IN RE: PETITION FOR SPECIAL HEARING E/S Hanwell Road, 35' N of the c/l of Winands Road (4201 Hanwell Road) 2nd Election District 3rd Councilmanic District Burton C. Tisdale Petitioner	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 98-280-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the property, Burton C. Tisdale, and the Contract Lessee, Paul F. Mueller, a representative of Mueller Homes, Inc. The Petitioners seek approval of the placement of a freestanding, development sign, 4' x 8' in dimension, on the subject property to identify that a subdivision to the rear of same, known as the Woods at Winands, is actively selling, with the condition that said sign would be removed upon completion of the last lot in the final section. The Petition was amended in open hearing to reduce the size of the proposed sign to 3' x 6' in dimension. Furthermore, it was agreed that the subject sign will be removed upon the sale of the last lot in the final section of the above-referenced subdivision. The property which is the subject of this request is more particularly described on the plat submitted with the Petition and contained within the case file.

Appearing at the hearing on behalf of the request were Paul F. Mueller, Contract Lessee. Appearing as a Protestant in the matter was Bill Bralove, a resident from the surrounding community.

Testimony and evidence presented by the Petitioner revealed that the subject property is a residential lot, approximately .15 acres in area, zoned D.R. 3.5, and is improved with a single family dwelling which

is owned by the co-Petitioner, Burton C. Tisdale. The property is located on the northeast side of the intersection of Hanwell Road and Winands Road, and is located near the entrance to, and is part of, the residential sub- division, known as the Woods of Winands. This subdivision has been largely built out, but for Section 3, which is the final section of this subdivision to be developed. Mr. Mueller's company is developing the lots and building the homes in Section 3, which contains 19 lots overall. Of that number, 8 of the lots have been sold, and 1 has been developed with a model home. Therefore, 10 lots remain for sale. Vehicular access to Section 3 and the lots therein is by way of Hanwell Road. That is, in order to access Section 3, one would pass through the intersection of Hanwell Road and Winands Road, and past the subject property.

Apparently, Mr. Mueller reached an agreement with Mr. Tisdale regarding the erection of a sign on the subject property to advertise Section 3 of the Woods of Winands subdivision and also direct visitors thereto. Mr. Mueller testified that this sign was vital to the continued marketing and development of the property and would be removed upon the sale of the last lot. He indicated that there is a significant amount of construction in the area and that he needs the subject sign to compete with other builders and subdivisions. Photographs of similar signs advertising other subdivisions in the area were presented at the hearing.

Apparently, a sign advertising this subdivision had already been constructed on the subject property. Mr. Bralove found that sign objectionable and filed a complaint with the Code Enforcement Division of the Department of Permits and Development Management (DPDM). Specifically, Mr. Bralove believes that the prior sign was confusing to traffic in that

a portion thereof appeared to be a stop sign. Ultimately, that sign was removed.

Based upon the testimony and evidence presented, I am persuaded that relief should be granted. In this regard, I am compelled to balance the needs of Mr. Mueller with the concerns of the community. Clearly, the sign is vital to the ultimate development of the Woods of Winands subdivision and is appropriate with other advertising in the area. Nonetheless, the sign should be designed and constructed so as to not interfere with traffic or present an eyesore. Thus, the Petition for Special Hearing shall be granted with the conditions as set forth below.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of March, 1998 that the Petition for Special Hearing seeking approval of the placement of a freestanding, development sign, 3' x 6' in dimension, on the subject property to identify that a subdivision to the rear of same, known as the Woods at Winands, is actively selling, be and is hereby GRANTED, subject to the following conditions and restrictions:

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 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) The relief granted herein is limited to a sign no greater than 3' x 6' in dimension. The sign will not be illuminated and will be substantially similar in appearance to those shown in photographs submitted at the hearing.

3) There shall be no other means of advertisement on the subject property, including the use of streamers, banners, flags, or other additions to the subject sign.

4) The subject sign shall be regularly maintained so as to keep an appropriate appearance throughout the time it is in place. That is, it should be repaired and repainted as necessary.

5) The subject sign shall be removed within 15 days of the sale of the last lot in the subdivision.

6) Compliance with the Zoning Plans Advisory Committee comments submitted by the Bureau of Developer's Plans Review division of the Department of Permits and Development Management (DPDM), dated February 24, 1998, a copy of which is attached hereto and made a part hereof.

7) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/13/98
By

Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 13, 1998

Mr. Burton C. Tisdale
4201 Hanwell Road
Baltimore, Maryland 21133

RE: PETITION FOR SPECIAL HEARING
E/S Hanwell Road, 35' N of the c/l of Winands Road
(4201 Hanwell Road)
2nd Election District - 3rd Councilmanic District
Burton C. Tisdale - Petitioner
Case No. 98-280-SPH

Dear Mr. Tisdale:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Paul F. Mueller
P.O. Box 115, West Friendship, Md. 21794

Mr. Bill Bralove
4272 Mary Ridge Drive, Randallstown, Md. 21133

People's Counsel; Case Files

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4201 Hanwell Road

which is presently zoned DR 3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Development Sign. Sign to identify that subdivision is actively selling in back section of the development. Freestanding four feet wide by eight feet tall wood non-illuminated. To be removed upon completion of last lot in final section.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

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.

Contract Purchaser/Lessee

Paul F. Mueller
(Type or Print Name)

Signature

PO Box 115
Address

West Fiendship, MD 21794
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s)

Burton C. Tisdale
(Type or Print Name)

Burton C Tisdale
Signature

(Type or Print Name)

Signature

4201 Hanwell Road
Address Phone No

Balto., MD 21133
City State Zipcode

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

Paul F. Mueller 410 442-1455
Name

PO BOX 115 W.Friendship, MD 21794
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 1-28-98

ORDER RECEIVED FOR FILING
Date 3/13/98
By

Revised 9/5/95

98-280-SPH

#280

Zoning Description

ZONING DESCRIPTION FOR 4201 Hanwell Road
(address)

Election District 02 Councilmanic District 3

Beginning at a point on the East side of Hanwell
(north, south, east or west)

Road which is Fifty Feet
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of Thirty Five Feet North of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Winands Road
(name of street)

which is Seventy Feet wide. *Being Lot # 54,
(number of feet of right-of-way width)

Block _____, Section # One in the subdivision of

The Woods of Winands as recorded in Baltimore County Plat
(name of subdivision)

Book # 45, Folio # 101, containing

6,780 sq ft .15 acres.
(square feet and acres)

98-280-SPH

#280

BALTIMORE COUNTY, MAI AND ITEM 280

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 048652

DATE 1-28-98 ACCOUNT R-001-6150

CODE # 030

AMOUNT $ 50 00

RECEIVED FROM: MUELLER HOMES, INC.

FOR: SPH (SIGN) 4201 Hanwell Rd.

R.T.

98-280-SPH

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
1/28/1998	1/28/1998	04:45:56

REG 0003 CASHIER VAL 01 DRAWER 1

5 MISCELLANEOUS CASH RECEIPT

Receipt # 033484 QTY

CR NO. 048652

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-19-, 1998

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 2-19, 1998

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF ZONING 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: #98-280-SPH
4201 Hanwell Road
E Hanwell Road, 35'
N Winands Road
2nd Election District
3rd Councilmanic District
Legal Owner(s):
Burton C. Tisdale
Contract Purchaser:
Paul F. Mueller

Special Hearing: to approve a free-standing 4 feet wide by 8 feet tall wood non-illuminated development sign.

Hearing: Monday, March 9, 1998 at 9:00 a.m., in Room 407, 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.

2/282 Feb. 19 c207910

3/9

RE: PETITION FOR SPECIAL HEARING 4201 Hanwell Rd, E/S Hanwell Rd, 35' N of Winands Rd 2nd Election District, 3rd Councilmanic Legal Owner(s): Burton C. Tisdale Contract Purchaser(s): Paul F. Mueller Petitioners	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 98-280-SPH

* * * * * * * * * * * * *

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 26th day of February, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Burton C. Tisdale, 4201 Hanwell Road, Randallstown, MD 21133, and to Contract Purchaser Paul F. Mueller, P.O. Box 115, W. Friendship, MD 21794, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE: Case No. 98-280 SPH

Petitioner/Developer: PAUL MUELLER, ETAL (442-1455)
FAX-410-442-1873

Date of Hearing/Closing 3/9/98
@ 9:00 AM
ROOM 407 COUNTY COURTS BUILDING

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: #4201 HANWELL RD. @ WINANDS ROAD.

The sign(s) were posted on 2/21/98
(Month, Day, Year)

Sincerely,

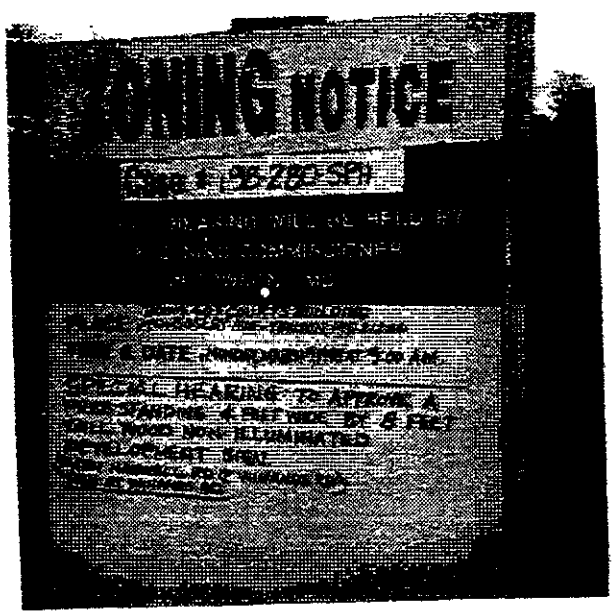
Patrick M. O'Keefe 2/23/98
(Signature of Sign Poster and Date)

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)



#4201 HANWELL RD.
PAUL MUELLER, ETAL
2/21/98 3/9/98

Baltimore County
Department of Permits and
Development Management

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

February 5, 1998

NOTICE OF ZONING 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: 98-280-SPH
4201 Hanwell Road
E Hanwell Road, 35' N Winands Road
2nd Election District - 3rd Councilmanic District
Legal Owner: Burton C. Tisdale
Contract Purchaser: Paul F. Mueller

Special Hearing to approve a free-standing 4 feet wide by 8 feet tall wood non-illuminated development sign.

HEARING: Monday, March 9, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Paul F. Meuller
Burton C. Tisdale

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 22, 1998.**
(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
February 19, 1998 Issue - Jeffersonian

Please forward billing to:
Paul Mueller 410-442-1455
P.O. Box 115
West Friendship, MD 21794

NOTICE OF ZONING 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: 98-280-SPH
4201 Hanwell Road
E Hanwell Road, 35' N Winands Road
2nd Election District - 3rd Councilmanic District
Legal Owner: Burton C. Tisdale
Contract Purchaser: Paul F. Mueller

Special Hearing to approve a free-standing 4 feet wide by 8 feet tall wood non-illuminated development sign.

HEARING: Monday, March 9, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

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.: 280

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PAUL MUELLER

ADDRESS: PO BOX 115
WEST FRIENDSHIP, MD 21794

PHONE NUMBER: (410) 442-1455

AJ:ggs

(Revised 09/24/96)

98-280-SPH

#280

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 280

ZONING NOTICE

Case No.: 98-280-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to approve placement of a directional development sign which identifies the subdivision actively selling in the rear section (final phase) of the development. Sign to be removed upon completion of last lot in final section.

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

9/96
post.4.doc

#280

Baltimore County
Department of Permits and
Development Management

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

March 5, 1998

Chris Garvey
Sun Spots, Inc.
P. O. Box 832
Millersville, MD 21108

RE: Item No.: 280
Case No.: 98-280-A
Petitioner: Charles and Mary Pugh

Dear Mr. Garvey:

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 February 22, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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 FEBRUARY 9, 1998

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

279, 280, 281, 283, and 285

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: POM

DATE: 2/11/88

FROM: R. Bruce Seeley . RBS/4)
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb. 9, 88

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

Item #'s: 280 284
281 285
282

RBS:sp

BRUCE2/DEPRM/TXTSBP

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 2/6/98
Item No. 280 RT
Hanwell

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

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

INTEROFFICE CORRESPONDENCE

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

Date: February 24, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for February 17, 1998
Item No. 280

The Bureau of Developer's Plans Review has reviewed the subject zoning item. An existing storm drain pipe is located with the 15-foot-wide easement in Lot 54 running parallel to Winands Road.

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement.

We will not object to the location of the sign as long as the owner of the sign will remove it, if required by the County, for any maintenance on the existing storm drain pipes.

RWB:HJO:jrb

cc: File

ZONE0217.280

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Date: February 24, 1998

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

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

SUBJECT: Zoning Advisory Committee Meeting
for February 17, 1998
Item No. 280

The Bureau of Developer's Plans Review has reviewed the subject zoning item. An existing storm drain pipe is located with the 15-foot-wide easement in Lot 54 running parallel to Winands Road.

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement.

We will not object to the location of the sign as long as the owner of the sign will remove it, if required by the County, for any maintenance on the existing storm drain pipes.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING
Date 2/13/98
By

ZONE0217.280

Leg 3/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: February 10, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 280

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\NOCOM\280.DOC

Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 6, 1998

Mr. Paul Mueller
Mueller Homes, Inc.
P.O. Box 115
West Friendship, Maryland 21794

Dear Mr. Mueller:

Re: B-327650; Temporary Sign Permit 98-2

It has come to my attention that you have obtained a temporary use permit for the development sign located at the corner of Winands and Hamwell in Baltimore County following our phone conversation yesterday morning.

As you are aware, use permits granted in circumstances such as yours, are subject to cancellation if a complaint results from the placement. Further, you and I discussed the fact that there is in this office a complaint regarding your sign. It was my understanding that you were coming to the office to obtain documents necessary to file for a special hearing not another use permit.

Temporary use Permit 98-2 is therefore canceled as of five days from the date of this correspondence. Please contact appropriate individuals at (410) 887-3391 to obtain special hearing materials and remove this sign within five days.

Thank you for your cooperation.

Sincerely,

Gary M. Bennett
Code Inspections and
Enforcement Officer

JAN 9

GB/lmh

98-280-SPH

#280

CODE ENFORCEMENT REPORT

DATE: 11/24/97 INTAKE BY: CB CASE #: 97-9715 INSPEC: GB

COMPLAINT LOCATION: Winands: possibly Hanwell

ZIP CODE: DIST:

COMPLAINANT NAME: Bill Bendove PHONE #: (H) 410-655-0774 (W)

ADDRESS: ZIP CODE:

PROBLEM: Signs in R/W Large sign selling Homes with Stopsigns attached to sign

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: ZONING:

INSPECTION: dan Rem transmitted sign @ McDonough/Winands 12/3/97

REINSPECTION: Built Sign Permit 12783

This sign has two sign which look like stop signs & is clearly in R/W Wanted Mueller Home @ 410 521-9522 to remove immediately.

REINSPECTION: Spoke with Paul Mueller @ 410 442-1455 regarding the sign - told him it has to go. Mueller Homes - sign was removed

Ed Ashtree got call from 12/4/97

REINSPECTION: Sign there Weekend of 12/6-12/7 "Woods of Winands"

Violation notice issued 12/16/97 Signs there 10/20/97 12/21/97

98-280-SPH

#280

Zoning Commissioner, Baltimore County

Re: Case Number 98-280-SPH
4201 Hanwell Road

Dear Mr. Zoning Commissioner

I/we are residents that live in the Woods of Winands subdivision. I/we are writing in favor of allowing Mueller Homes to maintain there sign at the community entrance. The sign is how I/we were able to locate and ultimately purchase our own home. I/we am concerned that without the sign Mueller Homes will not be able to effectively sell the remaining lots, possibly leaving us to look at and live next to vacant lot s that could become dangerous and unsightly. The sign based on our own experience is a must until all the lots are sold.

Thank you for your consideration in this manner.

Respectfully:

Micheal and Thea Mitchell

Micheal and Thea Mitchell
9637 Brie Court
Randallstown, MD 21133

Zoning Commissioner, Baltimore County

Re: Case Number 98-280-SPH
4201 Hanwell Road

Dear Mr. Zoning Commissioner

I/we are residents that live in the Woods of Winands subdivision. I/we are writing in favor of allowing Mueller Homes to maintain there sign at the community entrance. The sign is how I/we were able to locate and ultimately purchase our own home. I/we am concerned that without the sign Mueller Homes will not be able to effectively sell the remaining lots, possibly leaving us to look at and live next to vacant lot s that could become dangerous and unsightly. The sign based on our own experience is a must until all the lots are sold.

Thank you for your consideration in this manner.

Respectfully:

Vincent & Michele Minor

Vincent and Michelle Minor
9625 Brie Court
Randallstown, MD 21133

Zoning Commissioner, Baltimore County

Re: Case Number 98-280-SPH
4201 Hanwell Road

Dear Mr. Zoning Commissioner

I/we are residents that live in the Woods of Winands subdivision. I/we are writing in favor of allowing Mueller Homes to maintain there sign at the community entrance. The sign is how I/we were able to locate and ultimately purchase our own home. I/we am concerned that without the sign Mueller Homes will not be able to effectively sell the remaining lots, possibly leaving us to look at and live next to vacant lot s that could become dangerous and unsightly. The sign based on our own experience is a must until all the lots are sold.

Thank you for your consideration in this manner.

Respectfully:

Ammed I.A. Hamid
9627 Brie Court
Randallstown, MD 21133

Zoning Commissioner, Baltimore County

Re: Case Number 98-280-SPH
4201 Hanwell Road

Dear Mr. Zoning Commissioner

I/we are residents that live in the Woods of Winands subdivision. I/we are writing in favor of allowing Mueller Homes to maintain there sign at the community entrance. The sign is how I/we were able to locate and ultimately purchase our own home. I/we am concerned that without the sign Mueller Homes will not be able to effectively sell the remaining lots, possibly leaving us to look at and live next to vacant lot s that could become dangerous and unsightly. The sign based on our own experience is a must until all the lots are sold.

Thank you for your consideration in this manner.

Respectfully:

Bernard Arrington

Bernard and Theresa Arrington
9618 Brie Court
Randallstown, MD 21133

Zoning Commissioner, Baltimore County

Re: Case Number 98-280-SPH
4201 Hanwell Road

Dear Mr. Zoning Commissioner

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Thank you for your consideration in this manner.

Respectfully:

Karl S. Williams

Karl and Crystal Williams
9621 Brie Court
Randallstown, MD 21133

Zoning Commissioner, Baltimore County

Re: Case Number 98-280-SPH
4201 Hanwell Road

Dear Mr. Zoning Commissioner

I/we are residents that live in the Woods of Winands subdivision. I/we are writing in favor of allowing Mueller Homes to maintain there sign at the community entrance. The sign is how I/we were able to locate and ultimately purchase our own home. I/we am concerned that without the sign Mueller Homes will not be able to effectively sell the remaining lots, possibly leaving us to look at and live next to vacant lot s that could become dangerous and unsightly. The sign based on our own experience is a must until all the lots are sold.

Thank you for your consideration in this manner.

Respectfully:
Stephanie Workman

Coakley and Stephanie Workman
9632 Brie Court
Randallstown, MD 21133

Zoning Commissioner, Baltimore County

Re: Case Number 98-280-SPH
4201 Hanwell Road

Dear Mr. Zoning Commissioner

I/we are residents that live in the Woods of Winands subdivision. I/we are writing in favor of allowing Mueller Homes to maintain there sign at the community entrance. The sign is how I/we were able to locate and ultimately purchase our own home. I/we am concerned that without the sign Mueller Homes will not be able to effectively sell the remaining lots, possibly leaving us to look at and live next to vacant lot s that could become dangerous and unsightly. The sign based on our own experience is a must until all the lots are sold.

Thank you for your consideration in this manner.

Respectfully:

Debora and Lofton Pierce
9641 Brie Court
Randallstown, MD 21133

TO: Zoning Commissioner
Important! - Carl R.

3/4/98
8 w/R
TO file

To: Soph - File
3/4/98

March 3, 1998

Dear Mr. Jablon,

This is in reference to Petition for Special Hearing Case No. 98-280-SPH. at my residence at 4201 Hanwell Rd, Randallstown, Md. 21133. I told my husband Burton C. Tisdale that I was against having any signs on our property. I told him that he could not do it without my signature. My name is Carmen E. Tisdale. I am also a legal owner. My name is on the deed and everything else pertaining to our house. I am employed. I didn't think the matter could get this far. My husband or Paul F. Moeller Homes had no concern for my input. So, I am letting the Zoning Commission know that I am against this and that my name is not included and would never be included.

Sincerely,

Mrs. Carmen E. Tisdale
4201 Hanwell Rd.
Randallstown, Md. 21133-2143

98-280-SPH

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Bill Bralove	4272 Mary Ridge Dr Rand. MD. 21133

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
PAUL MOELLER	PO BOX 115 WEST FRIENDSHIP, MD 21794

Printed with Soybean Ink on Recycled Paper

PARK
SCHOOL
PARKING AREA
ATHLETIC FIELD
GAS ELECTRIC CO.
HANWELL RD. CT.
BRIE
POSTNUM CT.
N 33,000
GAS PIPELINE
TRANSCONTINENTAL
N 586,000
WINANDS RD.
PARAN CT.
WINANDS
SUBJECT SITE
RD.
HIGHBURY CT.
TIVERTON RD.
PARAN
FALLSHIRE CT.
RD.
HANWELL RD.
D.R. 3.5
CHADBURY CT.
HOLSHIRE CT.
W 57,000
W 55,500
E 854,000
TRANSCONTINENTAL GAS PIPELINE
N 32,000
W 54,000
(SHEET N.W.-8-J)

ORE COUNTY
ANNING AND ZONING
ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HARRISONVILLE VICINITY # 280	N.W. 9-J
DATE OF PHOTOGRAPHY JANUARY 1986		

98-280-SPH

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 4201 Hanwell Road

Subdivision name: Woods of Winands

plat book# ___ **folio** ___ **lot#** 54 **section#** I

OWNER: Burton C. Tisdale

LOCATION INFORMATION

Councilmanic District: 3

Election District: 2

1"=200' scale map#: NW9J

Zoning: DR 3.5

Lot size: .15 acreage / 6780 square feet

SEWER: ☒ ☐

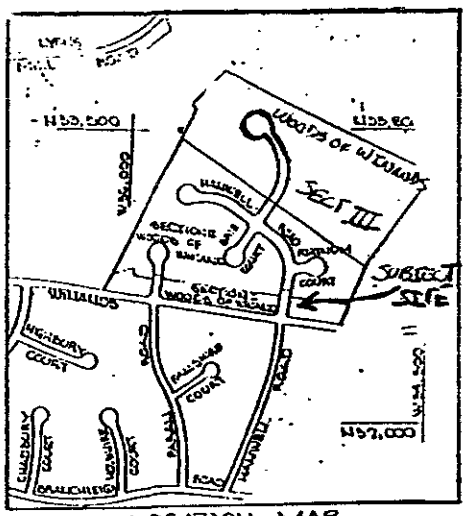
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

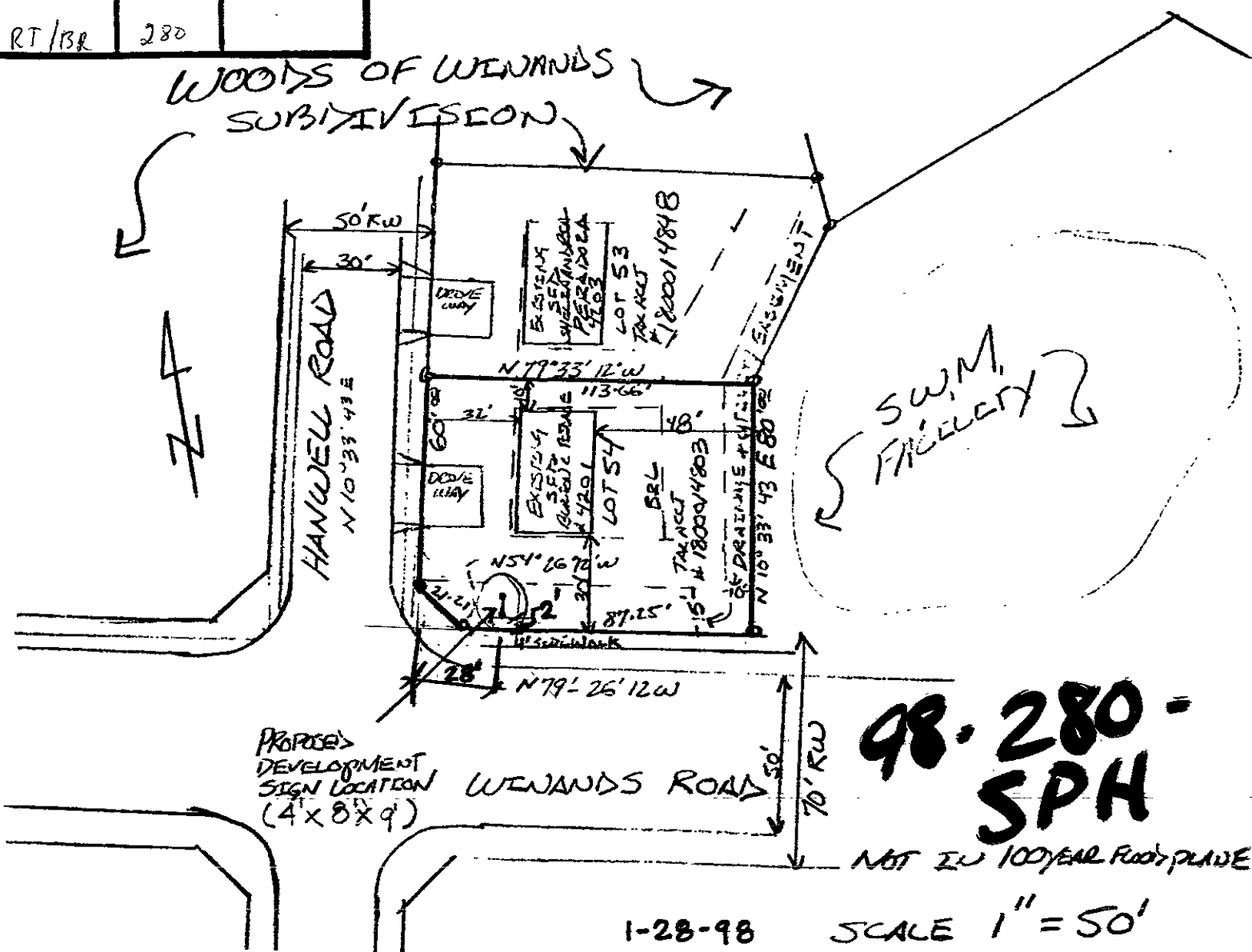
Prior Zoning Hearings: NONE

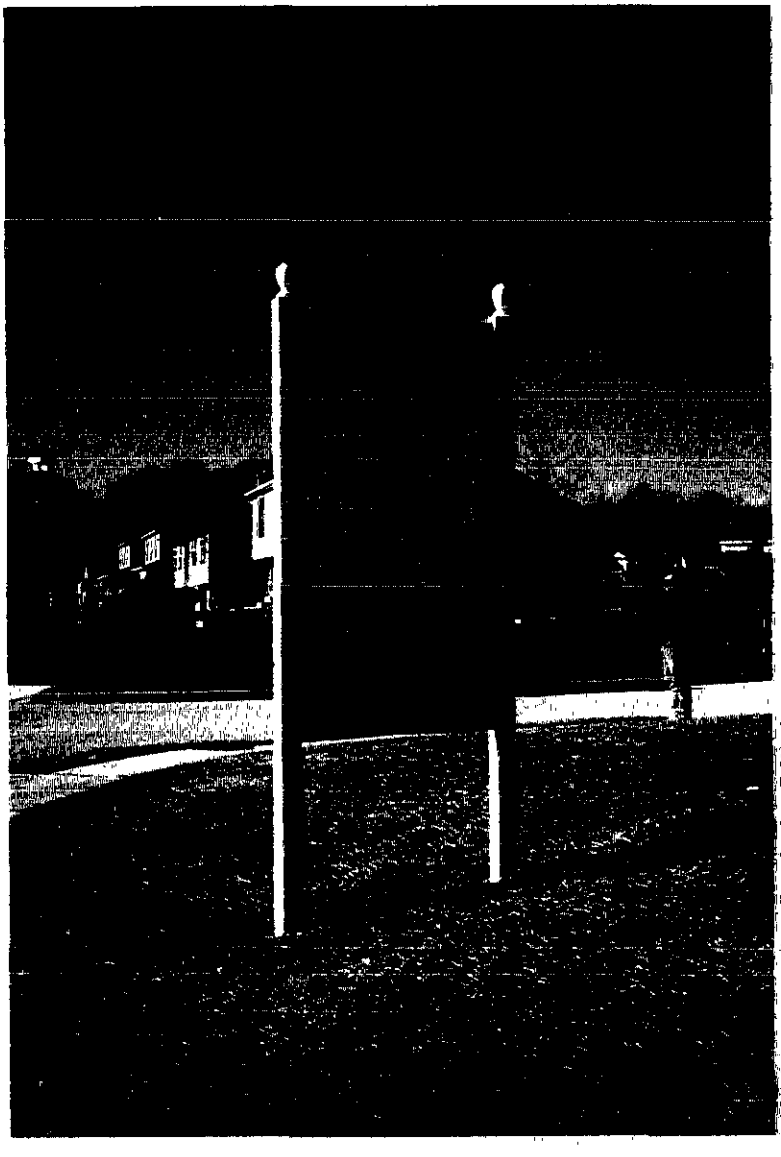
Zoning Office USE ONLY!

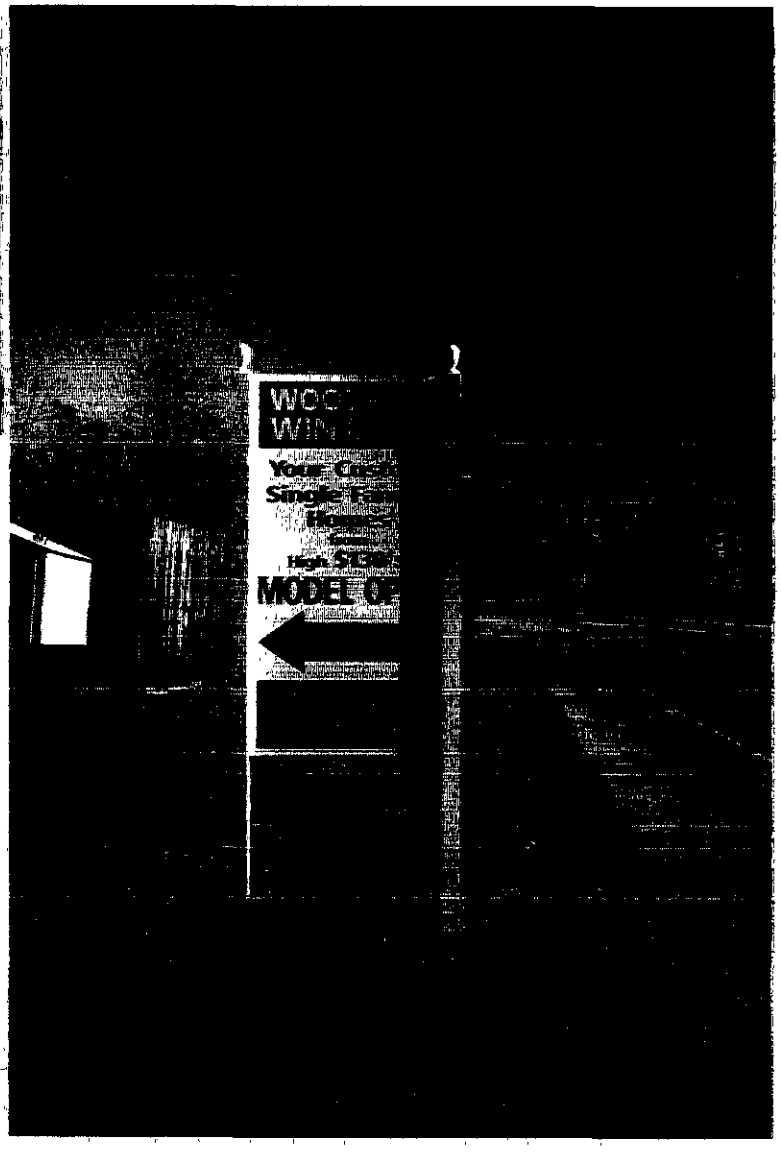
reviewed by:	ITEM #:	CASE#:
RT/BR	280	



LOCATION MAP
SCALE: 1"=1000'





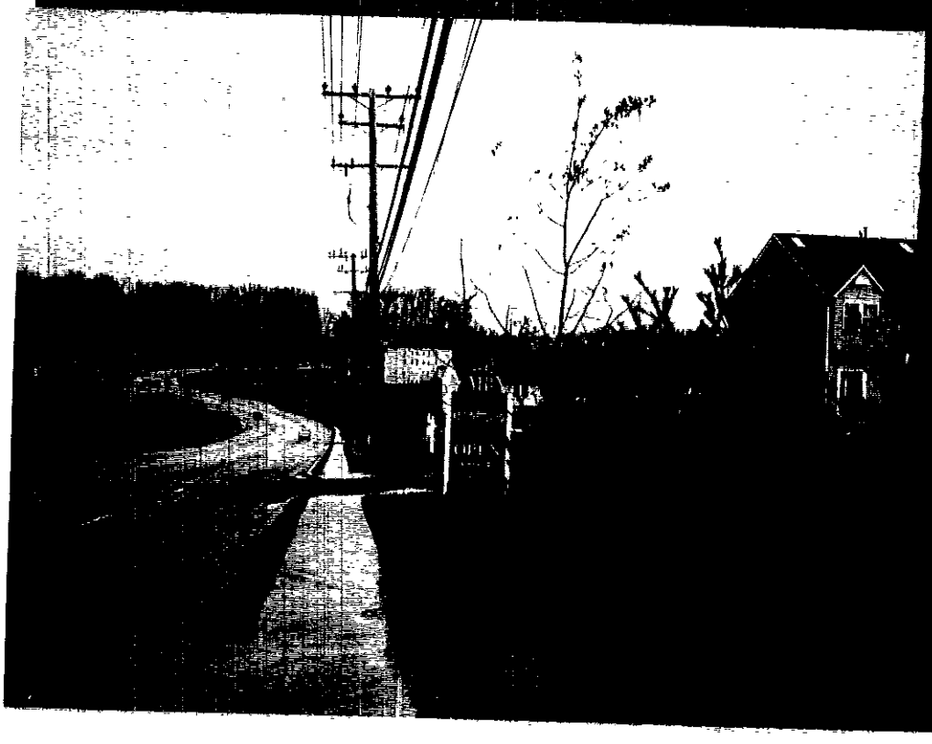


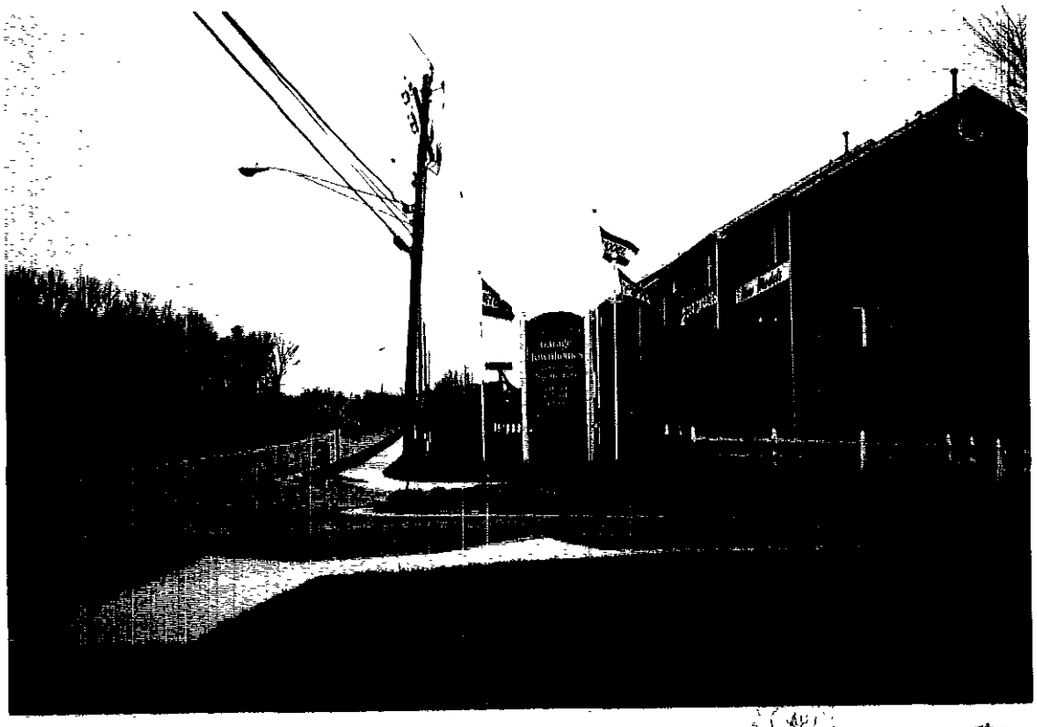
98-280-SPH

98-280-SPH

photograph
98-280-SPH


McDonough
Oaks






MODEL OPEN