

IN RE: PETITION FOR VARIANCE
N/S Joppa Road, 200' W
Bosley Avenue
9th Election District
4th Councilmanic District
(308 West Joppa Road)

Bull Properties I LLC
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-074-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Bull Properties I LLC, by and through Gary W. Bull, general partner. The variance request is for property located at 308 West Joppa Road, which property is zoned RO. Specifically, the Petitioner is requesting a variance from Section 450.4.I.m of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 13 sq. ft. freestanding enterprise sign with a maximum height of 6 ft. in lieu of the permitted 8 sq. ft. wall mounted enterprise sign. 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 No. 1.

Appearing at the hearing on behalf of the variance request was Gary W. Bull, property owner. Appearing as interested citizens in the matter were Richard Parsons and Donald Wright, involved citizens.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.7289 acres, more or less, zoned RO. The subject property is improved with an existing two-story frame building which is utilized by Mr. Bull for his business. Mr. Bull is a certified public accountant and operates an accounting practice from the subject structure. He testified that he purchased the subject building sometime ago and has invested approximately

DATE 10/25/99
BY J.R. Gammeter

\$210,000 over and above the purchase price in order to renovate the subject structure. Testimony of the citizens in attendance indicated that the house was formerly used by college students as a fraternity house. Mr. Bull testified that extensive damage was done to the structure when he took the property over.

Photographs of the subject property submitted by the citizens indicated that Mr. Bull has done an excellent job in renovating the old house. The citizens in attendance indicated that Mr. Bull is a tremendous asset to the community and has done an excellent job upgrading the subject property. They support Mr. Bull 100% in his variance request for his sign, given the tremendous investment he has made in their community. However, certain agreements were reached between the parties which shall be incorporated at the end of this order.

Further testimony revealed that Mr. Bull received a Code Violation Notice for the sign in question which resulted in a substantial amount of fines being imposed upon Mr. Bull. Mr. Bull testified that he hired Valley Signs for the purpose of designing and installing the sign in question on his property. Part of the contract price of the sign included the necessary Baltimore County permits to install the sign on his property. However, Valley Signs failed to obtain the necessary sign permit prior to the installation of this sign which resulted in Mr. Bull being cited with a Code violation. Mr. Bull was totally unaware that no permit was obtained for the sign prior to its installation, until such time as the Code inspector advised him of the violation. Therefore, Mr. Bull was totally innocent in the fact that the sign was installed without a prior permit being issued.

As stated previously, the citizens in attendance fully support Mr. Bull in his efforts to locate his business at this property. They have also asked that the County not impose any fines on Mr. Bull, as he was an innocent party in this transaction and has been a very good neighbor to the community and has invested a great sum of money in this project. Therefore, I would request,

COPIES RECEIVED FOR FILING
10/15/99
R. J. G. [Signature]

based on the recommendation of the community representatives in attendance that Code Enforcement waive any and all fines associated with this case, given Mr. Bull's cooperation with Zoning and his tremendous investment in the community.

After considering the testimony and evidence offered at the hearing, I find that the Petitioner's Request for Variance should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their 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, 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 property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief 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.

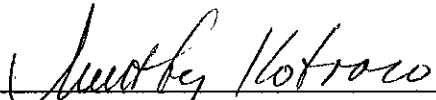
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 25th day of October, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 450.4.I.m of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 13 sq. ft. freestanding enterprise sign with a maximum height of 6 ft. in lieu of the permitted 8 sq. ft. wall mounted enterprise sign, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Pursuant to an agreement reached at the hearing, Mr. Bull has agreed to relocate the sign in question to a position closer to the existing office building. The final positioning of the sign itself shall be worked out between the parties.
- 3) In addition to the sign which is the subject of this variance request, the Petitioner shall be permitted to install 2 small house number signs bearing the number "308" on the lawn of the subject property to advise passing motorists of the address of this office building. The "308" marker shall be of similar size and design as the oval "308" sign, a picture of which was submitted into evidence. Mr. Parsons and Mr. Wright indicated that these "308" markers will greatly assist motorists who sometimes pass by the property not realizing its location. Once past the property, it is very difficult for these motorists to turn around and come back to the site. Therefore, all parties at the hearing agreed that these small "308" markers will greatly assist individuals who need to come to Mr. Bull's business at this location. The final location of these markers shall also be agreed upon by the Petitioner and Mr. Parsons and Mr. Wright.
- 4) The Petitioner shall be permitted to illuminate the newly renovated structure, as well as the business sign which he relocated closer to the building. Said illumination shall be extinguished by 9:00 p.m. on any given evening. After 9:00 p.m., the Petitioner shall only be permitted to utilize security lighting on the subject premises.

10/25/99
R. J. J. J. J.
10/25/99
R. J. J. J. J.

- 5) Based on the insistence of the community representatives at the hearing, it is requested that Code Enforcement waive any and all fines that are currently pending against this property, given Mr. Bull's cooperation with the community and the Zoning Office.
- 6) 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:raj

ORDER RECEIVED FOR FILING

2019

10/25/99





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 25, 1999

Mr. Gary W. Bull
Bull Properties I LLC
308 West Joppa Road
Towson, Maryland 21204

Re: Petition for Variance
Case No. 00-074-A
Property: 308 West Joppa Road

Dear Mr. Bull:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Richard Parsons
412 Woodbine Avenue
Towson, Maryland 21204

Mr. Donald Wright
403 Woodbine Avenue
Towson, Maryland 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 308 West Joppa Road

which is presently zoned RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto ar made a part hereof, hereby petition for a Variance from Section(s)

450.4.1.5. m to permit a 13 sq. ft. free-standing enterprise sign with a max. ht. of 6 ft. in lieu of the permitted 8 sq. ft. wall-mounted enterprise sign.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indica hardship or practical difficulty) Owner conducts a public accounting practice employing eight individuals at this site. Building sits back approximately 77 feet from Joppa Road. A non illuminated sign is requested to assist visitors in locating the business.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zonir 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Bull Properties I LLC

Name - Type or Print

Signature

Gary W. Bull

Name - Type or Print

Signature

308 West Joppa Road 410-494-9595

Address

Towson Maryland

21204

Telephone No

City

State

Zip Code

Representative to be Contacted:

Gary W. Bull

Name

(h) 410-592-8804

308 West Joppa Rd(w) 410-494-9595

Address

Towson Maryland

21204

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR

Date 8/18/99

Case No. 00-74-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10/25/99

W. T. SADLER SURVEYORS

Phone [410] 526-5618

Fax [410] 526-7199

152 Westminster Road

Reisterstown, Maryland 21186

James C. Sadler

July 21, 1999

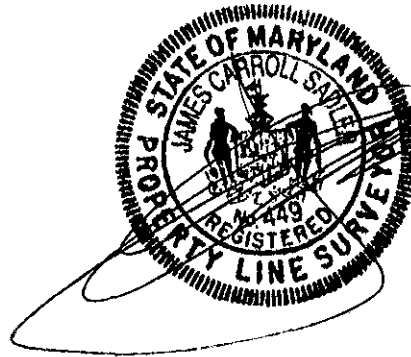
ZONING DESCRIPTION

Property ; 308 W. Joppa Road
Towson, MD.

Beginning for the same at a point in Joppa Road, said point being 211 feet northwesterly from the centerline of Bosley Avenue ; thence running and binding along the outline of said property

- 1) North 51 degrees 10 minutes West 110.00 feet,
- 2) North 33 degrees 30 minutes East 362.32 feet
- 3) along a curve to the left with a radius of 691.62 feet a distance of 20.72 feet,
- 4) South 01 degrees 53 minutes 02 seconds East 169.02 feet and
- 5) South 33 degrees 30 minutes West 217.67 feet to the place of beginning, containing 0.7289 acres, more or less.

The above description has been prepared for Zoning Purposes only.



00.074-A

#74

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **069846**

DATE 8/18/99 ACCOUNT Real-6150

AMOUNT \$ 250.00

RECEIVED FROM: G.W. Bull & Associates, Inc.

FOR: code 020 Zoning variance

DISTRIBUTION
-WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 74

PAID RECEIPT

PROCESS ACTUAL TIME
8/19/1999 8/13/1999 15:15:18

REG 0805 CASHIER NSTE MES DRAWER 5
Dept 5 528 ZONING VERIFICATION
Receipt # 118069 OFLN
CR NO. 069846

Receipt Tot 250.00
250.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

00-074-A

A-470.00

CERTIFICATE OF POSTING

RE: Case No.: 00-074-A

Petitioner/Developer: Gary Bull

Date of Hearing/Closing: 10/19/99

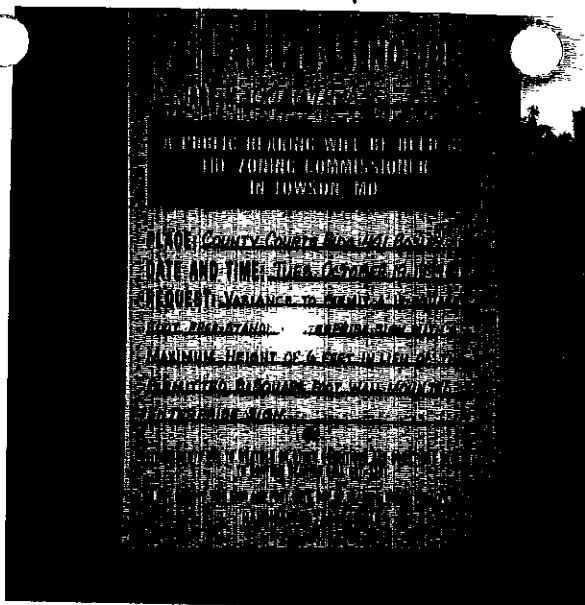
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 308 West Joppa Rd.
Towson, MD 21204

The sign(s) were posted on October 4, 1999
(Month, Day, Year)



Sincerely,

Stacy Gardner 10/5/99
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

**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: #00-074-A
308 West Joppa Road
N/S Joppa Road, 200' W
Bosley Avenue
9th Election District
4th Councilmanic District
Legal Owner(s): Bull Properties, LLC

Variance: to permit a 13-square foot free-standing enterprise sign with a maximum height of 6 feet in lieu of the permitted 8-square foot wall-mounted enterprise sign.
Hearing: Tuesday, October 19, 1999 at 11:00 a.m. in 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 Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/3/48 Sept. 30 C342719

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/30/, 1999

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 9/30/, 1999.

THE JEFFERSONIAN,

P. Wilkins

LEGAL ADVERTISING

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

RE: PETITION FOR VARIANCE
308 W. Joppa Road, N/S Joppa Rd,
200' W of Bosley Ave
9th Election District, 4th Councilmanic

Legal Owner: Bull Properties I, LLC
Petitioner(s)

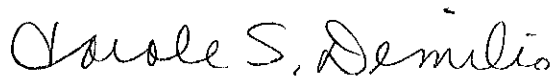
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-74-A

* * * * *

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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Gary W. Bull, Bull Properties I, LLC, 308 W. Joppa Road, Towson, MD 21204, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 21, 1999

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: 00-074-A
308 West Joppa Road
N/S Joppa Road, 200' W Bosley Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Bull Properties I LLC

Variance to permit a 13-square foot free-standing enterprise sign with a maximum height of 6 feet in lieu of the permitted 8-square foot wall-mounted enterprise sign.

HEARING: Tuesday, October 19, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "5-13" written below it.

Arnold Jablon
Director

c: Bull Properties I LLC, 308 W. Joppa Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 4, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 1999 Issue – Jeffersonian

Please forward billing to:

Gray W. Bull 410-494-9595
308 West Joppa Road
Towson, MD 21204

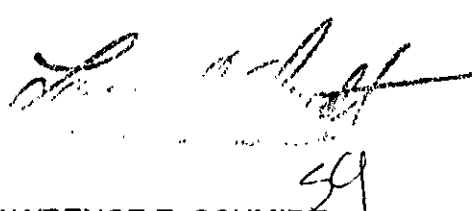
NOTICE OF ZONING HEARING

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: 00-074-A
308 West Joppa Road
N/S Joppa Road, 200' W Bosley Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Bull Properties I LLC

Variance to permit a 13-square foot free-standing enterprise sign with a maximum height of 6 feet in lieu of the permitted 8-square foot wall-mounted enterprise sign.

HEARING: Tuesday, October 19, 1999 at 11:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-74-A
Petitioner: BULL PROPERTIES I, LLC
Address or Location: 308 W. JOPPA ROAD TOWSON MARYLAND 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: GARY W. BULL
Address: 308 WEST JOPPA ROAD
TOWSON MARYLAND 21204
Telephone Number: 410-494-9595

Revised 2/20/98 - SCJ

A 74



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 15, 1999

Mr. Gary Bull
Bull Properties I LLC
308 West Joppa Road
Towson, MD 21204

Dear Mr. Bull:

RE: 00-074-A , 308 West Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



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: September 20, 1999

FROM:  Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 20, 1999
 Item Nos. 070, 073, 074, 075, 076,
 077, 079, 080, 081, 082, 083, 084,
 085, 086, 087, 088, 090, 091, 092,
 093, 094, 097, 098, 099, and 100

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.


RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

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

069, 070, 071, 072, 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,
095, 096, 097, and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

*Break in sequence.

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: September 1, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - LW
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 00-74
PETITIONER: Bull Properties I LLC

VIOLATION CASE NO.: 99-1338

LOCATION OF VIOLATION: 308 West Joppa Road

DEFENDANT(S): Bull Properties I LLC

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/lw/lmh

00-074-A

Sign
10/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: September 23, 1999

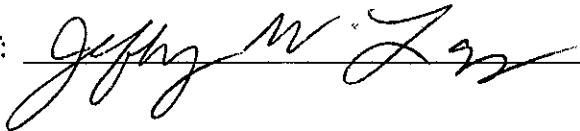
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 074, 079, 087, and 088

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.13.99

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

RE: Baltimore County
Item No. 074 BR

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

GARY W. BOLL

ADDRESS

308 W JOPPA ROAD

TOWSON MARYLAND



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Richard Parsons
DONALD WRIGHT

412 woodbine Ave.
403 woodbine Ave



Case # 00-074-A Bull Properties I LLC
308 West Joppa Road

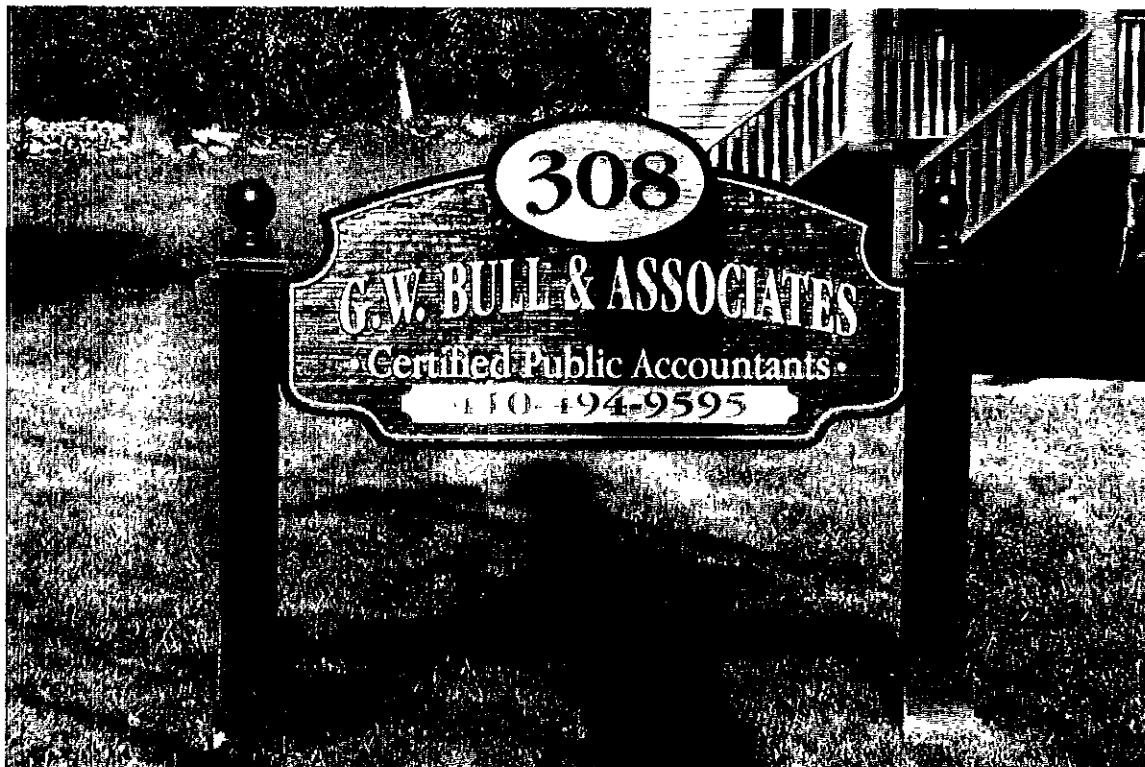


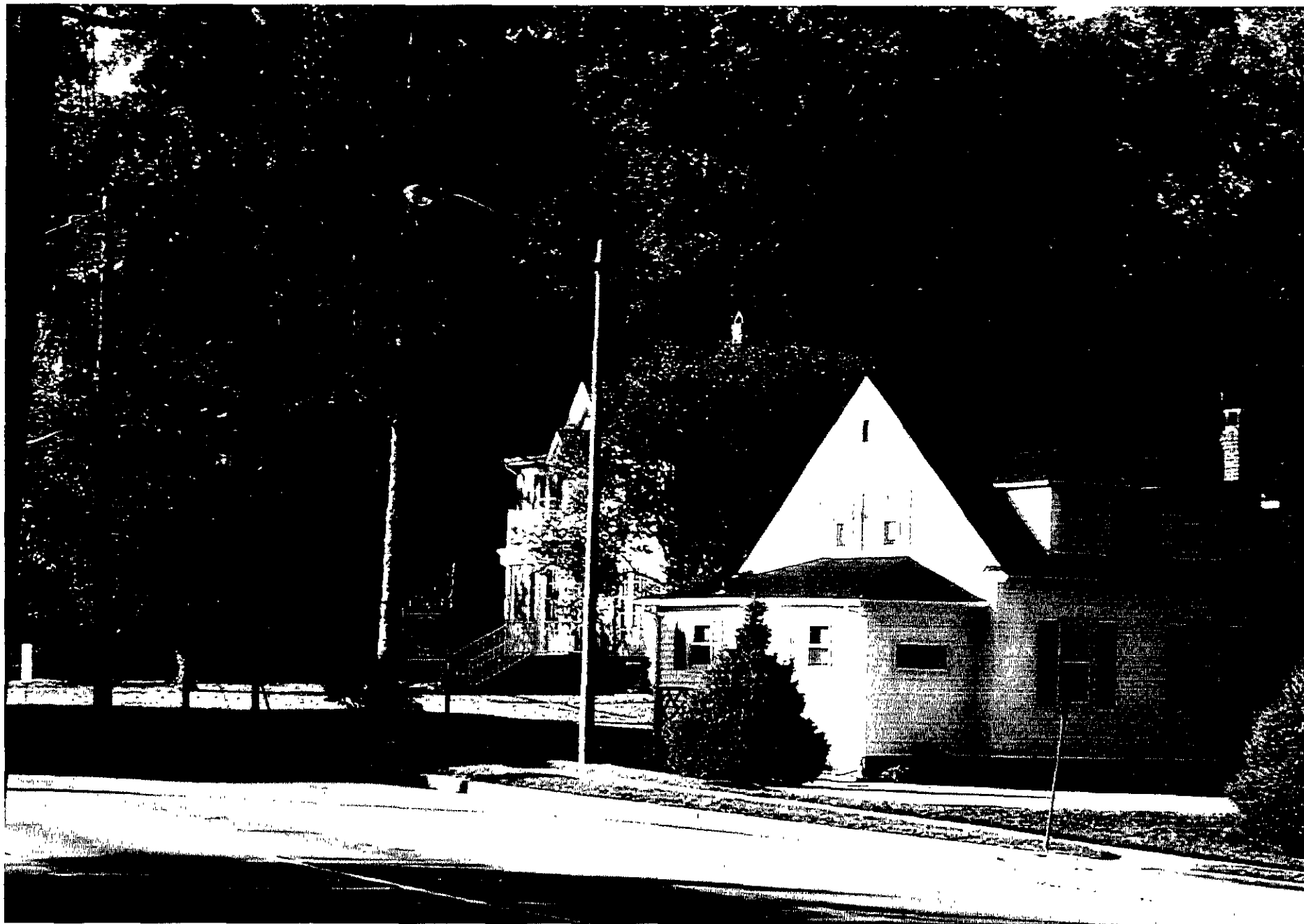
Exhibit # _____

Case # 00-074-A Bull Properties I LLC
308 West Joppa Road
Zoned RO

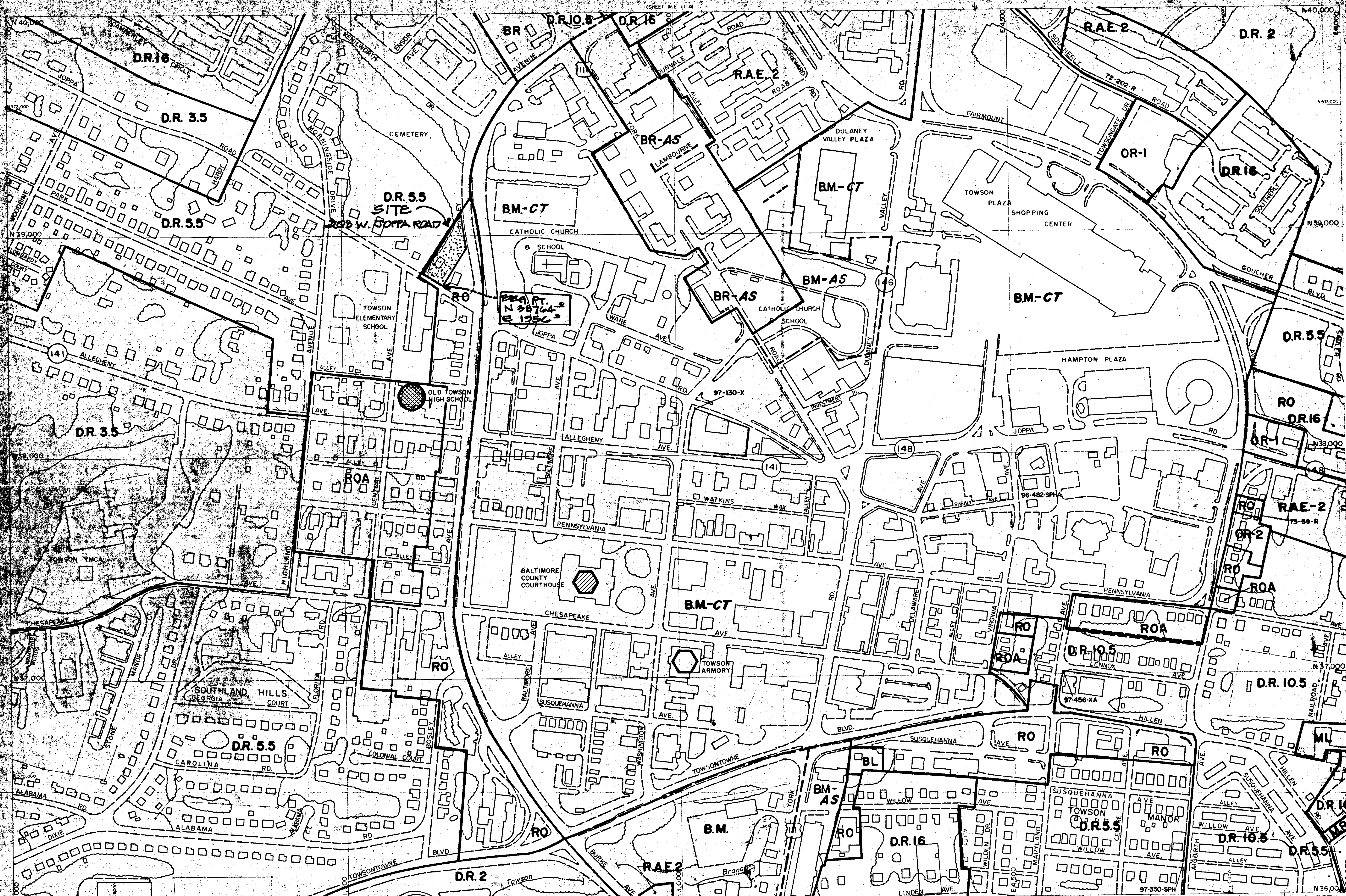


1. The current placement and size of the sign is commercial in nature.
2. Moving the sign back from Joppa Road and closer to the structure would be less obtrusive and more in fitting with the character of the neighborhood.
3. The sign may be placed either left or right of the front steps.
4. Lowering the height of the sign by 18" would not reduce its effectiveness. The property has an excellent frontal line of sight with no obstructions.
5. Moving and lower the sign would be of minimal expense.
6. The sign is sand blasted and printed on one side only.

Exhibit # _____



ZONING MAP



1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
B.C.C. Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Karin Kamenev
Chairman, County Council

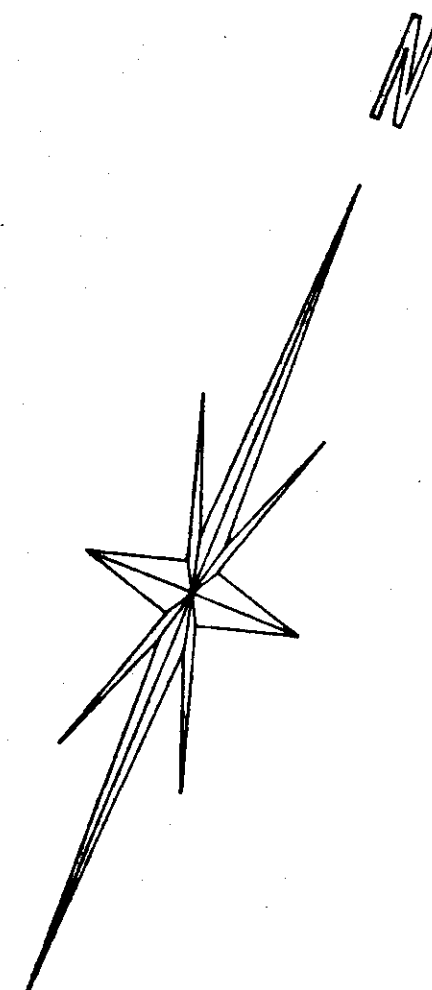
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

00-074-A

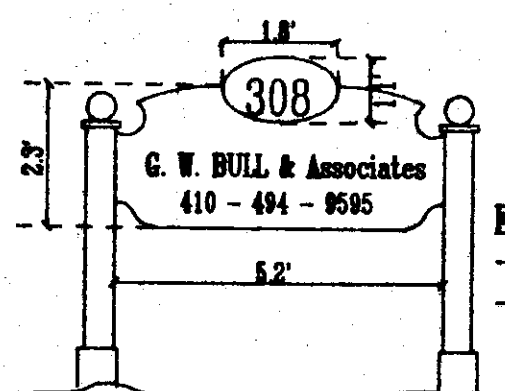
#74

SCALE	LOCATION	SHEET
1" = 200' ±	TOWSON	N.E. 10-A
DATE OF PHOTOGRAPHY		
JANUARY 1986		

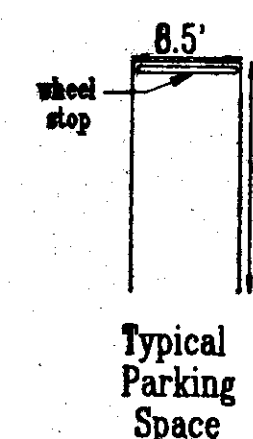


FLOOR AREA RATIO CALCULATION

TOTAL FLOOR AREA ----- 2450 Sq. Ft.
TOTAL GROSS SITE AREA ----- 31752 Sq. Ft.
FLOOR AREA RATIO ----- 0.0772

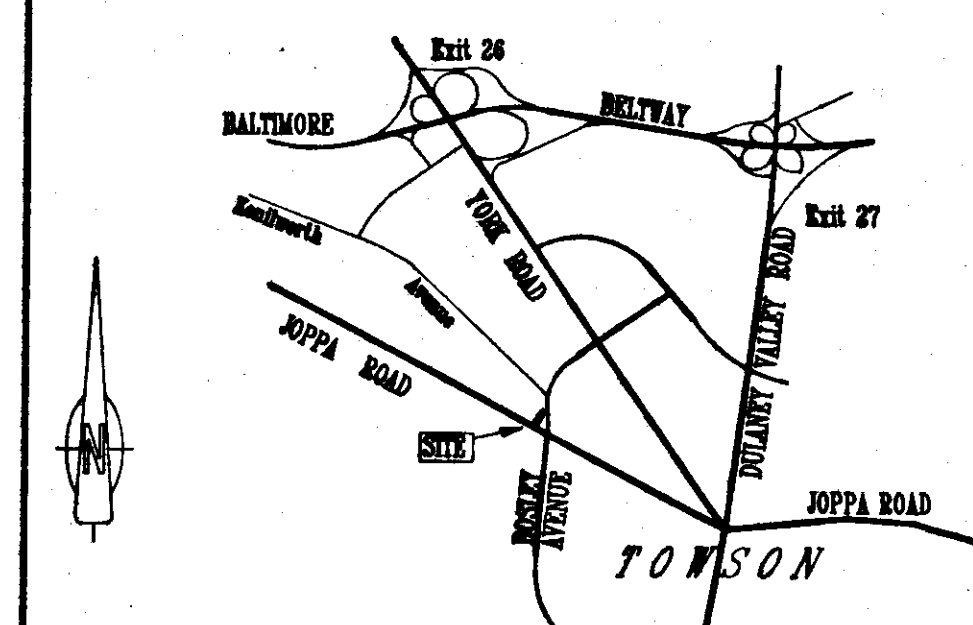


SIGN DETAIL
(no scale)



PARKING TABULATION

- No. of Spaces Existing - - - 12
- No. of Proposed Spaces - - 12
- Required Spaces for office - 9
Calculation - 3.3 per 1000 Sq. Ft. X 2450 Total Sq. Ft. of
Office = 8.09 (9) Spaces Required



VICINITY MAP Scale 1" = 2000'

GENERAL NOTES

- Title Ref. L 13336 F 405 - Acct # 0907473071 & 0907473070
- Map 70A Grid 06 Parcels 22 & 164
- Existing Zoning RO
- All adjoining property is Zoned (as shown)
- Zoning Map # NE 10-A
- Zoning History/ Previous Hearings - See Below
- Signs- Existing - see detail
- Utilities- shown
- The property shown hereon does not lie in any Flood Plain as designated on the Flood Insurance Rate Map community panel no. 240010 0285B effective date March 2, 1981.

PREVIOUS PERMITS / HEARINGS / WAIVERS

Permit No. B-346837 - Building Renovations 8/10/98
B- 356726 - Building Renovations 10/19/98

Per Ex #1

PLAN TO ACCOMPANY A VARIANCE REQUEST FOR A SIGN

308 WEST JOPPA ROAD

9th Election District 4th County Council District
Baltimore County, Maryland

Scale 1" = 30' Date July 19, 1999
Rev. Aug. 10, 1999

County File # 74/
Job # M-350-99



James C. Sadler Reg. No. 449

W.T. SADLER SURVEYORS
152 Westminster Pike
Reisterstown, MD. 21136
Ph. 410-526-5618 Fax 410-526-7199

OWNER/ DEVELOPER

BULL PROPERTIES, LLC
308 W. Joppa Road
Baltimore, MD. 21204
Ph. 410 - 494 - 9595

BOSLEY