

IN RE: PETITION FOR VARIANCE  
NE/Corner Reisterstown Road and  
Gentlebrook Road  
(11100 Reisterstown Road)  
4th Election District  
3rd Councilmanic District  
  
Max Development L.P., L.L.  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-203-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Max Development L.P., L.L., by Robert Max, President, and the Contract Lessee, All American Windows and Siding, Inc., by Garry Lavenstein, President, through their attorney, Howard J. Needle, Esquire. The Petitioners seek relief from Section 450.4.5(K) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed 6-foot high, double-faced (illuminated) sign of 48 sq.ft. total (24 sq.ft. per face), and to permit an existing 6-foot high double-faced (illuminated) sign of 50 sq.ft. total (approximately 25 sq.ft. per face) to remain. 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 Robert Max, Garry Lavenstein, Scott Rouk, a Landscape Architect with Morris & Ritchie Associates, who prepared the site plan for the subject property, and Howard J. Needle, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.39 acres, more or less, zoned O.R.-1, and is

ORDER RECEIVED FOR FILING  
Date 8/3/98  
By [Signature]

improved with a farmhouse which was converted to office space some time ago. Presently, the first floor of the building is occupied by Max Development Limited Partnership and the law offices of Mr. Needle. At the present time, the existing sign identifies only Mr. Needle's law practice and the Max Development Limited Partnership. The offices of All American Windows and Siding are located to the rear of the building and not visible from the front of the property. There is currently no identification sign on the property for All American Windows and Siding. Thus, it is very difficult for visitors to identify its location when travelling along this area of Reisterstown Road.

As to the signs themselves, the existing sign is located on the north end of the property at its entrance off of Gentlebrook Road. The sign is a very attractive, ground-mounted freestanding sign positioned on a stone pedestal, which matches the stone used in the construction of the building itself. The sign is illuminated during the evening hours. The sign proposed by All American will be located on the east end of the property and will also be illuminated during the evening hours. A preliminary design drawing of the sign was submitted at the hearing. The information contained on the proposed sign would include the name of the business, the type of improvements they offer, and their telephone number. The design of the proposed sign has not been finalized and All American is flexible as to any modifications. However, they do wish to provide all of the information shown on the exhibit on the sign they propose to install.

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.

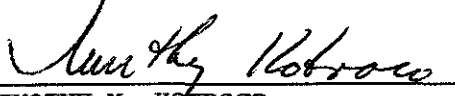
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28  
(1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance for both signs. The existing sign has been on the property for many years without complaint. Apparently, the Petitioners took great care to design a sign that was in character and keeping with the existing building. As to the proposed sign, it appears that relief can be granted without causing any injury to the health, safety or general welfare of the surrounding locale. However, the design and appearance of the proposed sign shall be consistent with the ground-mounted stone pedestal sign that currently exists on the property. Therefore, as a condition to the relief granted, the Petitioner shall submit a schematic drawing of the proposed sign to Mr. Jeffrey Long in the Office of Planning for review and approval. The final review and approval of the proposed sign shall be at the discretion of Mr. Long.

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 5<sup>th</sup> day of February, 1998 that the Petition for Variance seeking relief from Section 450.4.5(K) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed 6-foot high, double-faced (illuminated) sign of 48 sq.ft. total (24 sq.ft. per face), and to permit an existing 6-foot high double-faced (illuminated) sign of 50 sq.ft. total (approximately 25 sq.ft. per face) to remain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within thirty (30) days of the date of this Order, the Petitioner shall submit a schematic drawing of the proposed sign for All American Windows and Siding to Mr. Jeffrey Long, a representative of the Office of Planning, for review and approval. The proposed sign shall be consistent with the existing sign on the property and the building materials used for the new sign will be in accordance with existing materials on the site.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 2/5/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

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

February 5, 1998

Howard J. Needle, Esquire  
11100 Reisterstown Road  
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE  
NE/Corner Reisterstown Road and Gentlebrook Road  
(11100 Reisterstown Road)  
4th Election District - 3rd Councilmanic District  
Max Development L.P., L.L. - Petitioner  
Case No. 98-203-A

Dear Mr. Needle:

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. Robert Max, President, Max Development L.P.  
11100 Reisterstown Road, Owings Mills, Md. 21117

Mr. Garry Lavenstein, President, All American Windows & Siding  
11100 Reisterstown Road, Owings Mills, Md. 21117

People's Counsel; Case Files





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

11100 Reisterstown Road  
Owings Mills, Maryland 21117

which is presently zoned OR-1

This Petition shall be filed with the Department of Permits & 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) variance from Section 450.4.5(K). of a proposed 24 s.f. double sided sign 48 s.f. total 6' high sign and a variance from Section 450.4.5.(K). to allow an existing 25 s.f. double sided sign 6' high to remain Both signs shall be illuminated.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) This is a request for a free standing, double sided sign, 24 sq. ft. on side, 48 square feet total, situated on the front of the property contiguous with Reisterstown Road. Our offices are in the rear of the building, with no exposure to street and customers would not be attracted to us or find us without a sign. There is already a free standing sign at the front of the building, approx. 25 sq. ft. each side indicating occupancy of the building by a real estate company and an attorney. Existing free standing sign is 25 sq. ft. each side, 50 sq. ft. total and we are requesting Variance from Section 450.4.5(K). 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.

ance from  
Section  
450.4.5(K).  
for this sign also.

Contract Purchaser/Lessee:

All American Windows & Siding, Inc.

(Type or Print Name)

Signature Gary Lavenstein, President

11100 Reisterstown Road (410) 654-6500

Address

Owings Mills, Maryland 21117

City

State

Zipcode

Attorney for Petitioner.

Howard J. Needle, P.C.

(Type or Print Name)

Signature

11100 Reisterstown Road (410) 363-2481

Address

Phone No.

Owings Mills, Maryland 21117

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):

Max Development Limited Partnership, L.L.C.

(Type or Print Name)

Signature Robert Max, President or General Partner

(Type or Print Name)

Signature

11100 Reisterstown Road (410) 363-2481

Address

Phone No.

Owings Mills, Maryland 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

HOWARD J. NEEDLE, P.C.

Name

11100 Reisterstown Road (410) 363-2481

Address

Phone No.

Owings Mills, Maryland 21117

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRA/SA DATE 11-25-97



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

98-203-A

\$ 203

**MORRIS & RITCHIE ASSOCIATES, INC.**

ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



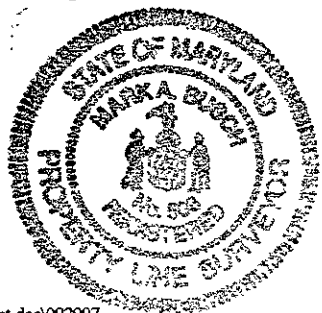
ZONING DESCRIPTION  
0.395 ACRES OF LAND  
4TH ELECTION DISTRICT  
3RD COUNCILMATIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
TAX MAP 58 GRID 14 PARCEL 102

Being all of Lot 4, First Amended Plat 1 of 4, Pleasant Hills, Plat Book, SM 61, Folio 54.

Beginning for the same at a point on the northeast corner of the intersection of the right of way of Reisterstown Road (MD Rte 140) and Gentelbrook Road, thence from the POINT OF BEGINNING so fixed and binding on the said Lot 4 the following eight courses and distances;

1. South 43° 08' 55" East, 95.09 feet, thence;
2. South 51° 30' 30" West, 94.42 feet, thence;
3. South 72° 58' 00" West, 58.12 feet, thence;
4. South 88° 10' 14" West, 55.97 feet, thence;
5. South 69° 38' 20" West, 38.53 feet, thence;
6. 93.68 feet along the arc of a curve to the right, having a radius of 812.00 feet and being subtended by a chord of North 43° 32' 45" West, 93.63 feet thence;
7. North 46° 51' 05" East, 97.05 feet, thence;
8. South 88° 08' 55" East, 21.21 feet to the POINT OF BEGINNING.

Containing 17,206 square feet or 0.395 acres of land more or less.



MAB:mak/s/zoning/pleasant.doc\092997

*Mark A. Busch 9/29/97*  
Mark A. Busch  
Property Line Surveyor

*203*

☐ 139 N. MAIN STREET, SUITE 200  
BEL AIR, MARYLAND 21014  
(410) 879-1650 (410) 836-7560  
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 105  
TOWSON, MARYLAND 21204  
(410) 821-1690  
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9446 (301) 470-4470  
FAX (410) 792-7395

**98-203-A**

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-8-, 19 98

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 1-8, 19 98

THE JEFFERSONIAN,

*A. Henickson*  
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 in Towson, Maryland on the property identified herein as follows:

Case: #98-203-A  
11100 Reisterstown Road  
NEC Reisterstown and Gentlebrook Roads  
4th Election District  
3rd Councilmanic District  
Legal Owner(s):  
Max Development Limited Partnership, L.L.C.  
Contract Purchaser:  
All American Windows & Siding, Inc.

Variance: to permit a proposed 24 square foot double sided sign, 48 square feet total, 6 feet high sign and to allow an existing 24 square foot double-sided sign 6 feet high to remain. Both signs shall be illuminated.

Hearing: Thurs, January 15, 1998 at 10:00 a.m., Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing. Please Call (410) 887-3391.

1/167 Jan. 8

C198916



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

203

042729

PAID RECEIPT

PROCESS ACTUAL TIME  
10/24/1997 10/24/1997 10:40:23

REG 4501 CASHIER CLUM CML DRAWER 1

5 MISCELLANEOUS CASH RECEIPT

Receipt # 027422

QFLN

CR NO. 042729

250.00 CHECK

Baltimore County, Maryland

DATE

10-1-97

ACCOUNT

RCCO1-6150

AMOUNT

\$ 250.00

RECEIVED  
FROM:

ALL AMERICAN (W) INDUSTRIES SIDING

FOR:

C2C COMPANY \$250  
ETAL 11415011200000

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDA

426

98-203-A

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 98-203-A

Petitioner/Developer: MAX PROPERTY, ETC.  
% HOWARD NEEDLE, ESQ.

Date of Hearing/Closing: 1/15/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #11100 REISTERSTOWN RD

The sign(s) were posted on

12/29/97

FIXED SIGN

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe  
Patrick M. O'Keefe 1/4/97  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

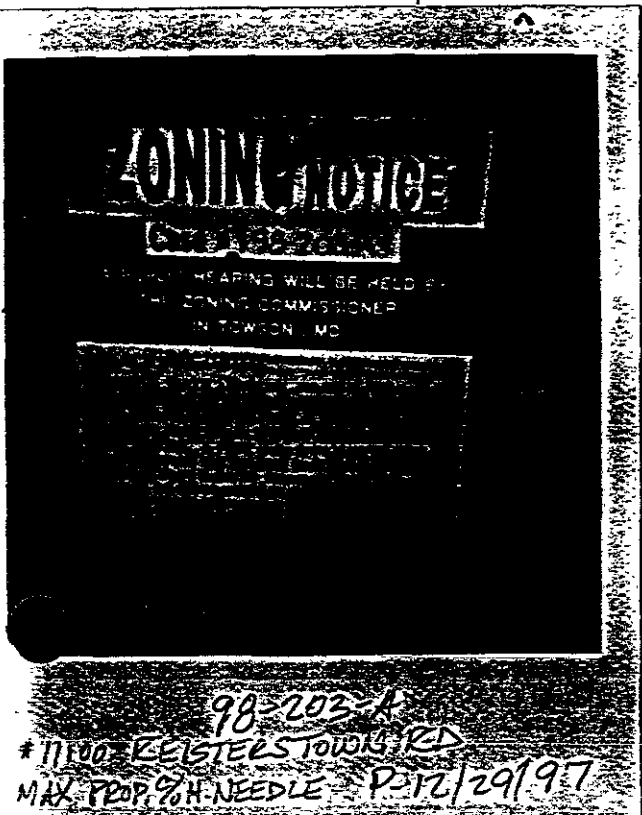
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



# CERTIFICATE OF POSTING

RE: Case No.: 98-203-A

Petitioner/Developer: MAX PROPERTY, ETC.  
% HOWARD NEEDLE, ESQ.

Date of Hearing/Closing: 1/15/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

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(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/4/97  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

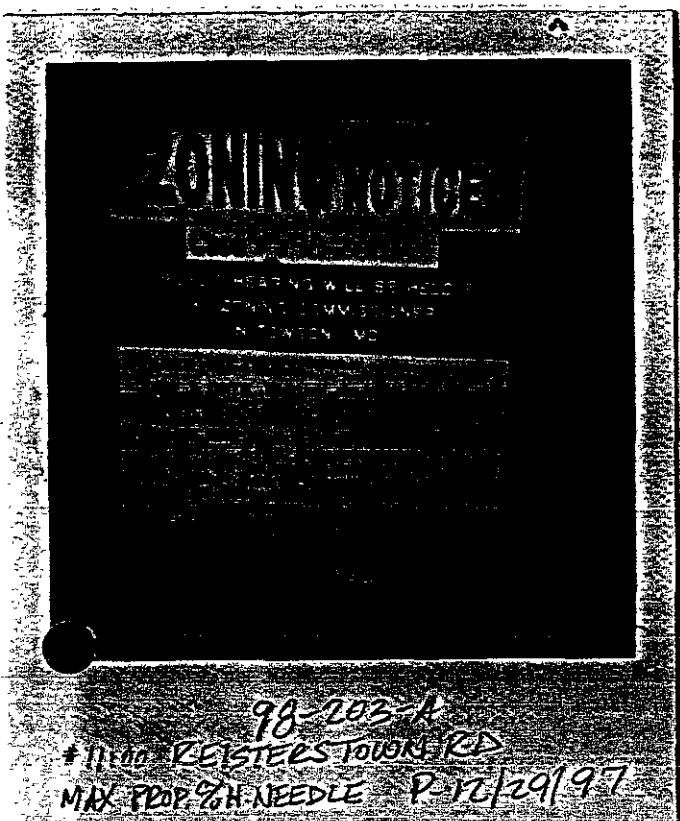
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)





Baltimore County  
Department of Permits and  
Development Management

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

December 19, 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: 98-203-A  
11100 Reisterstown Road  
NEC Reisterstown and Gentlebrook Roads  
4th Election District - 3rd Councilmanic District  
Legal Owner: Max Development Limited Partnership, L.L.  
Contract Purchaser: All American Windows & Siding, Inc.

Variance to permit a proposed 24 square foot double sided sign, 48 square feet total, 6 feet high sign and to allow an existing 24 square foot double-sided sign 6 feet high to remain. Both signs shall be illuminated.

HEARING: Thursday, January 15, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

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

Arnold Jablon  
Director

c: Howard J. Needle, Esquire  
Max Development Limited Partnership  
All American Windows & Siding, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 29, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
December 24, 1997 Issue - Jeffersonian

Please forward billing to:

Howard J. Needle, Esquire  
11100 Reisterstown Road  
Owings Mills, MD 21117

410-363-2481

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**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: 98-203-A

11100 Reisterstown Road

NEC Reisterstown and Gentlebrook Roads

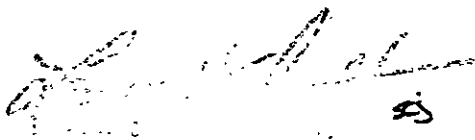
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HEARING: Thursday, January 15, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
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.: 203  
MAX Development LTD. Partnership, LL owner, Robt Max, Gen'l. Partner  
Petitioner: All American Windows & Siding Inc. - Lessee, G. Lavenstein, Pres.  
Location: 11100 Reisterstown Rd. (Quinn's Mills, MD) 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Howard J. Needle, P.C.  
ADDRESS: 11100 Reisterstown Rd. (21117)

PHONE NUMBER: (410) 363-2481

AJ:ggs

(Revised 09/24/96)

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:

## ZONING NOTICE

Case No.: 98-203-A

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

PLACE: A

DATE AND TIME: \_\_\_\_\_

REQUEST: A variance of section 205.3C.3b to allow a  
proposed 24 sq ft dual faced sign (48 sq ft. total) + 6' in height  
& to allow an existing 25 sq ft (dual faced, total 50 sq ft) 6' in  
height, both to be illuminated in lieu of the permitted  
1 25 sq ft per face sign.

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 Avenue  
Towson, Maryland 21204

January 7, 1998

Howard J. Needle, Esquire  
11100 Reisterstown Road  
Owings Mills, MD 21117

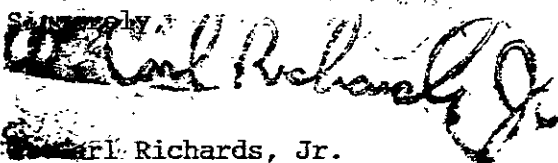
RE: Item No.: 203  
Case No.: 98-203-A  
Petitioner: Max Dev. Ltd. Part. LLC

Dear Mr. Needle:

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 November 25, 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).

  
Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





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:    December 29, 1997

FROM: *RWB* Robert W. Bowling, Chief  
            Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
            for December 29, 1997  
            Item Nos. (203) 221, 222, 224, 226,  
            227, and 228

            The Bureau of Developer's Plans Review has reviewed the subject  
zoning item, and we have no comments.

RWB:HJO:jrb

cc:    File



**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 12-19-97  
Item No. 203 JJS/JRA

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,

*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

Baltimore County Government  
Fire Department



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

(410) 887-4500

December 26, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 22, 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:

203, 221, 222, 223, 224, 225, 227, and 228

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 287-4861. MS-1102F

cc: File

-  
-



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**Date:** December 23, 1997

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

**SUBJECT:** 11100 Reisterstown Road

**INFORMATION**

Item Number: 203

Petitioner: All American Windows & Siding, Inc.

Zoning: OR-1

Requested Action: Variance

**Summary of Recommendations:**

Based upon the information provided and analysis conducted, staff can find no justification for the relief requested; therefore, it is clear that the petitioner will need to satisfy the imposed burden in order to prove practical difficulty and/or reasonable hardship to justify the granting the subject variance.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

PETITION PROBLEMS - Recd. 12/19

TO: John S.

FROM: Carl Richards

SAW (incomplete)  
John At (came back to me)

12/19  
228  
ITEM #203 -- Need note in file why petition is so late on agenda.

Why is receipt dated 10/1/97 and petition dated 11/25/97?

Sign form is incorrect.

now Done → No advertisement fee form in folder.

→ Took several days for city to respond  
to my notification → sorry  
Remember I told you they keep delaying.

Comments  
Received  
12-19-97

MEMO

~~Note~~ To the file

12/19

To: ZC/Deputy ZC OR WCR/SCJ

Item: # 203

Reason for

Subject: Delay on Agenda.

From: J. Hanner II

MR. Needle, esp. originally saw John Alexander on 10/1 and John completed the receipt even though the petition was rejected. On 11/25 I accepted the petition. Subsequently I was informed by MR. Richards that the sign regulation was incorrect. I immediately notified MR. Needle's office (his secty). She stated that she would inform him & get back to me. Later MR. Needle's secty telephoned me & asked me to fax him a copy of the correct regulation which I did that same day. Several days passed with no response & Sophia Jennings informed me that this petition will again miss the agenda. I telephoned MR. Needle's secty. & informed her of this fact. Subsequently the correct Sign Section was approved by MR. Needle.

With the exception of the 1<sup>st</sup> sentence of this memo all else was documented <sup>by me</sup> on the outside of 1 of the petition folder.

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

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

DATE: 1/12/97

SUBJECT: Zoning Advisory Committee  
Meeting Date: Dec 22, 97

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

Item #'s:

203

222

224

225

226

227

228

RBS:sp

BRUCE2/DEPRM/TXTS8P

|                                           |   |                     |
|-------------------------------------------|---|---------------------|
| RE: PETITION FOR VARIANCE                 | * | BEFORE THE          |
| 11100 Reisterstown Road, NEC Reisterstown | * | ZONING COMMISSIONER |
| and Gentlebrook Roads                     | * |                     |
| 4th Election District, 3rd Councilmanic   | * | OF BALTIMORE COUNTY |
| Legal Owner: Max Development L.P., L.L.   | * |                     |
| Contract Purchaser: All American Windows  | * | CASE NO. 98-203-A   |
| & Sidings, Inc.                           | * |                     |
| 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 29<sup>th</sup> day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Howard J. Needle, Esq., 11100 Reisterstown Road, Owings Mills, MD 21117, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Howard J. Neale

11100 Reisterstown Rd.

GARRY LAVENSTEIN

11100 REISTERSTOWN Rd.

SCOTT POUK

MORRIS & RITCHE 110 WEST RD. THOUSAN.

Robert Max

11100 Reisterstown Rd 21117



Jim  
1/15

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**Date:** December 23, 1997

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

**SUBJECT:** 11100 Reisterstown Road

**INFORMATION**

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Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

| I                  | II                              | III                                                                                 | IV                       | V                                                              | VI               | VII                                                               | VIII              | IX                                                                                                                                          |
|--------------------|---------------------------------|-------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------|------------------|-------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Class              | Structural Type                 | Zone or Use                                                                         | Permit Req.              | Area/Face                                                      | No./Prem.        | Ht.                                                               | Illumination      | Addit'l Limits                                                                                                                              |
| ENTERPRISE, cont'd | (k) Free-standing               | RCC, OR-1 OR-2, OT, SE, BMM, BMB, BMYC                                              | Bldg. USE                | 25 sq. ft.; 30 sq. ft. in SE                                   | One per frontage | 6 ft.; 13 ft. in SE, 25 ft. for waterfront sign in BMM, BMB, BMYC | Yes No in RCC, CR | In SE, must be compatible with building. In RCC, integrate with landscaping, and Director of Office of Planning approves location           |
|                    | (l) Wall-mounted; free-standing | Farmer's roadside stand, farm market, commercial agriculture, or farm produce stand | Bldg. USE                | 25 sq. ft. total for all signs                                 | Not regulated    | 6 ft.                                                             | Yes               | Min. 10 ft. set-back from right-of-way and 75 ft. from highway intersection centerlines                                                     |
|                    | (m) Wall-mounted; projecting    | Elderly housing facility in DR, commercial use in DR, RC, ROA, RO, RCC, BMYC        | Bldg. USE<br>class A & B | 8 sq. ft., 6 sq. ft. in ROA, 1 SQ. FT. IN DR                   | One              | No, but Yes for tearoom or restaurant                             |                   | In RO, may also have 15 sq. ft. freestanding sign 6 ft. high if on principal arterial adjoining and facing non-residentially zoned property |
|                    | (n) Wall-mounted                | Strip-tease business, pawnshop                                                      | Use                      | 2 sq. ft. per linear ft. of frontage, not more than 50 sq. ft. | One              | Not applicable                                                    | Yes               | Zoning Commissioner's hearing required for Use permit                                                                                       |

98-203-A

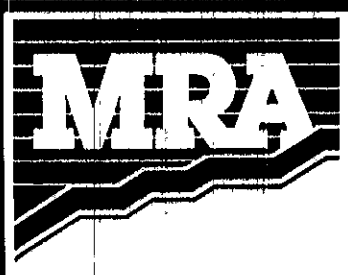
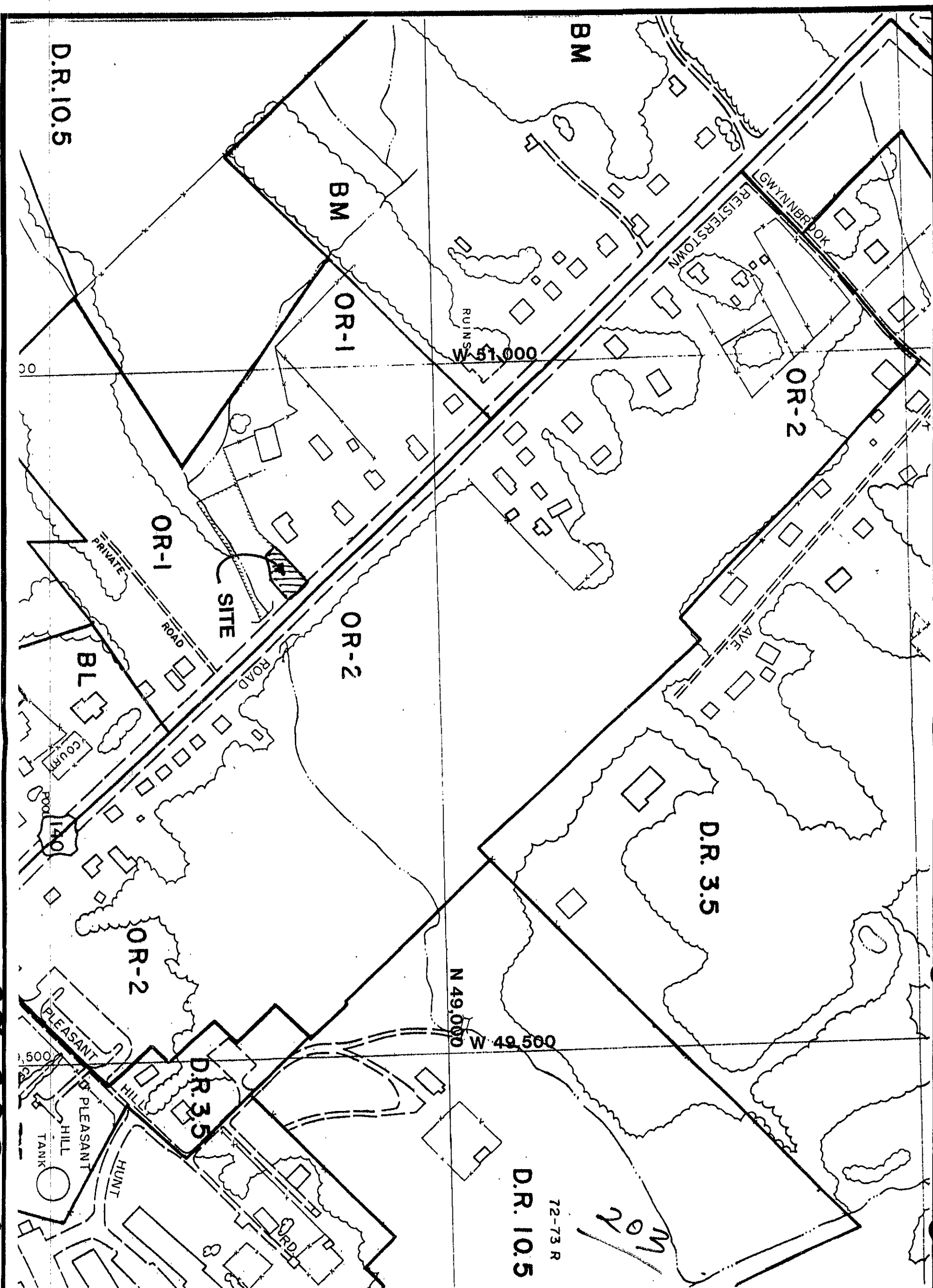
Bill # 89-97 Sect 450.4.5(K)

I faxed 1150.4.5. (15) 2/3

per Mr. Needles Sect 1

A-E05-80

98-203-A



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
110 West Road Suite 105  
Towson, Maryland 21204  
(410) 821-1690  
Fax (410) 821-1748

**11100 REISTERSTOWN ROAD**  
**200 SCALE ZONING MAP**  
**BALTIMORE COUNTY, MARYLAND**  
NW-13-XI ADC REF. 24- E-1

|       |           |      |         |           |     |            |  |            |     |         |       |
|-------|-----------|------|---------|-----------|-----|------------|--|------------|-----|---------|-------|
| SCALE | 1" = 200' | DATE | 9-17-97 | DRAWN BY: | TDD | DESIGN BY: |  | REVIEW BY: | SDR | JOB NO: | 10734 |
|-------|-----------|------|---------|-----------|-----|------------|--|------------|-----|---------|-------|

|                        |  |                      |            |
|------------------------|--|----------------------|------------|
| Post-It® Fax Note 7671 |  | Date                 | # of pages |
| To Gary                |  | From                 |            |
| Co./Dept. All American |  | Co. FINE SIGN        |            |
| Phone #                |  | Phone # 410-356-7675 |            |
| Fax # 410-654-4004     |  | Fax #                |            |



photograph

Case 98-203-A

