu of the permitted eight (8) square foot sign.

Variance from Baltimore County Zoning Regulation Section 413.1A for four existing freestanding signs, totalling sixty-two (62) square feet, and one proposed thirty-two (32) square foot sign in lieu of the permitted one (1) square foot sign.

Description to Accompany a
Zoning Petition for Variances

BEGINNING FOR THE SAME at a point on the west side of Rolling Road at the northeast end of the fillet curve connecting said west side of Rolling Road with the north side of Security Boulevard, 120 feet wide, as shown on the plat of "Madwick Manor, Section VI" recorded among the Land Records of Baltimore County in Plat Book 42R No. 28, folio 38, running thence binding on said fillet curve, (1) southwesterly by a curve to the right with the radius of 64.00 feet, the distance of 119.04 feet, thence binding on said north side of Security Boulevard, (2) N 75° 14' 20" West 253.97 feet, thence along the easement line connecting said north side of Security Boulevard with the east side of Kennicott Road, sixty feet wide, as shown on said plat, (3) N 30° 14' 20" W 35.36 feet, thence binding on the east side of said Kennicott Road, (4) northerly, by a curve to the left with the radius of 410.00 feet, the distance of 88.10 feet, thence binding on the north outline of Block A, as shown on said plat, two courses: (5) S 87° 11' 00" E 127.58 feet, and (6) N 72° 09' 28" E 140.72 feet, thence binding on the west side of Rolling Road herein referred to two courses: (7) S 17° 31' 28" E 44.90 feet, and (8) S 19° 25' 14" E 97.37 feet to the place of beginning.

Containing 1.1 Acres of land more or less.

Note: THIS DESCRIPTION IS FOR ZONING PURPOSED ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.



385