

IN RE: PETITION FOR VARIANCE
SE/S Merritt Boulevard, 650' SW
of the c/l of North Point Road
(901 Merritt Boulevard)
12th ~~15th~~ Election District
7th Councilmanic District

George R. Norris, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-445-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 901 Merritt Boulevard, located in the vicinity of North Point Road in Dundalk. The Petition was filed by the owner of the property, George R. Norris, Inc. by David N. Cook, Vice President, through their attorney, Timmy F. Ruppertsberger, Esquire. The Petitioner seeks relief from Sections 413.2.F and 413.5.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the replacement of an existing sign with a sign of 138.75 sq.ft. in lieu of the maximum permitted 100 sq.ft., and to permit a height for said sign of 36 feet, 4 inches, in lieu of the maximum permitted 25 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were David Cook, Vice President, Tim Whittie, Professional Engineer with Frederick Ward Associates, Inc., who prepared the site plan for this property, and Robert A. Hoffman, Esquire and Timmy F. Ruppertsberger, Esquire, attorneys for the Petitioner. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of 6.867 acres, more or less split zoned B.M. and B.L., and is the site of the Norris Ford automobile dealership which has existed on the site for many years. The Petitioners are in the process of renovating the property and in conjunction with those improvements, are desirous of replacing an existing identification sign with a new sign. The replacement sign will be slightly taller than the old sign, but the facade itself will be consistent with the existing sign. Apparently, no variance was granted for the original sign which has existed on the property for 31 years. However, in order to replace the sign as proposed, the requested variance is necessary.

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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that the

proposed sign is similar in design to the existing sign which has been on the property for over 30 years, and will only be slightly taller. Furthermore, there were no adverse comments from any Baltimore County reviewing agency, nor any opposition from any adjoining property owner. Therefore, it appears that the relief requested will not result in any detriment to the surrounding locale, 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 3rd day of June, 1997 that the Petition for Variance seeking relief from Sections 413.2.F and 413.5.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the replacement of an existing sign with a sign of 138.75 sq.ft. in lieu of the maximum permitted 100 sq.ft., and to permit a height for said sign of 36 feet, 4 inches, in lieu of the maximum permitted 25 feet, 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 permit 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
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 3, 1997

Robert A. Hoffman, Esquire
Timmy F. Ruppertsberger
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S Merritt Boulevard, 650' SW of the c/l of North Point Road
(901 Merritt Boulevard)
15th Election District - 7th Councilmanic District
George R. Norris, Inc. - Petitioner
Case No. 97-445-A

Dear Messrs. Hoffman & Ruppertsberger:

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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. David N. Cook, Vice President, George R. Norris, Inc.
901 Merritt Boulevard, Baltimore, Md. 21222

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 901 Merritt Blvd., 561' south of North Point Blvd.
97-445-A

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 part of hereof, hereby petition for a Variance from Section(s)

413.2F and 41 3.5D to permit replacement of existing sign with a 138.75 sq. ft. total area sign in lieu of permitted 100 sq. ft total area and to permit sign height of 36 feet, 4 inches in lieu of permitted 25 foot height.

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

to be determined at 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 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

Zipcode

Attorney for Petitioner:

Timmy F. Ruppertsberger

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Towson

MD

21204

City

State

Zipcode

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

Legal Owner(s):

George R. Norris, Inc.

(Type or Print Name)

By:

Signature

David N. Cook, Vice President

(Type or Print Name)

Signature

901 Merritt Boulevard

Address

410-285-0200

Phone No

Baltimore

City

MD

State

21222

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Timmy F. Ruppertsberger

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

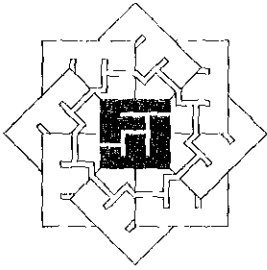
OTHER

REVIEWED BY:

DATE



DROP-OFF
NO REVIEW
4/11/97 WCR



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS

445

ZONING DESCRIPTION

97-445-A

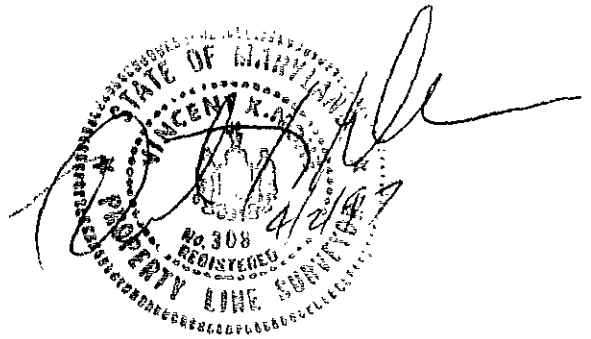
12th 901 Merritt Boulevard
Fifteenth Election District
Baltimore County, Maryland

BEGINNING for the same at a point on the south side of a 30' wide road, said point of beginning being also on the eastern boundary line of the Land of George R. Norris, Inc., which deed is recorded among the Land Records of Baltimore County in Liber RRG 4374, folio 202, and running the following bearings and distances, with bearings being referred to the Baltimore County Metropolitan District System:

- 1) South 14°55'09" East, 1075.25 feet,
- 2) North 73°24'10" West, 525.39 feet to the eastern right of way line of Merritt Boulevard,
- 3) By a non-tangent curve to the right having a radius of 1849.86 feet and an arc length of 736.56 feet, said arc being subtended by a chord with a bearing of North 07°23'49" East and a distance of 731.70 feet,
- 4) North 39°02'49" East, 210.29 feet to the point of beginning hereof

CONTAINING 6.8647 acres of land more or less.

f:\as\wp\96259zon.des



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 in Towson, Maryland on the property identified herein as follows:

Case #97-4MS-A
901 Marlin Boulevard, Norris Ford

SE/8 Merritt Road, 650' +/- SW of 24th Point Road, also SW of 15th Street, 15th District, 7th Courthouse

Legal Owner(s):

George B. Morris, Inc.

Variance: To permit replacement of existing sign with a 135.75 square foot total area sign in lieu of the permitted 100 square foot total sign area, with a height of 36 feet 24 inches in lieu of permitted 25 foot height.

Hearing: Thursday, May 22, 1997 at 10:00 a.m. 4th floor hearing room County Building, 401 Besley Avenue.

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.

5/04/98 May 1 C139446

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 1, 1997

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 1, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
SCCELLANEOUS RECEIPT

No.

035006

DATE 4/11/97

ACCOUNT 001-6150

AMOUNT \$250.00 (WCR)

RECEIVED FROM: Norris Ford

FOR: #020 - VARIANCE
901 Merritt Boulevard

DROP-OFF PETITION — NO REVIEW
ITEM #445

DISTRIBUTION

NOTE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

\$250.00

BA C008:55AMD4-15-97
3A91#0008MICHRC



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 14, 1997

Timmy F. Ruppertsberger, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #445)
901 Merritt Boulevard
15th Election District

Dear Mr. Ruppertsberger:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 445

ZONING NOTICE

Case No. 97-445-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT REPLACEMENT OF EXISTING
SIGN 135.75 SQ. FT. TOTAL AREA IN LIEU OF PERMITTED
100 SQ. FT. TOTAL AREA; SIGN HEIGHT OF 36 FEET,
24 INCHES IN LIEU OF PERMITTED 25-FOOT HEIGHT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

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 those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.:

445

Petitioner:

George R. Norris, Inc.

Location:

901 Merritt Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

Barbara W. Ormrod

ADDRESS:

210 Allegany Ave.
Towson, Md 21204

PHONE NUMBER:

494-6201

AJ:egs

(Revised 09/24/96)

TO: PUTIXENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204
494-6200

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-445-A

901 Merritt Boulevard - Norris Ford

SE/S Merritt Boulevard, 650'+/- SW of c/l North Point Road; also SW/S BGE Susquehanna Transmission Line
(24) 18th Election District - 7th Councilmanic

Legal Owner(s): George R. Norris, Inc.

Variance to permit replacement of existing sign with a 135.75 square foot total area sign in lieu of permitted 100 square feet total sign area, with a height of 36 feet, 24 inches in lieu of permitted 25 foot height.

HEARING: THURSDAY, MAY 22, 1997 at 10:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-445-A

901 Merritt Boulevard - Norris Ford

SE/S Merritt Boulevard, 650'+/- SW of c/l North Point Road; also SW/S BGE Susquehanna Transmission Line

12th 15th Election District - 7th Councilmanic

Legal Owner(s): George R. Norris, Inc.

Variance to permit replacement of existing sign with a 135.75 square foot total area sign in lieu of permitted 100 square feet total sign area, with a height of 36 feet, 24 inches in lieu of permitted 25 foot height.

HEARING: THURSDAY, MAY 22, 1997 at 10:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Timmy F. Ruppertsberger, Esq.
George R. Norris, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 7, 1997.
(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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 1997

Timmy F. Ruppertsberger, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 445
Case No.: 97-445-A
Petitioner: George R. Norris, Inc.

Dear Mr. Ruppertsberger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 11, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading 'W. Carl Richards, Jr.' The signature is written in a cursive style with a large, stylized 'W' and 'C'.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 7, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 445, 463, 473, 474, 476, 477, 482, 484, 487

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

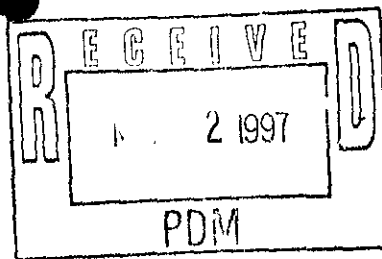
Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL



April 28, 1997

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

Re: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

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.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

440, 444, (445), 446, 447, 448, 449, 450, 451, 452, 457, 458.

459, 460, and 461

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-11025

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

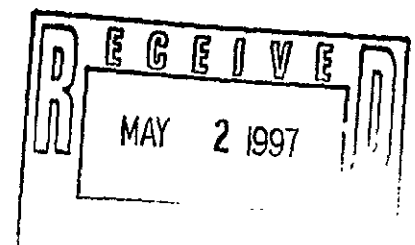
SUBJECT: Zoning Advisory Committee
Meeting Date: April 28, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	443	451	457	458
	(445)	452	459	
	448	454	460	
	449	455	461	
	450	456		

RBS:sp

BRUCE2/DEPRM/TXTSBP



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 5, 1997

FROM: *fu* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item Nos. 443, 444, (445) 446, 447, 448, 451, 455, 457, 458, 459
 and 460

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE505.NOC



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.25.97
Item No. 445 WCR

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

RE: PETITION FOR VARIANCE	*	BEFORE THE
901 Merritt Blvd (Norris Ford), SE/S Merritt		
Blvd, 650'+/- SW of c/l North Point Rd;	*	ZONING COMMISSIONER
also SW/S BGE Susquehanna Transmssn Line		
15th Election District, 7th Councilmanic	*	OF BALTIMORE COUNTY
George R. Norris, Inc.	*	CASE NOS. 97-445-A
Petitioners		
* * * * *		

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

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Timmy F. Ruppertsberger, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1997

Timmy F. Ruppertsberger, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #445)
901 Merritt Boulevard
15th Election District

Dear Ms. Ruppertsberger:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "CAM - IT".

Catherine A. Milton
Planner I
Zoning Review

CAM:scj

Enclosure (receipt)

c: Zoning Commissioner



ABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

VENABLE
ATTORNEYS AT LAW

97-1566
4/10/97
58
OFFICES IN

445
MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
410-494-6201

April 9, 1997

Hand Delivery

Mr. Carl Richards
Department of Permits & Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Legal Owner: George R. Norris, Inc.
Property Location: 901 Merritt Boulevard
Petition for Zoning Variance

Dear Mr. Richards:

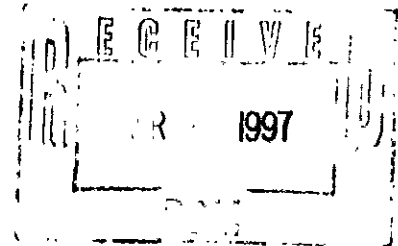
I am hereby drop filing the enclosed Petition for Zoning Variance with regard to the above captioned property. This request was previously reviewed by Kate Milton on February 14th. Pursuant to Zoning Enforcement, there is no evidence of any zoning citations currently outstanding on this site. Enclosed for submittal are the following documents:

1. Petition for Zoning Variance (3);
2. Zoning description (3);
3. Site Plans, with 200' Scale Map Insert 12);
4. Check in the amount of \$250.00.

If you have any questions, please give me a call.

Sincerely,

Barbara
Barbara W. Ormord
Legal Assistant



cc: Robert A. Hoffman, Esquire
Timmy F. Ruppertsberger, Esquire

TO1DOCS1/BAW01/0042274.01

4/11/97
ok-warc

PETITIONER(S) SIGN-IN SHEET

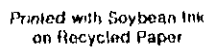
ADDRESS

210 Allegheny Ave 21204

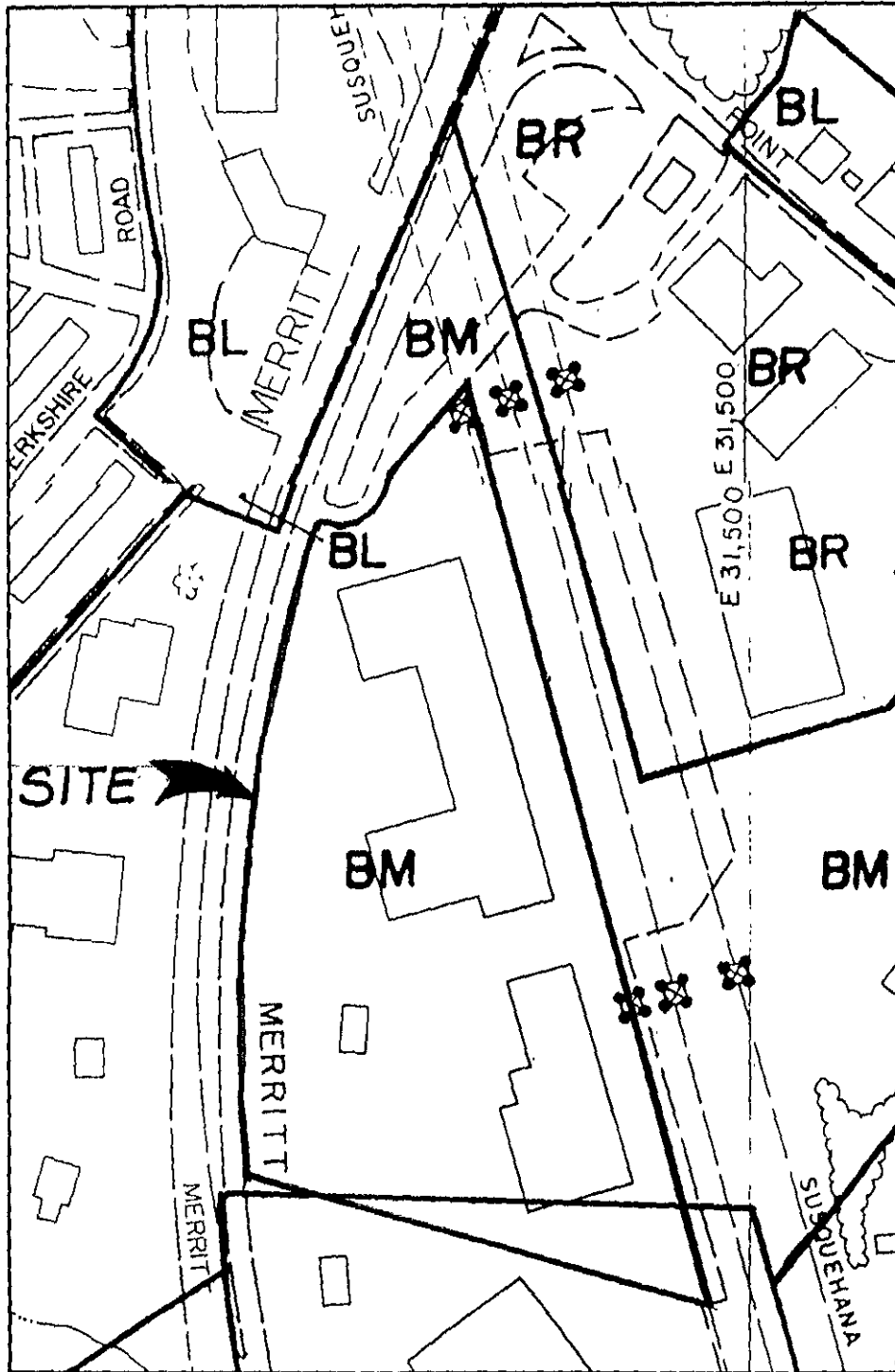
901 Merritt Blvd 21222

FWA
5 South Main St. Bel Air, MD 21014

Tom Whittie

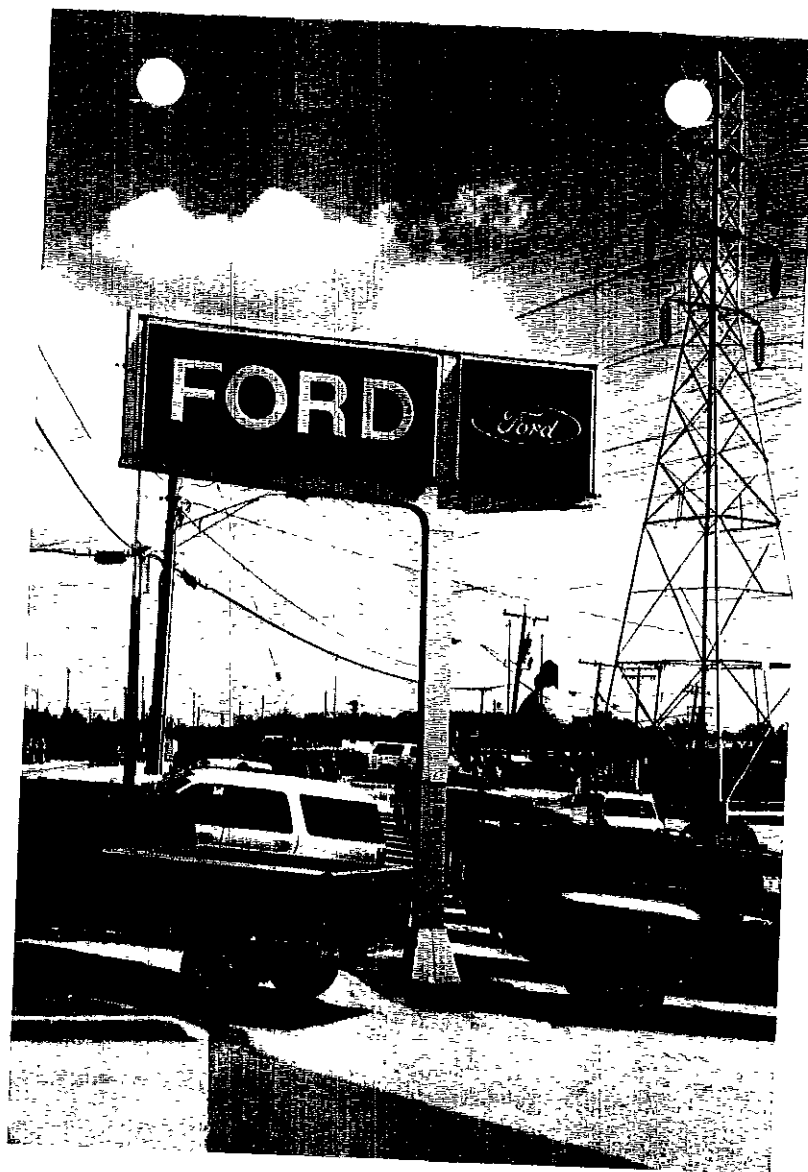


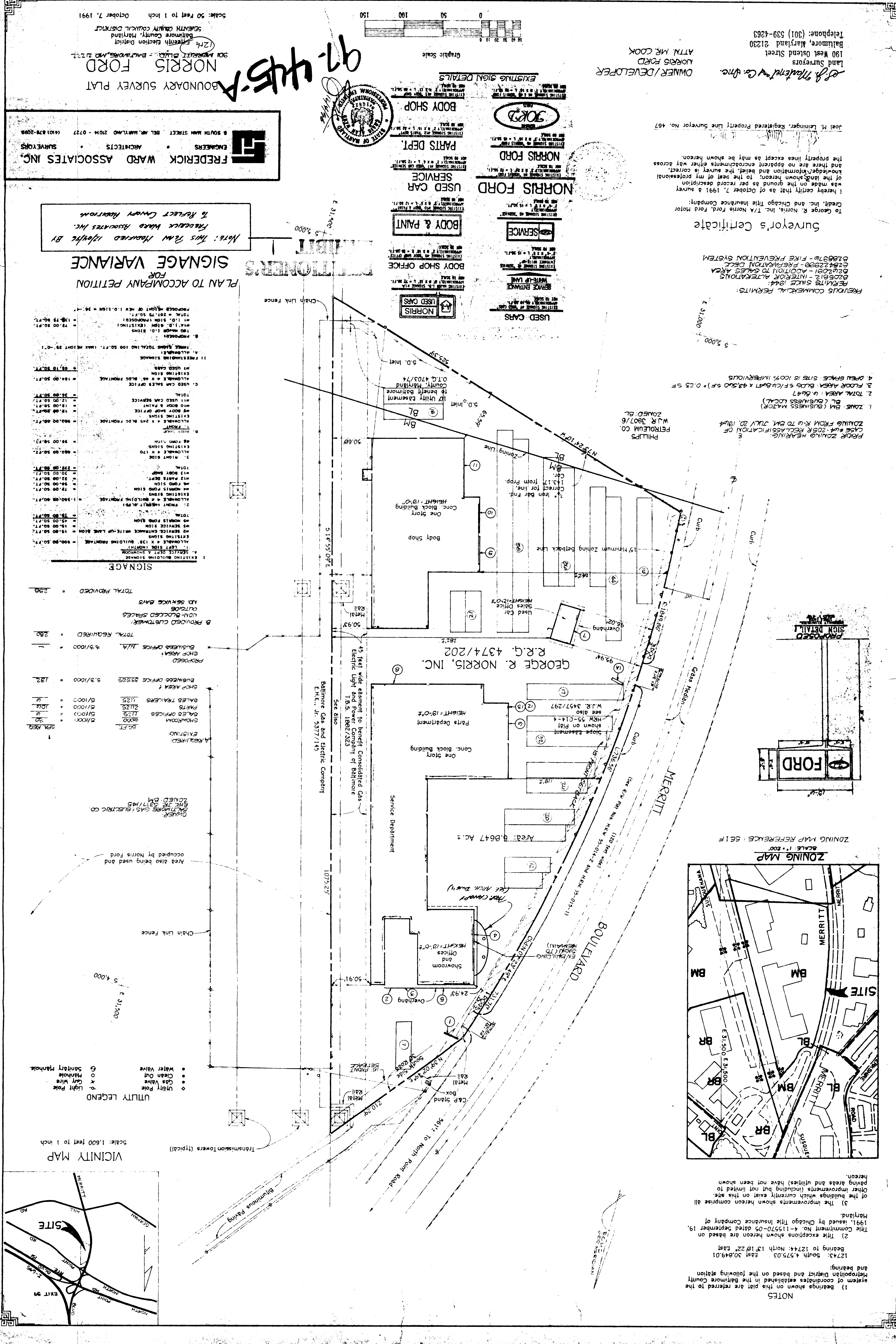
97-445-A



ZONING MAP REFERENCE: SELF

SCALE 1" = 200'	DATE 04/02/97	 FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 PHONE: (410) 879-2090 (410) 836-7900 FAX: (410) 893-1243	EXON COMPANY, U.S.A. ZONING MAP 901 MERRITT BOULEVARD BALTIMORE, MARYLAND 21222
DR. BY KDN	CH. BY		
RAS. NO.	JOB NO.		





FREDERICK WARD ASSOCIATES INC.
ARCHITECTS
SURVEYORS
1000 SOUTH MAIN STREET, BALTIMORE, MD 21204
(410) 878-2098

PLAN TO ACCOMPANY PETITION FOR SIGNAGE VARIANCE
Note: This plan was prepared by the architect and is not to be used for any other purpose.

SIGNAGE

ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
1	EXISTING BUILDING SIGNAGE	1,500.00	10.0	EXISTING
2	PROPOSED SIGNAGE	1,500.00	10.0	PROPOSED
3	TOTAL SIGNAGE	3,000.00	10.0	TOTAL

PROPOSED

ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
1	EXISTING BUILDING SIGNAGE	1,500.00	10.0	EXISTING
2	PROPOSED SIGNAGE	1,500.00	10.0	PROPOSED
3	TOTAL SIGNAGE	3,000.00	10.0	TOTAL

EXISTING

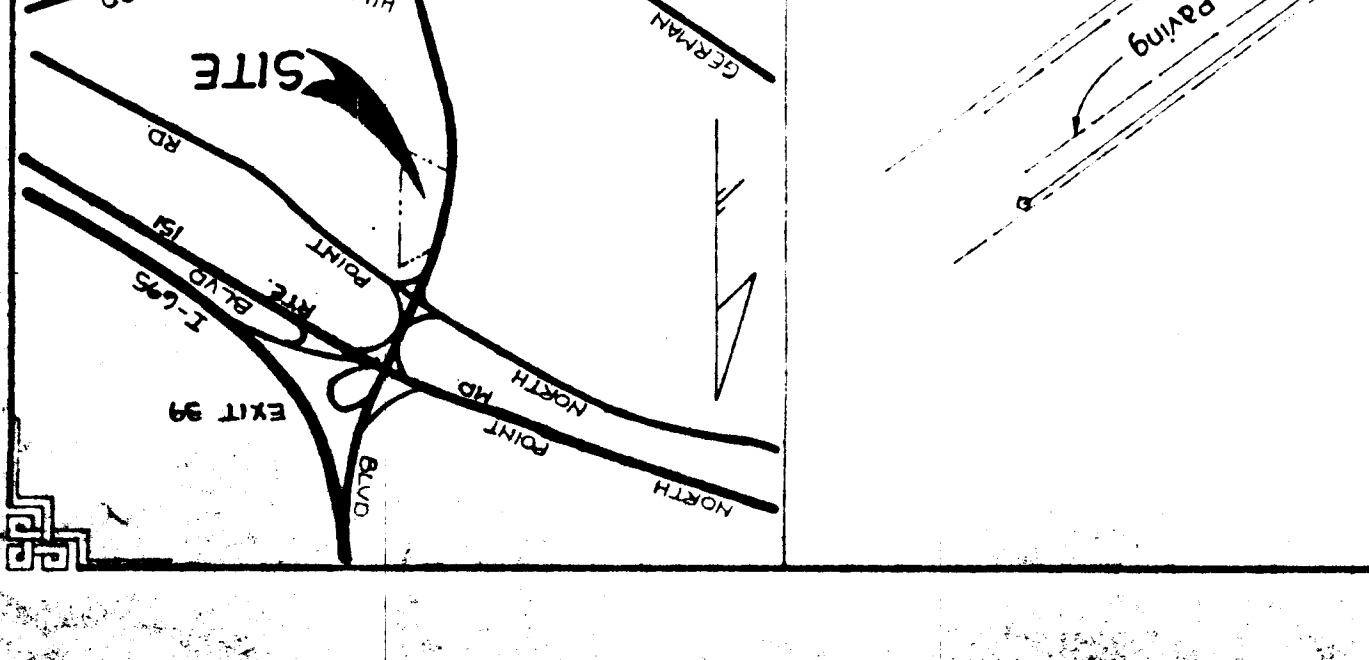
ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
1	EXISTING BUILDING SIGNAGE	1,500.00	10.0	EXISTING
2	PROPOSED SIGNAGE	1,500.00	10.0	PROPOSED
3	TOTAL SIGNAGE	3,000.00	10.0	TOTAL

UTILITY LEGEND

SYMBOL	DESCRIPTION
○	Water Valve
○	Clean Out
○	Gas Valve
○	Sanitary Manhole
○	Utility Pole
○	Light Pole

VICINITY MAP

ITEM	DESCRIPTION
1	EXISTING BUILDING SIGNAGE
2	PROPOSED SIGNAGE
3	TOTAL SIGNAGE



EXISTING SIGN DETAILS

ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
1	EXISTING BUILDING SIGNAGE	1,500.00	10.0	EXISTING
2	PROPOSED SIGNAGE	1,500.00	10.0	PROPOSED
3	TOTAL SIGNAGE	3,000.00	10.0	TOTAL

PROPOSED

ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
1	EXISTING BUILDING SIGNAGE	1,500.00	10.0	EXISTING
2	PROPOSED SIGNAGE	1,500.00	10.0	PROPOSED
3	TOTAL SIGNAGE	3,000.00	10.0	TOTAL

EXISTING

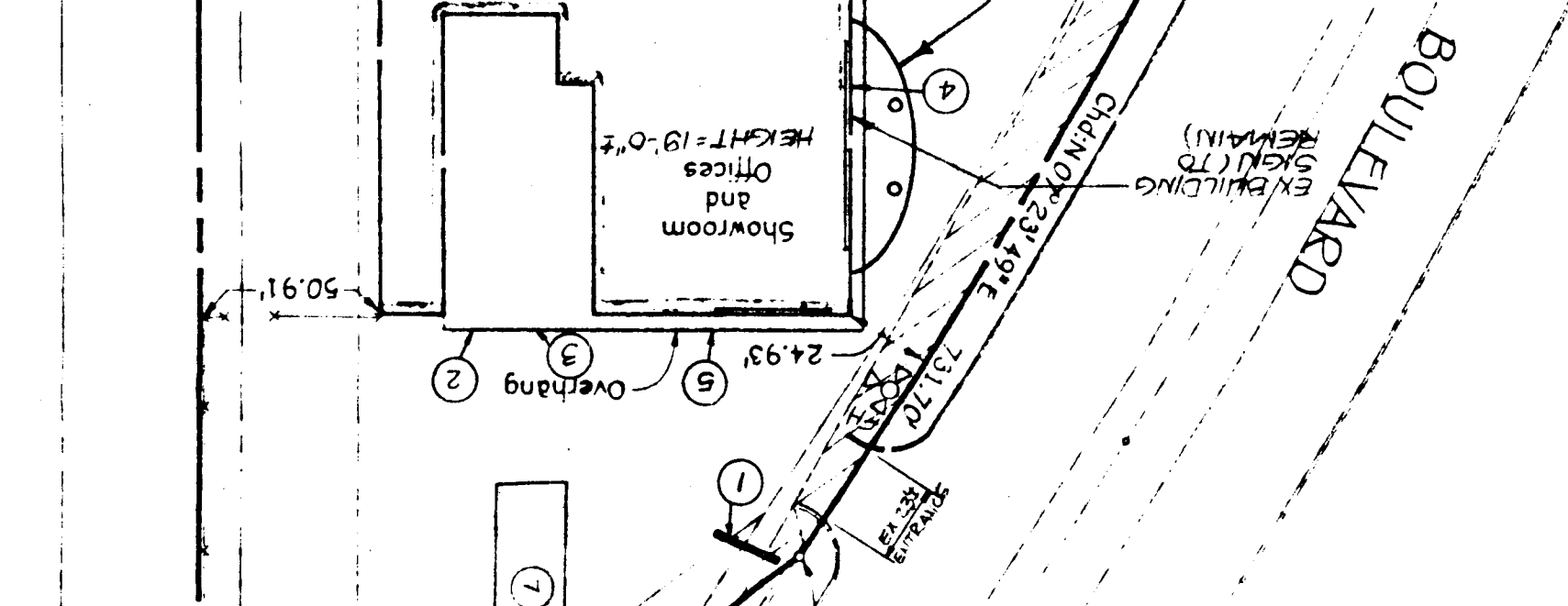
ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
1	EXISTING BUILDING SIGNAGE	1,500.00	10.0	EXISTING
2	PROPOSED SIGNAGE	1,500.00	10.0	PROPOSED
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UTILITY LEGEND

SYMBOL	DESCRIPTION
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VICINITY MAP

ITEM	DESCRIPTION
1	EXISTING BUILDING SIGNAGE
2	PROPOSED SIGNAGE
3	TOTAL SIGNAGE



OWNER/DEVELOPER
NORRIS FORD
ATTN: MR. COOK

Land Surveyors
190 West 12th Street
Baltimore, Maryland 21202
Telephone: (301) 539-4283

Surveyor's Certificate

I hereby certify that as of October 7, 1991 a survey was made on the ground as per record description and there are no apparent encroachments either way across the property lines except as may be shown hereon.

PREVIOUS COMMERCIAL PERMITS

ITEM	DESCRIPTION	DATE
1	EXISTING BUILDING SIGNAGE	1984
2	PROPOSED SIGNAGE	1984
3	TOTAL SIGNAGE	1984

PROPOSED

ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
1	EXISTING BUILDING SIGNAGE	1,500.00	10.0	EXISTING
2	PROPOSED SIGNAGE	1,500.00	10.0	PROPOSED
3	TOTAL SIGNAGE	3,000.00	10.0	TOTAL

EXISTING

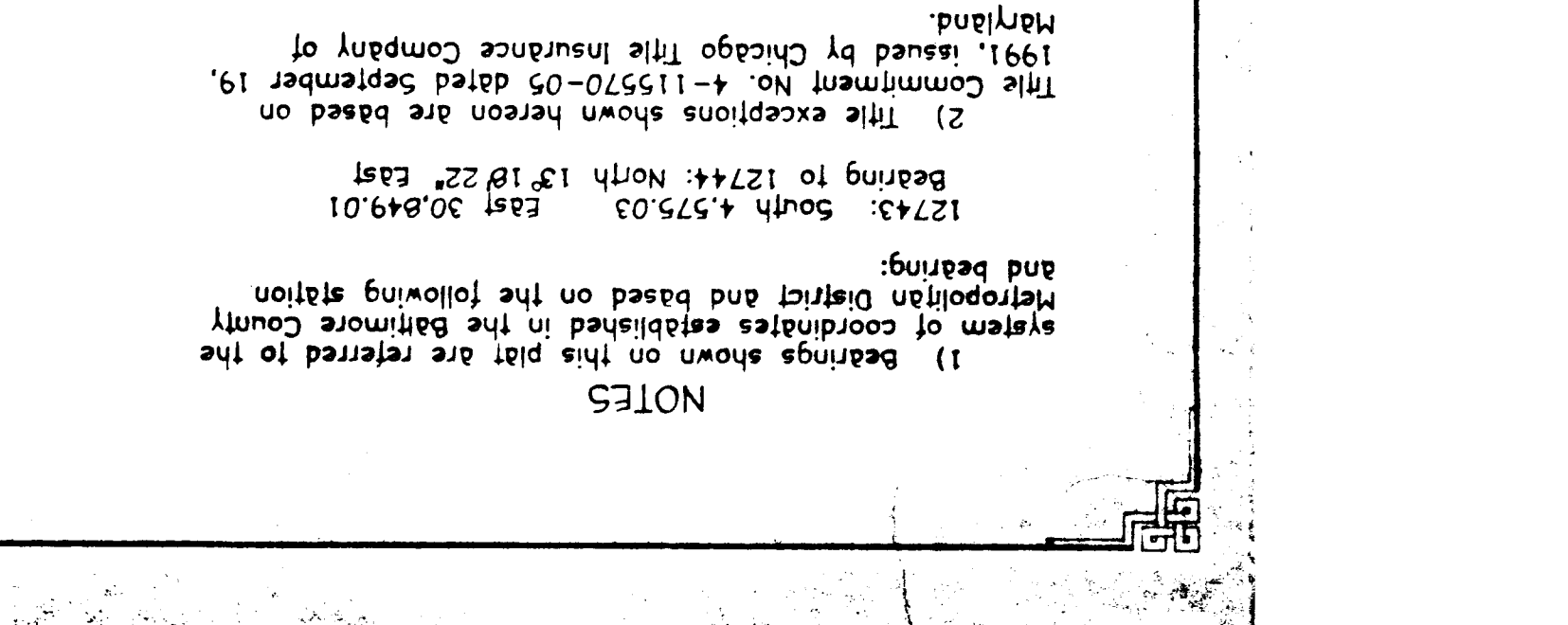
ITEM	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FT.)	TYPE
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UTILITY LEGEND

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VICINITY MAP

ITEM	DESCRIPTION
1	EXISTING BUILDING SIGNAGE
2	PROPOSED SIGNAGE
3	TOTAL SIGNAGE



NOTES

1) Bearings shown on this plat are referred to the system of coordinates established in the Baltimore County and bearing.

2) Title exceptions shown hereon are based on 1991, issued by Chicago Title Insurance Company of Maryland.

3) The improvements shown hereon comprise all of the buildings which currently exist on this site. Other improvements (including but not limited to paving, grading and utilities) have not been shown hereon.