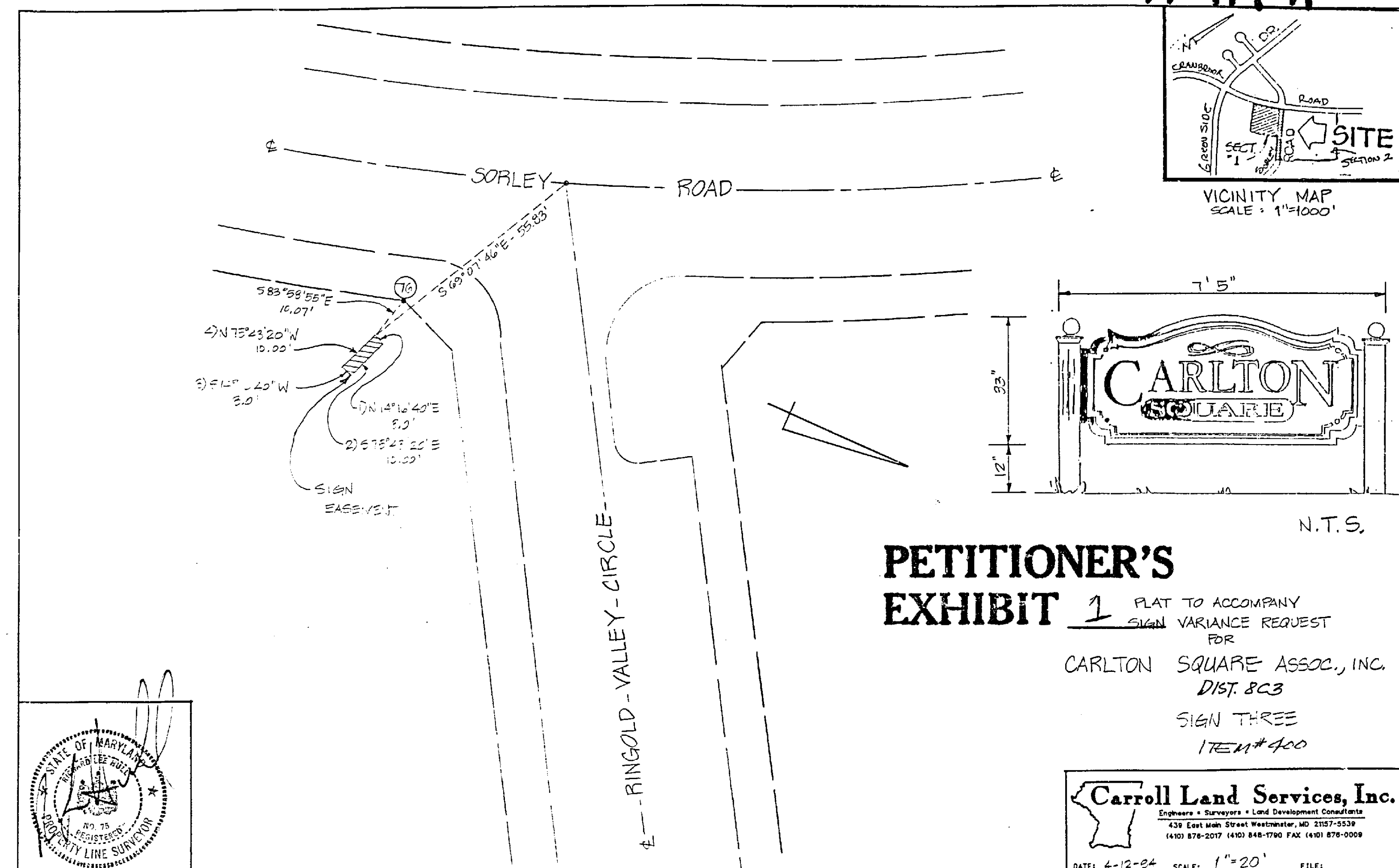
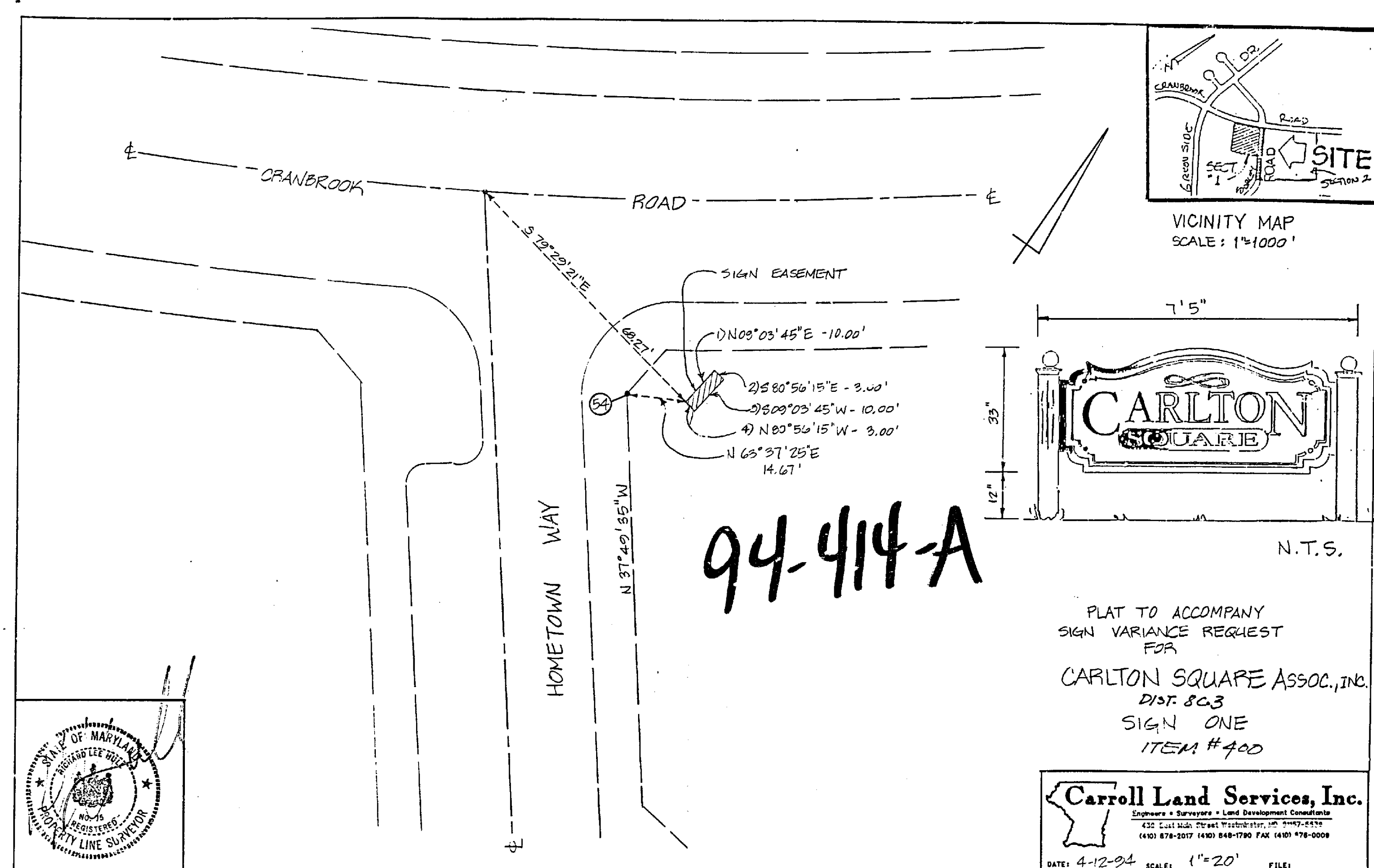
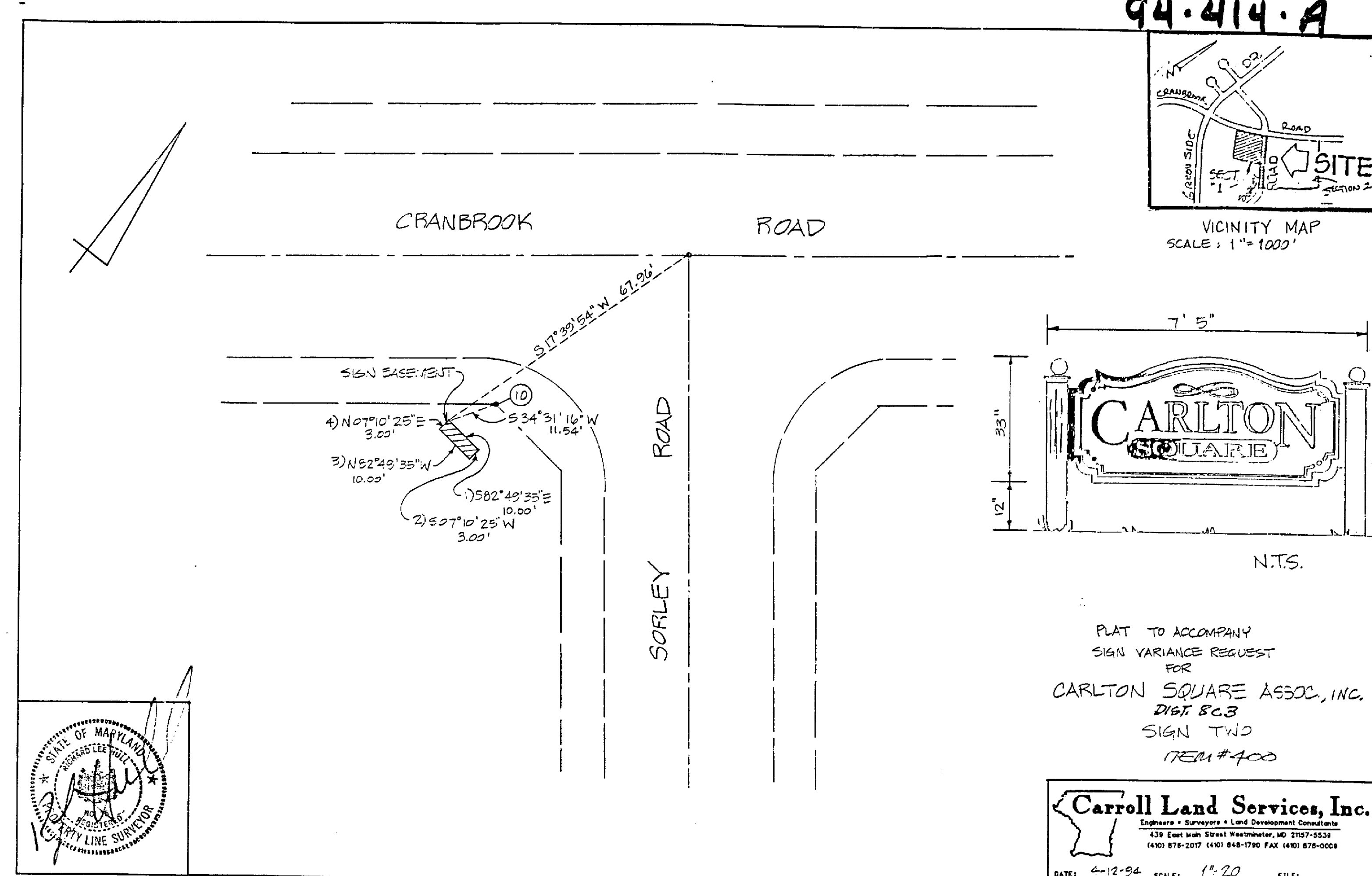


94-414-A



94-414-A



94-414-A



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 5/13/94
Posted for: Carlton Square Assoc. Inc.
Petitioner: Carlton Square Assoc. Inc.
Location of property: Cranbrook & Sorley Rds.
Location of Signs: Facing roadway on property being zoned
Remarks: None
Posted by: Arnold Jablon Date of return: 5/19/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 6, 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 May 5, 1994.

THE JEFFERSONIAN

A. H. Schmidt

Signature

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 the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 94-414-A (Item 400)
Petitioner: Carlton Square Association, Inc.
Location: Cranbrook Road and Sorley Road
8th Election District - 3rd Councilmanic District
Hearings: THURSDAY, JUNE 2, 1994 at 9:00 a.m. in Room 118, Old Courthouse
Variance: to permit three single-face free-standing signs with a combined total of 53.6 square feet in lieu of the one sign of 15 square feet permitted.
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.
5/94 May 5

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

April 28, 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 the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-414-A (Item 400)
Petitioner: Carlton Square Association, Inc.
Location: Cranbrook Road and Sorley Road
8th Election District - 3rd Councilmanic District
Hearings: THURSDAY, JUNE 2, 1994, 9:00 A.M. Rm. 118 Old Courthouse

Variance to permit three single-face free-standing signs with a combined total of 53.6 square feet in lieu of the one sign of 15 square feet permitted.

Arnold Jablon
Director

cc: Michael D. Crosby, President
Harry S. Shapiro, Esquire

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.

receipt

Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 5/13/94
Number: 400
RTI
CARLTON SQ. ASSOC. INC.
CRANBROOK & SORLEY RD.

VAR - VARIANCE - \$ 2500
VAR - SIGN - \$ 550
TOTAL \$ 3050

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/neighbors 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) 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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 400

Petitioner: CARLTON SQUARE ASSOC. INC.

Location: CRANBROOK RD & SORLEY RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael Crosby - Pres.

ADDRESS: 319 HOMETOWN WAY

COCKEYSVILLE, MD 21030

* PHONE NUMBER: 638-6320

MUST BE SUPPLIED

TO: PUTNEY PUBLISHING COMPANY
May 5, 1994 Issue - Jeffersonian

Please forward billing to:

Michael Crosby, President
319 Hometown Way
Cockeysville, Maryland 21030
638-6220

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 the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-414-A (Item 400)

Petitioner: Carlton Square Association, Inc.

Hearings: THURSDAY, JUNE 2, 1994, 9:00 A.M. Rm. 118 Old Courthouse

Variance to permit three single-face free-standing signs with a combined total of 53.6 square feet in lieu of the one sign of 15 square feet permitted.

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

May 27, 1994

Harry S. Shapiro, Esquire
400 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-414-A, Item No. 400
Petitioner: Carlton Square Association, Inc.
Petition for Variance

Dear Mr. Shapiro:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on April 21, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 17, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 9, 1994
Item No. 400

The Developers Engineering Section has reviewed the subject zoning item. The proposed signs need to be located so as not to interfere with the line of sight.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

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

Re: Baltimore County
Item No.: 1-466 (ST)

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 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID A. KATZ, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

IN RE: PETITION FOR VARIANCE
WS/Corner Cranbrook & Sorley Rds.
(Carlton Square)
8th Election District
3rd Councilmanic District
Carlton Square Assoc., Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-414-A
* Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) identification signs for the subject property, known as Carlton Square, located in the Cockeysville area of northern Baltimore County. The Petition was filed by the owners of the property, Carlton Square Association, Inc., by Michael D. Crosby, President, through their attorney, Harry S. Shapiro, Esquire. Specifically, the Petitioners seek relief from Section 413.1.E of the B.C.Z.R. to permit three (3) single-faced, freestanding signs with a combined total of 53.6 sq.ft., in lieu of the permitted one sign of 15 sq.ft. total. The subject property and relief requested are more particularly described on the plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Michael Crosby, President of the Carlton Square Association, Inc., property owners, and the attorney for the petitioners, Harry S. Shapiro, Esquire. There were no Protestants present.

Testimony and evidence presented revealed that the subject property is the site of the subdivision known as Carlton Square, a community of 100 townhouse units. The Petitioners are desirous of installing identification signs at the three entrances to the site in accordance with the

sign plans submitted as Petitioner's Exhibit 1. Due to the size of this development and the fact that access to the site is located off of three different intersections, the Petitioners believe the proposed signage is necessary in order to adequately identify their property.

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).

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of 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 variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24 day of June, 1994 that the Petition for Variance seeking relief from Section 413.1.E of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) single-faced, freestanding signs with a combined total of 53.6 sq.ft. of signage, in lieu of the permitted one sign of 15 sq.ft. total, 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, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/24/94
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21201

June 8, 1994

(410) 887-4386

Harry S. Shapiro, Esquire
300 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
WS/Corner Cranbrook & Sorley Rds.
(Carlton Square)
8th Election District - 3rd Councilmanic District
Carlton Square Assoc., Inc. - Petitioners
Case No. 94-414-A

Dear Mr. Shapiro:

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,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael D. Crosby, President, Carlton Square Assoc., Inc.
319 Home Town Way, Cockeysville, Md. 21030

People's Counsel

file

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at Cranbrook and Sorley Roads, Balto. Co.
which is presently zoned R-1

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 413.1.E - To permit three (3) single-face free standing signs with a combined total of 53.6 square feet in lieu of the one sign of 15 square foot permitted.

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

The Carlton Square Association, Inc. desires to place signs on the subject property in order to identify the subdivision.

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.

Correct Purchase/Lease
Type or Print Name
Signature
Address
City State Zipcode
Attorney for Petitioner
Type or Print Name
Signature
Address
City State Zipcode
Name Address and phone number of representative to be contacted

I, we, do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s)
Type or Print Name
Signature
Address
City State Zipcode
Name Address and phone number of representative to be contacted

Carlton Square Association, Inc.
319 Home Town Way 628-6220
Cockeysville, MD 21030
Name Address and phone number of representative to be contacted

400 W. Pennsylvania Ave., 825-0110
Towson, MD 21204
Name Address and phone number of representative to be contacted

Printed with Soy-based Ink
on Recycled Paper

ESTIMATED LENGTH OF HEARING
Unavailable for Hearing
the following date
Next Two Months
ALL
REVIEWED BY R-1 DATE 4-21-94

ITEM # 400

Carroll Land Services, Inc.
439 East Main Street
Westminster, MD 21157-5539
(410) 876-2017 Fax: (410) 876-0009
April 21, 1994

Metes and Bounds Description
Sign One
Carlton Square Associates, Inc.

Description of a three foot by ten foot sign easement on the east side of the intersection of Hometown Way and Cranbrook Road in the Eighth (8th) Election District of Baltimore County, Maryland and being more particularly described as follows to wit:

Beginning for the same at a point being North 63 degrees 37 minutes 25 seconds East, 14.67 feet from a point designated as Point No. 54 on a plat entitled "Section One, Carlton Square" and recorded among the Land Records of Baltimore County in E.H.K. Jr. 39, folio 114 also being South 79 degrees 29 minutes 21 seconds East, 68.27 feet from the centerline intersection of Cranbrook Road and Hometown Way; running thence for four lines,
1. North 09 degrees 03 minutes 45 seconds East, 10.00 feet to a point; thence,
2. South 80 degrees 56 minutes 15 seconds East, 3.00 feet to a point; thence,
3. South 09 degrees 03 minutes 45 seconds West, 10.00 feet to a point; thence,
4. North 80 degrees 56 minutes 15 seconds West, 3.00 feet to the point of beginning and containing 30.0 square feet of land more or less.



deed/carton.1

ITEM # 400

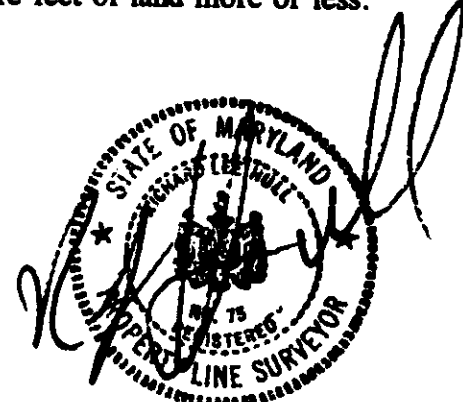
1

Carroll Land Services, Inc.
439 East Main Street
Westminster, MD 21157-5539
(410) 876-2017 Fax: (410) 876-0009
April 21, 1994

Metes and Bounds Description
Sign Two
Carlton Square Associates, Inc.

Description of a three foot by ten foot sign easement on the west side of the intersection of Sorley Road and Cranbrook Road in the Eighth (8th) Election District of Baltimore County, Maryland and being more particularly described as follows to wit:

Beginning for the same at a point being South 34 degrees 31 minutes 16 seconds West, 11.54 feet from a point designated as Point No. 10 on a plat entitled "Section One, Carlton Square" and recorded among the Land Records of Baltimore County in E.H.K., Jr. 39, folio 114 also being South 17 degrees 39 minutes 54 seconds West, 67.96 feet from the centerline intersection of Sorley Road and Cranbrook Road; running thence for four lines,
1. South 82 degrees 49 minutes 35 seconds East, 10.00 feet to a point; thence,
2. South 07 degrees 10 minutes 25 seconds West, 3.00 feet to a point; thence,
3. North 82 degrees 49 minutes 35 seconds West, 10.00 feet to a point; thence,
4. North 07 degrees 10 minutes 25 seconds East, 3.00 feet to the point of beginning and containing 30.00 square feet of land more or less.



deed/carton.2

ITEM # 400

1

Carroll Land Services, Inc.
439 East Main Street
Westminster, MD 21157-5539
(410) 876-2017 Fax: (410) 876-0009
April 21, 1994

Metes and Bounds Description
Sign Three
Carlton Square Associates, Inc.

Description of a three foot by ten foot sign easement on the southeast side of the intersection of Ringold Valley Circle and Sorley Road in the Eighth (8th) Election District of Baltimore County, Maryland and being more particularly described as follows to wit:

Beginning for the same at a point being South 83 degrees 58 minutes 55 seconds East, 10.07 feet from a point designated as Point No. 76 on the amended plat of Section Two, Plat B, Carlton Square and recorded among the Land Records of Baltimore County in E.H.K. Jr. 41, folio 55 also being South 69 degrees 07 minutes 46 seconds East, 55.83 feet from the centerline intersection of Sorley Road and Ringold Valley Circle; running thence for four lines,
1. North 14 degrees 16 minutes 40 seconds East, 3.00 feet to a point; thence,
2. South 75 degrees 43 minutes 20 seconds East, 10.00 feet to a point; thence,
3. South 14 degrees 16 minutes 40 seconds West, 3.00 feet to a point; thence,
4. North 75 degrees 43 minutes 20 seconds West, 10.00 feet to the point of beginning and containing 30.00 square feet of land more or less.



deed/carton.3

ITEM # 400