

IN RE: PETITION FOR VARIANCE * BEFORE THE
SW/Corner Owings Mills Boulevard * DEPUTY ZONING COMMISSIONER
and Red Run Boulevard * OF BALTIMORE COUNTY
(Hilton Garden Inn)
4th Election District * Case No. 98-349-A
3rd Councilmanic District
Fallston Medical Complex. Owners;
Owings Mills Blvd., LLC, Contract Lessees

* * * * *

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 owners of the subject property, Fallston Medical Complex, by Nicholas B. Mangione, General Partner, and Owings Mills Boulevard, L.L.C., by Louis Mangione, through their attorney, Joseph C. LaVerghetta, Esquire. The Petitioners seek relief from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two freestanding enterprise signs on one road frontage in an O.T. zone for hotel use as follows: 1) a freestanding enterprise sign (type "k"), 25 feet in height in lieu of the maximum permitted 6 feet, with a sign face of 60 sq.ft. per side (120 sq.ft. total) in lieu of the permitted 25 sq.ft. per face; and 2) a second freestanding enterprise sign on the same road frontage with a height of 7 feet in lieu of the maximum permitted 6 feet, and a sign face of 45 sq.ft. per side (90 sq.ft. total), in lieu of the maximum 25 sq.ft. per face. 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 Joseph C. LaVerghetta, Esquire, attorney for the Petitioners, and Timothy Madden, Landscape Architect with Morris & Ritchie Associates, Inc. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date 6/1/98
By [Signature]

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.0 acres, more or less, zoned O.T. and is presently unimproved. The Petitioners propose to develop the site with a 6-story, 214-room hotel to be known as the Hilton Garden Inn at Owings Mills. The proposed hotel is permitted as of right in the O.T. zone and two freestanding enterprise signs are permitted for this site, which has frontage on both Owings Mills Boulevard and Red Run Boulevard. However, both entranceways to the proposed facility will be located on Owings Mills Boulevard; there will be no entrances off of Red Run Boulevard. Therefore, the Petitioners wish to locate both identification signs on Owings Mills Boulevard. In addition, the size of the signs proposed exceed that permitted by the B.C.Z.R. Testimony indicated that the signs proposed for the subject site are very attractive and are consistent with the signs used by Hilton to identify their hotels across the country. A pylon-type sign, 25 feet high, with a sign face area of 60 sq.ft. is proposed to be located at the southernmost entrance to the property, which will be a full access entranceway. Testimony indicated that the grade of Owings Mills Boulevard in this particular area drops significantly and that a taller sign than that permitted by the zoning regulations is needed to adequately identify Hilton's location. A smaller, ground-mounted, monument sign, 6 feet tall with a sign face area of 45 sq.ft., is proposed to be situated in front of the main entrance to the building, which will be located off a right-turn in, right-turn-out, only, entranceway. Testimony indicated that there is a 12-foot grade drop from the intersection of this access point at Owings Mills Boulevard and the location of the proposed monument sign and that the additional height will allow for landscaping around the base of this sign. Moreover, Mr. Madden testified that a variance is

necessary due to the manner in which the Department of Permits and Development Management (DPDM) calculates signage. Hilton uses script lettering and a corporate logo on its sign face. The policy provided in the Zoning Commissioner's Policy Manual requires that the entire face of the sign in question be used in computing its overall size, as opposed to considering just the lettering on the sign when calculating its size. Given this method of calculation, the requested variance is necessary.

In the advisory comments submitted by the Office of Planning, it was indicated that several development projects are proposed to be located at the southwest corner of Red Run Boulevard and Owings Mills Boulevard and that those projects will probably share access at the location of the proposed pylon sign. The Office of Planning has suggested that the Petitioners be required to share space on the pylon sign with any future business owner of the adjacent parcel in order to reduce sign clutter in the area and accommodate the signage requirements of that future user of the adjacent parcel. The Petitioners were agreeable to sharing their pylon sign with any eventual user of the adjacent parcel of land; however, that user would have to pay for the installation of any additional signage to be located on the Hilton pylon sign.

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

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DATE 6/1/98
BY [Signature]

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, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, 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 15th day of June, 1998, that the Petition for Variance seeking relief from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two freestanding enterprise signs on one road frontage in an O.T. zone for hotel use as follows: 1) a freestanding enterprise sign (type "k"), 25 feet in height in lieu of the maximum permitted 6 feet, with a sign face of 60 sq.ft. per side (120 sq.ft. total) in lieu of the permitted 25 sq.ft. per face; and 2) a second freestanding enterprise sign on the same road frontage with a height of 7 feet in lieu

ORDER RECEIVED FOR FILING

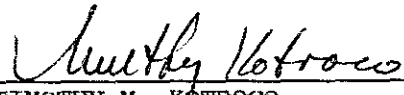
Date

By

of the maximum permitted 6 feet, and a sign face of 45 sq.ft. per side (90 sq.ft. total), in lieu of the maximum 25 sq.ft. per face, 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) The Petitioners shall be required to allow any future business owner/user of the adjacent parcel at the southwest corner of Owings Mills Boulevard and Red Run Boulevard to share space on the proposed pylon sign. That pylon sign will be a joint identification sign, to be used not only by the Hilton Garden Inn, but any potential user of the adjacent parcel at this intersection. The cost of any modifications to the Hilton sign for the future business owner of the adjacent parcel will be paid for at the sole expense of that future business owner.
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/1/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

June 1, 1998

Joseph C. LaVerghetta, Esquire
1205 York Road
Lutherville, Maryland 21093

RE: PETITION FOR VARIANCE
SW/Corner Owings Mills Boulevard and Red Run Boulevard
(Hilton Garden Inn)
4th Election District - 3rd Councilmanic District
Fallston Medical Complex, Owners; Owings Mills Boulevard, LLC,
Contract Lessees
Case No. 98-349-A

Dear Mr. LaVerghetta:

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: People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at the southwest corner of Owings Mills Blvd and Red Run Blvd.

which is presently zoned O.T.

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)

A variance from particular items of Section 450 of the BCZR is hereby requested to allow two freestanding enterprise signs on one road frontage, in an O.T. Zone for hotel use.

Specifically, we request relief from the signage regulations to permit the following:

Sign #1: A freestanding enterprise sign (type "K") of twenty five feet in height in lieu of the permitted maximum height of six feet; and, sign face area of 60 s.f. (on both faces of a double faced sign) in lieu of permitted 25 s.f. of sign face area.

Sign #2: A second freestanding enterprise sign on the same road frontage which is permitted by regulations on the other road frontage as they apply to this site which has frontage on two public rights-of-way, of seven feet in height in lieu of the permitted maximum height of six feet; and, sign face area of 45 s.f. (on both faces of a double-faced sign) in lieu of the permitted 25 s.f. of sign face area.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) such reasons shall be described at the hearing.

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

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

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:

OWINGS MILLS BLVD. LLC

(Type or Print Name) LOUIS MANGIONE

Louis Mangione
Signature

1205 York Rd
Address

LUTHERVILLE MD 21093
City State Zipcode

City State Zipcode

Attorney for Petitioner:

JOSEPH C. LAVERGHETTA

(Type or Print Name)

Joseph C. LaVerghetta
Signature

1205 York Rd
Address

LUTHERVILLE MD 21093
City State Zipcode

City State Zipcode

Legal Owner(s)

FALLSTON MEDICAL Complex

(Type or Print Name) LOUIS MANGIONE, C.P.

Louis Mangione
Signature

1205 York Rd
Address

LUTHERVILLE MD 21093
City State Zipcode

City State Zipcode

Signature

1205 York Rd
Address

LUTHERVILLE MD 21093
City State Zipcode

City State Zipcode

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

LOUIS MANGIONE
Name

1205 York Rd
Address

LUTHERVILLE MD 21093
City State Zipcode

City State Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRP DATE 3/23/98

ORDER RECEIVED FOR FILING
Date 3/1/98
BY [Signature]

Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

98-349-A

#349

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

ZONING DESCRIPTION

Two Signs for
Hilton Garden Inn
at Owings Mills
Tax Map 67, Grid 27, Parcel 491
Election District 4
Councilmatic District 3
Baltimore County, Maryland



Beginning for the first at a point on the westerly right of way of Red Run Boulevard the said point being south 20°42' 19" East, 164.77 feet from the intersection of Red Run Boulevard and Owings Mills Boulevard as shown on Baltimore County Right of Way Plat No. 89-036-5, thence from the **POINT OF BEGINNING** so fixed the following four courses and distances, viz:

1. South 20° 42' 19" East, 5.00 feet,
2. South 67°17' 41" West, 15.00 feet,
3. North 20°42' 19" West, 5.00 feet,
4. North 69°17' 41" West, 15.00 feet, to the **POINT OF BEGINNING**.

Containing 75 square feet of land more or less.

Beginning for the second at a point of the westerly right of way of Red Run Boulevard, the said point being 248.03 feet along the arc of a curve to the right, having a radius of 2073.07 feet and being subtended by a chord of South 12°14' 35" East, 247.88 feet from the South 12°14' 35" East, 247.88 feet from the point of curvature as shown on Baltimore County Right of Way Plat No. 89-036-5, the said point of curvature being south 20°42' 19" East, 276.25 feet from the intersection of Red Run Boulevard and Owings Mills Boulevard as shown on the said plat, thence from the **POINT OF BEGINNING** so fixed, the following four courses and distances viz:

1. 5.00 feet along the arc of a curve to the right having a radius of 2073.07 feet and being subtended by a chord of South 08°44' 47" East, 5.00 feet,
2. South 81°19' 21" West, 15.00 feet,
3. North 08°44' 47" West, 4.96 feet,
4. North 81°11' 04" East, 15.00 feet to the **POINT OF BEGINNING**.

Containing 75 square feet of land more or less.

MAB:mak\sl zoning\hilton.des\120897

#349



☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (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

98-349-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **1788**

DATE **3-23-78**

ACCOUNT

1-001-615-000

AMOUNT

\$ 250.00

RECEIVED FROM:

Fallston Medical Complex

4770 Owens Mills Blvd.

Item # 349

FOR:

020 Variance

Taken by: JRP

98-349-A

PAID RECEIPT

PAID TO: 118

DATE: 3/23/78 10:25:00

BY: JRP

RECEIVED BY: JRP

DATE: 3/23/78

CR NO. 051209

250.00 CASH

Baltimore County, Maryland

**DISTRIBUTION
WHITE - CASHIER**

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Subdivisions of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-349-A
4770 Owings Mills Boulevard
SWC Owings Mills Boulevard
and Red Run Boulevard
4th Election District
3rd Councilmanic District
Legal Owner(s): Fallstich
Medical Complex
Contract Purchaser: Owings
Mills Boulevard, LLC

Variance: to allow two free-standing enterprise signs on one road frontage, in an O.T. zone, for hotel use. Sign #1: 25 feet in height in lieu of the permitted maximum height of 6 feet and sign face area of 60 square feet (on both faces of a double-faced sign) in lieu of the permitted 25 square feet of sign face area. Sign #2: 7 feet in height in lieu of the permitted maximum height of 6 feet and sign face area of 45 square feet (on both faces of a double-faced sign) in lieu of the permitted 25 square feet of sign face area.

Hearing: Thursday, May 14,
1998 at 9:00 a.m., in Room
407, County Courts Bldg.,
401 Bayley 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 concern-
ing the file and/or Hearing,
Please Call (410) 887-3331.

4/5/37 Apr 30 C224687

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/30, 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 4/30, 19 98.

THE JEFFERSONIAN,

A. H. Erickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No 98-349-A

Petitioner/Developer: HILTON INN, ETAL
GARDEN INN % MRA

Date of Hearing/Closing: 5/14/98

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 O.M. BLVD & RED RUN BLVD
Z - ON SITE

The sign(s) were posted on 4/24/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/24/98
(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)



98-349-A

RE: PETITION FOR VARIANCE * BEFORE THE
4770 Owings Mills Boulevard, SW corner *
Owings Mills Blvd. and Red Run Blvd. * ZONING COMMISSIONER
4th Election District, 3rd Councilmanic * OF BALTIMORE COUNTY
Legal Owner: Fallston Medical Complex
Contract Purchaser: Owings Mills Blvd., LLC
Petitioners * CASE NO. 98-349-A

* * * * *

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 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Joseph C. LaVerghetta, Esq., 1205 York Road, Lutherville, MD 21093, 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

April 2, 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: 98-349-A
4770 Owings Mills Boulevard
SWC Owings Mills Boulevard and Red Run Boulevard
4th Election District - 3rd Councilmanic District
Legal Owner: Fallston Medical Complex
Contract Purchaser: Owings Mills Boulevard, LLC

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Sign #1: 25 feet in height in lieu of the permitted maximum height of 6 feet and sign face area of 60 square feet (on both faces of a double-faced sign) in lieu of the permitted 25 square feet of sign face area.
Sign #2: 7 feet in height in lieu of the permitted maximum height of 6 feet and sign face area of 45 square feet (on both faces of a double-faced sign) in lieu of the permitted 25 square feet of sign face area.

HEARING: Thursday, May 14, 1998 at 9:00 a.m. in Room 407 of the County Courts
Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Joseph C. LaVerghetta, Esquire
Fallston Medical Complex
Owings Mills Boulevard, LLC

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 30, 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
April 30, 1998 Issue - Jeffersonian

Please forward billing to:

Mr. Louis Mangione 410-825-8400
Commercial Contractors, Inc.
1205 York Road, Penthouse
Lutherville, MD 21093

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:

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4770 Owings Mills Boulevard
SWC Owings Mills Boulevard and Red Run Boulevard
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HEARING: Thursday, May 14, 1998 at 9:00 a.m. in Room 407 of the 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.: 349

Petitioner: Fallston Medical Complex

Location: Owings Mills Blvd. Owings Mills, Md. 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Louis Mangione, Commercial Contractors, Inc.

ADDRESS: 1205 York Rd, Penthouse
Lutherville, Md 21093

PHONE NUMBER: 410-825-8400

AJ:ggs

(Revised 09/24/96)

98-349-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____ prepared by: _____

Scale of Drawing: 1" = _____

 North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

public private

SEWER: ☐ ☐

WATER: ☐ ☐

yes no

☐ ☐

Chesapeake Bay Critical Area: _____

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

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.: 98-349-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE:

Sign #1:

A freestanding enterprise sign (type "k") of twenty five feet in height in lieu of the permitted maximum height of six feet; and, sign face area of 60 s.f. (on both faces of a double faced sign) in lieu of permitted 25 s.f. of sign face area.

Sign #2:

A second freestanding enterprise sign on the same road frontage which is permitted by regulations on the other road frontage as they apply to this site which has frontage on two public rights-of-way, of seven feet in height in lieu of the permitted maximum height of six feet; and, sign face area of 45 s.f. (on both faces of a double-faced sign) in lieu of the permitted 25 s.f. of sign face area.

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, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 16, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for April 13, 1998
Item No. 349

The Development Plans Review Division has reviewed the subject zoning item. The proposed signs shall not interfere with the line of sight.

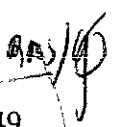
RWB:HJO:jrb

cc: File

ZONE0413.349

Due Date: April 13, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley 

SUBJECT: Zoning Item #349

Hilton Garden Inn

Zoning Advisory Committee Meeting of April 6, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X This project must address the special conditions of the Red Run permit (CENAB-OP-RW) 91-63035-4.

GP:BK:sp



Baltimore County
Fire Department

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

April 16, 1998

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

RE: Property Owner: FALLSTON MEDICAL COMPLEX

Location: DISTRIBUTION MEETING OF APRIL 6, 1998

Item No.: 349 Zoning Agenda:

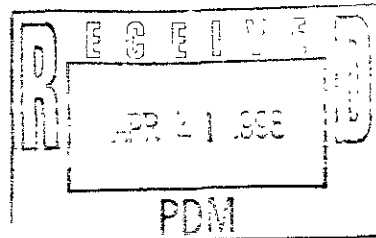
Gentlemen:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File



Seni
5/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: April 22, 1998

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

SUBJECT: Hilton Garden Inn

INFORMATION

Item Number: 349

Petitioner: Owings Mills Blvd. LLC

Zoning: OT

Requested Action: Variance

Summary of Recommendations:

The Hilton Garden Inn is one of several development projects that will eventually be located at the southwest corner of Red Run Blvd. and Owings Mills Blvd. All of these projects will probably share access at the location of proposed sign # 1. In order to accommodate the signage requirements of future owners as well as reduce sign clutter, it is recommended that the petitioner utilize a joint identification sign that conforms to the OT zone requirements. As an alternative, a freestanding enterprise sign similar in size and design to sign # 2 would be appropriate at this location.

Prepared by: Jeffrey M. Lay

Division Chief: Gary Kerns

AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tim Madden, Morris & Ritchie	110 West Rd. Towson, Md.
Joe LaVerghetta, Esq.	1205 York Rd. Lutherville 21093

98-349-A
copy to
Hoffman



08-349-A

349

D.R. 10.5

ZONING MAP
NW 10-1

OT

Red

DITCH

Run

OT

RED

RUN BLVD.

DITCH

Hilton
Hotel
SITE.

THE MEADOWS
N.R.H.D.

RUINS

D.R. 16

OR-1

OT

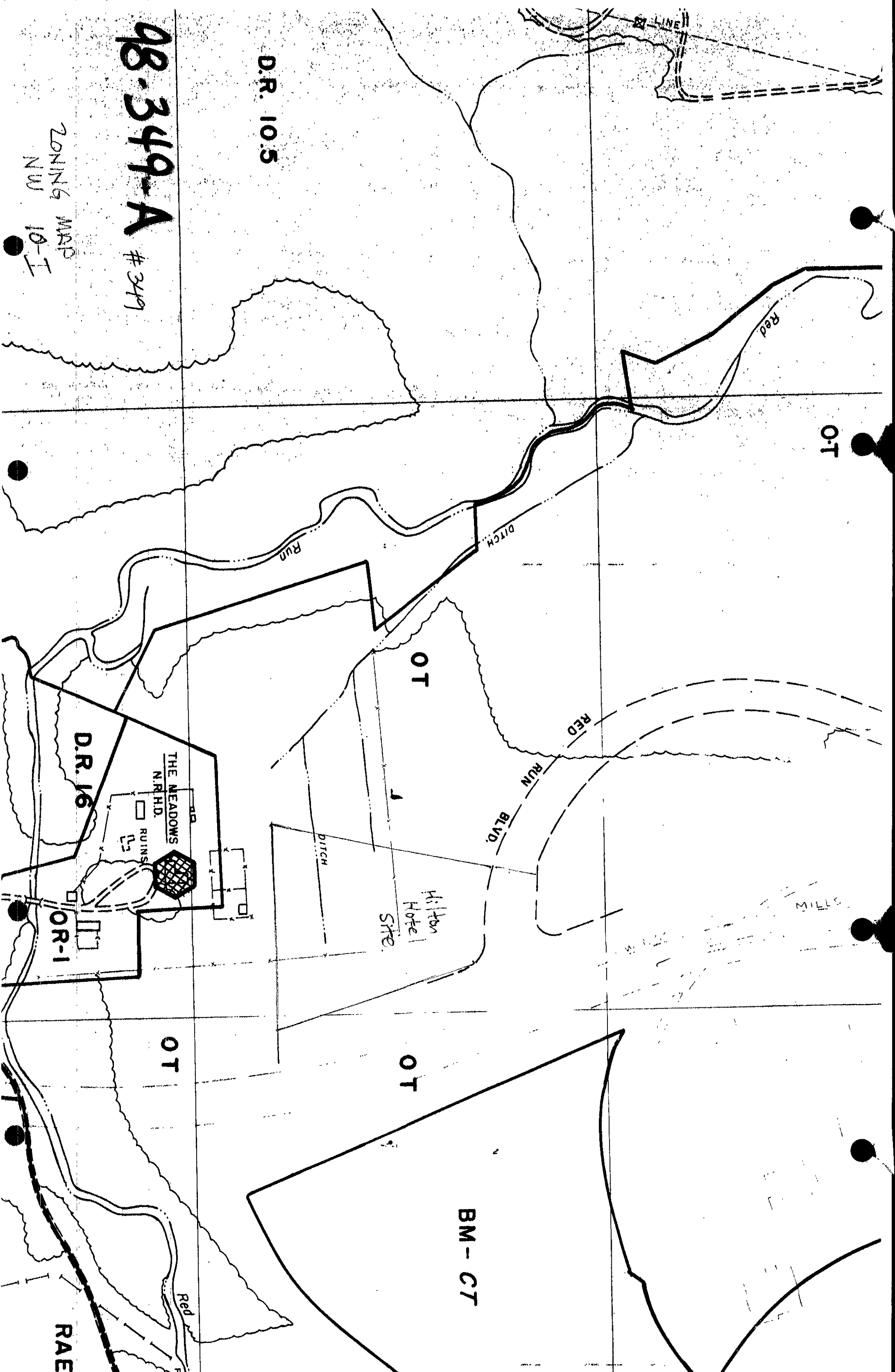
OT

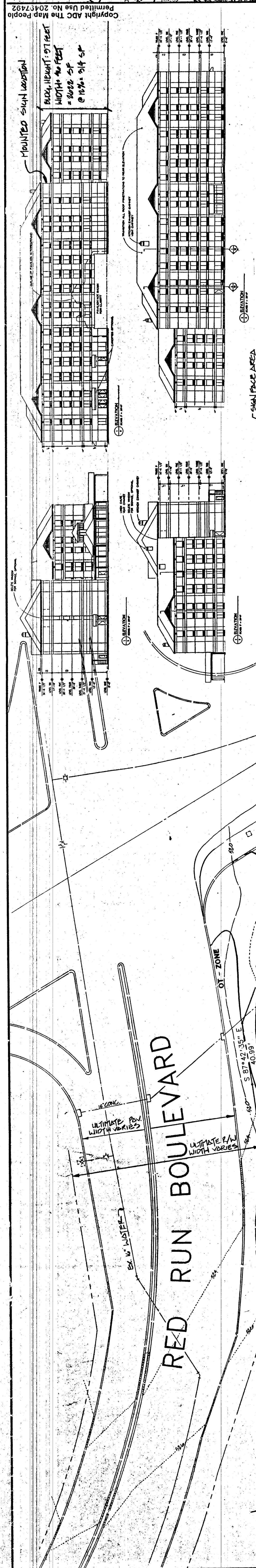
BM-CT

Red

RAE

MILLS



[illegible][illegible]

MARKET ST.
 1ST ST.
 1ST AVE.
 2ND AVE.
 GARDEN INN
 GARDEN INN

[illegible][illegible]

Architectural drawing of the proposed Hilton Garden Inn Hotel, 150 Main Wing, a six-story building. The drawing includes a site plan showing the building's location relative to the street grid, with dimensions and lot numbers. A north arrow is present. The drawing is signed "WYATT TEELE" and dated "9/1/01".

NOTE: Section 13, regarding this application, may be amended by an authorized officer and is expected to be amended in final version, as recommended by a panel review or review as an officer deemed, in the interest of fairness & transparency.

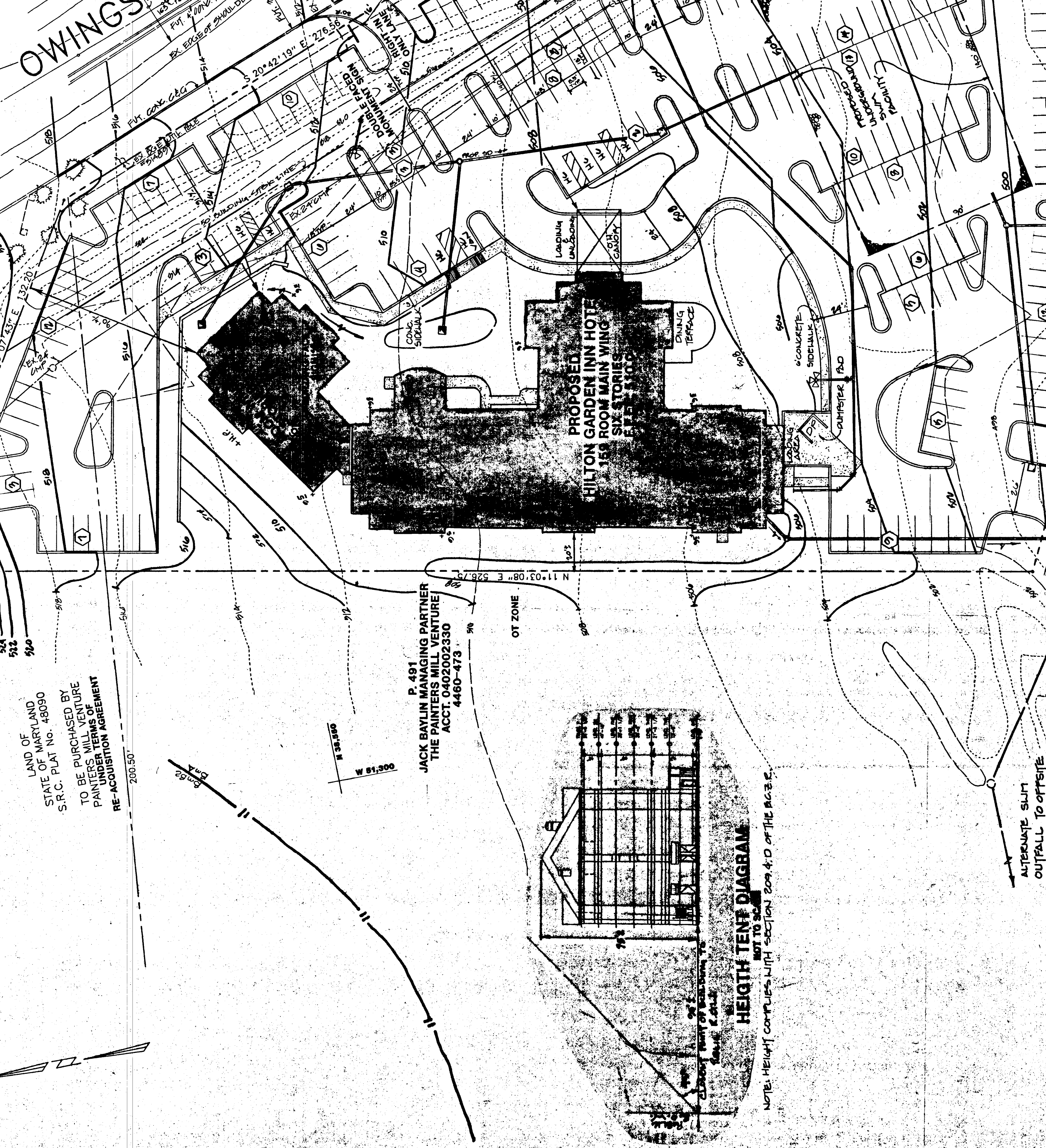
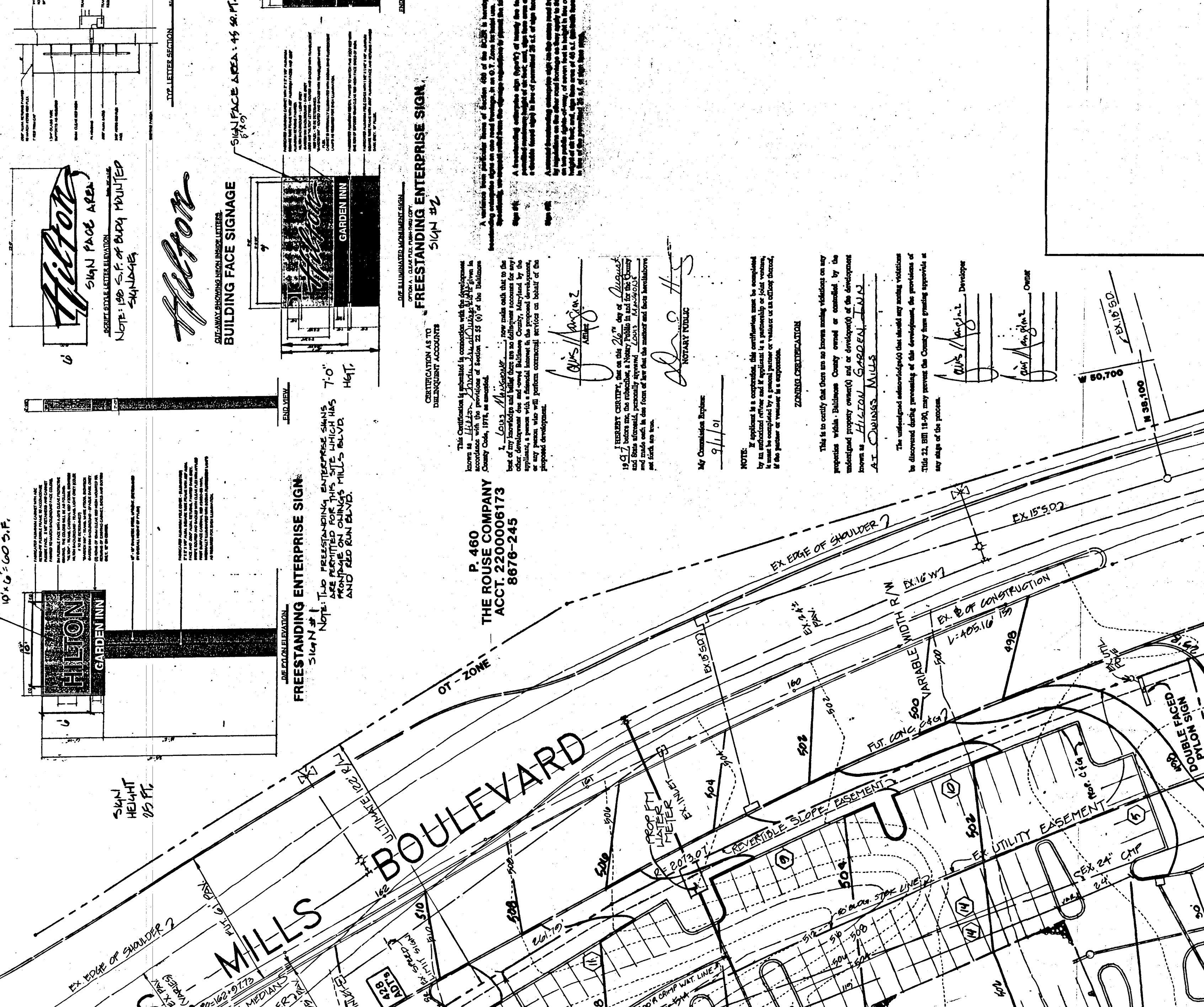
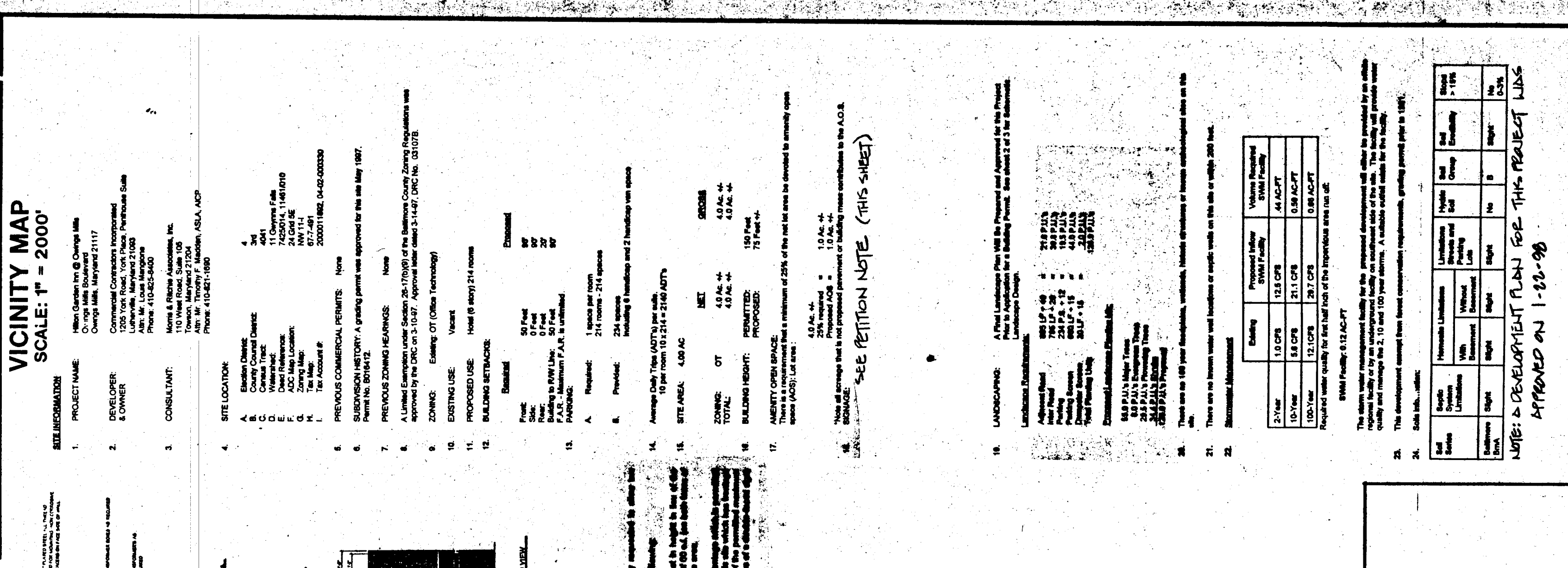
ZONING CERTIFICATION

This is to certify that this use is in compliance with all zoning and other provisions within Johnson County and is controlled by the undersigned (personnel) and is (are) not in violation of the development

[illegible]

Hand-drawn site plan of a proposed parking lot. The plan shows a rectangular lot divided into 15 numbered parking spaces (1-15). A "UTILITY EASEMENT" is shown along the top boundary. A "CONCRETE DRIVE" is indicated on the left side. A "PROPOSED" label is near the top right. The plan also shows a "PROPOSED" label near the top right. The plan is oriented with a north arrow pointing towards the top right. The plan is labeled "EX 15-302" in the top right corner.

[illegible][illegible]

[illegible]

Scale 1" = 30'