

IN RE: PETITION FOR VARIANCE

NEC of intersection I-895 (Harbor Tunnel
Thruway) & I-695 (Baltimore Beltway)
13th Election District
1st Councilmanic District
(4501 Hollins Ferry Road)

Wilkins-Rogers Incorporated
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-233-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 owner of the subject property, Wilkins-Rogers Incorporated. The Petitioners are requesting a variance for property they own at 4501 Hollins Ferry Road, which property is zoned MH-IM. The variance request was originally filed under the assumption that the owner of the property would be the sole tenant of the building situated on site. However, at the time of the hearing, it was determined that not only will the property owner be occupying the building, but they have subleased a portion of the building to another tenant. Therefore, the building becomes a multi-tenant building and the variance request was amended to reflect that status. Therefore, the new amended variance request is as follows. A variance from Section 450.4.5.D of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a wall mounted enterprise sign on a multi-tenant industrial building to be located on a wall without an exterior customer entrance and to allow a second wall mounted enterprise sign on a wall without an exterior customer entrance, both of which are 585 sq. ft. in size in lieu of the permitted 0 sq. ft.

Appearing at the hearing on behalf of the variance request were Samuel Rogers, III, on behalf of Wilkins-Rogers Incorporated, Bill Monk, land planning and zoning consultant, Christopher Rives, appearing on behalf of the sign company, and Rob Hoffman and Patricia Malone, attorneys at law, representing the Petitioners. There were no protestants in attendance.

COPIES RECEIVED FOR PLANS
Date 11/18/2000
By R. J. Jenson

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 27.99 acres, more or less, zoned MH-IM. The property is the site of the former Carling Brewery, which has existed at the intersection of I-695 and Hollins Ferry Road in the Lansdowne area of Baltimore County for many, many years. The site has been vacant for the past few years. Wilkins-Rogers, the Petitioners herein, own and operate Washington Foods. They have purchased the subject property and intend to expand their business into the site. Furthermore, they have leased a portion of the property to Bekins Moving Company. The new property owner is desirous of installing on the façade of the old brewery building their identification sign and logo. This new sign will be affixed to the side of the building in the exact location where the former Carling Brewery sign was situated. Therefore, the location and size of the sign itself will remain consistent with that which was previously affixed to the side of the building, however, the name itself will change.

After considering the testimony and evidence offered by the Petitioners at the hearing, as well as the lack of opposition and the support of the Office of Planning, I find that the Petitioners' variance request should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners 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.

ORDER RECORDED FOR FILING
Date 11/18/2000
By R. J. Jones

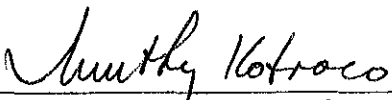
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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 Petitioners seek 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 Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 18th day of January, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 450.4.5.D of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a wall mounted enterprise sign on a multi-tenant industrial building to be located on a wall without an exterior customer entrance and to allow a second wall mounted enterprise sign on a wall without an exterior customer entrance, both of which are 585 sq. ft. in size in lieu of the permitted 0 sq. ft., be and is hereby GRANTED.

Any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4501 Hollins Ferry Road

which is presently zoned MH-IM

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

Variance from Sections 450.4 and 450.7.A.1 of the Baltimore County Zoning Regulations ^{pt} to allow 2 directory signs with lettering of 67.5 inches in height in lieu of the two inch height permitted. And variance of Section 450.4 to allow a sign height of 110 ft. in lieu of the six feet, if any.
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

language has been Amended as follows:

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 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer & Howard, LLP

Company 210 Allegheny Avenue

410-494-6200

Address Telephone No.

Bowson, Maryland 21204

City State Zip Code

Case No. 00-233A

2009/11/15/98

Legal Owner(s):

Wilkins-Rogers Incorporated

Name - Type or Print

Signature

Michael S. Everett, Vice President

Name - Type or Print

Signature

27 Frederick Road, Box 308 (410) 465-5800

Address Telephone No.

Ellicott City MD 21043

City State Zip Code

Representative to be Contacted:

Samuel H. Rogers III, Vice President

Name

27 Frederick Road, Box 308 (410) 465-5800

Address Telephone No.

Ellicott City MD 21043

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JCM Date 12.2.99

233

**ZONING DESCRIPTION
4501 HOLLINS FERRY ROAD
13TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point 636.00 feet, more or less, west of the intersection formed by western right-of-way line of I-695 Baltimore Beltway and the southern right-of-way line of Hollins Ferry Road; thence leaving said right-of-way of Hollins Ferry Road and proceeding with the following bearings and distances, (1) South 76 degrees 19 minutes 14 seconds East 79.58 feet, (2) South 21 degrees 8 minutes 49 seconds East 112.17 feet, (3) CHD = South 46 degrees 53 minutes 12 seconds East 242.33 feet, R = 279.00 feet L = 250.68 feet, (4) CHD = South 63 degrees 37 minutes 12 seconds East 133.33 feet R = 425.84 feet L = 133.88 feet, (5) South 22 degrees 48 minutes 3 seconds East 203.11 feet, (6) South 19 degrees 6 minutes 20 seconds East 18.48 feet (7) South 8 degrees 20 minutes 15 seconds East 52.19 feet, (8) North 87 degrees 56 minutes 46 seconds East 8.83 feet, (9) South 17 degrees 20 minutes 39 seconds East 214.52 feet, (10) CHD = South 59 degrees 32 minutes 21 seconds West 1131.73 feet, R = 4447.18 feet L = 1134.81 feet, (11) North 38 degrees 28 minutes 53 seconds West 150.34 feet, (12) South 51 degrees 31 minutes 13 seconds West 20.00 feet, (13) North 38 degrees 28 minutes 47 seconds West 227.48 feet, (14) CHD = North 20 degrees 30 minutes 10 seconds West 483.64 feet, R = 783.51 feet L = 491.66 feet, (15) North 2 degrees 31 minutes 33 seconds West 336.02 feet, (16) North 68 degrees 51 minutes 11 seconds East 637.38 feet, (17) North 74 degrees 32 minutes 44 seconds East 100.52 feet, (18) North 68 degrees 51 minutes 11 seconds East 150.00 feet, to the point of beginning.

Containing 27.99 acres of land, more or less.





Baltimore County
Zoning Commissioner

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

January 18, 2000

Rob Hoffman, Esquire
Patricia Malone, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 00-233-A
Property: 4501 Hollins Ferry Road

Dear Mr. Hoffman & Ms. Malone:

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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Copies to:

Samuel H. Rogers, III, Vice-President
Wilkins-Rogers Incorporated
27 Frederick Road
Box 308
Ellicott City, Maryland 21043

Michael S. Everett, Vice-President
Wilkins-Rogers Incorporated
27 Frederick Road
Box 308
Ellicott City, Maryland 21043

Mr. Bill Monk
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204

Mr. Christopher Rives
135 Roesler Road
Glen Burnie, Maryland 21061

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-30 1999, 20

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 12-28, ~~20-1999~~

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: #00-233-A

4501 Hollins Ferry Road

NEC of intersection I-895 (Harbor Tunnel Thruway) and I-695 (Baltimore Beltway)

13th Election District

1st Councilmanic District

Legal Owner(s): Wilkins-Rogers Incorporated

Variance: to allow 2 directory signs with lettering of 67.5 inches in height in lieu of the 2-inch height permitted; and to allow a sign height of 110 feet in lieu of 6 feet

Hearing: Thursday, January 13, 2000 at 2:00 p.m. in Room 106 County Office Building, 111 W. Chesapeake 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.

JT 12/691 Dec. 28

C360856

THE JEFFERSONIAN,

S. Wilkins

LEGAL ADVERTISING
Publisher

A hand-drawn diagram of a cell. It is an oval shape with a thick black border. Inside, there is a smaller circle labeled 'Nucleus' with a dot in the center. To the right of the nucleus is a larger, irregular shape labeled 'Vacuole'.

No. 075777

AMOUNT \$ 250.00

FOR: _____

YELLOW • CUSTOMER

[illegible]**CASHIER'S VALIDATION**

CERTIFICATE OF POSTING

00-233-A Jim 1/13
00-233-A

RE Case No.

Petitioner/Developer: HOFFMAN, E TAL
470 VBA

Date of Hearing/Closing 1/13/00

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

#4501 Hollins Ferry Rd.
on site - 2 signs
12/28/99

The sign(s) were posted on

FIXED

(Month, Day, Year)

Sincerely,

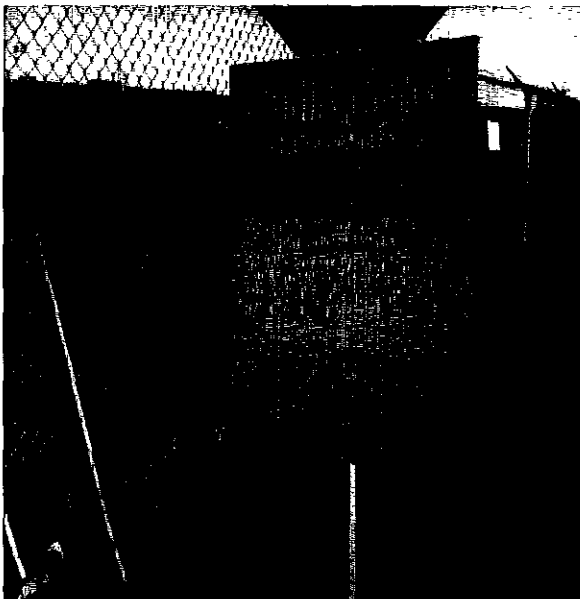
Patrick M. O'Keefe 1/6/00
(Signature of Sign Poster and Date)

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)



RECEIVED JAN 10 2000

00-233-A VBA
P. #4501 HOLLINS FERRY RD.
P. 12/28/99 H. 1/13/00

RE: PETITION FOR VARIANCE
4501 Hollins Ferry Road, NEC of intersection
I-895 and I-695
13th Election District, 1st Councilmanic

Legal Owner: Wilkins-Rogers, Inc.
Petitioner(s)

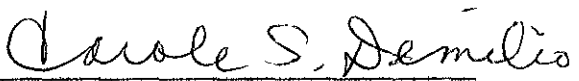
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-233-A

* * * * *

ENTRY OF APPEARANCE

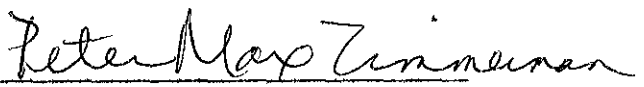
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for 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

December 16, 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: 00-233-A

4501 Hollins Ferry Road

NEC of intersection I-895 (Harbor Tunnel Thruway) and I-695 (Baltimore Beltway)

13th Election District – 1st Councilmanic District

Legal Owner: Wilkins-Rogers Incorporated

Variance to allow 2 directory signs with lettering of 67.5 inches in height in lieu of the 2-inch height permitted; and to allow a sign height of 110 feet in lieu of 6 feet.

HEARING: Thursday, January 13, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "SCJ" written below it.

Arnold Jablon
Director

c: Robert Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204
Michael Everett, Vice President, Wilkins-Rogers Incorporated, 27 Frederick Road, Box 308, Ellicott City 21043
Samuel Rogers, III, Vice President, 27 Frederick Road, Box 308, Ellicott City 21043

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 29, 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
Tuesday, December 28, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant 410-494-6201
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
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: 00-233-A

4501 Hollins Ferry Road

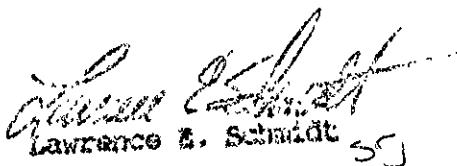
NEC of intersection I-895 (Harbor Tunnel Thruway) and I-695 (Baltimore Beltway)

13th Election District – 1st Councilmanic District

Legal Owner: Wilkins-Rogers Incorporated

Variance to allow 2 directory signs with lettering of 67.5 inches in height in lieu of the 2-inch height permitted; and to allow a sign height of 110 feet in lieu of 6 feet.

HEARING: Thursday, January 13, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

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: 00-233-A
Petitioner: Wilkins-Rogers Incorporated
Address or Location: 4501 Hollins Ferry Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA W. ORMORD, LEGAL ASSISTANT
Address: VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ



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

January 7, 2000

Mr. Robert A. Hoffman
Venable, Baetjer & Howard, LLP
210 Allegheny Ave
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number 00-233-A , 4501 Hollins Ferry Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 2, 1999.

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.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Samuel H. Rogers, III



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 21, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for December 20, 1999
Item Nos. 181, 222, 223, 224, 225,
226, 227, 228, 229, 231, 232, 233,
and 235

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

RWB:HJO:jrb

cc: File

Barb 821-0147

Jim
1/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

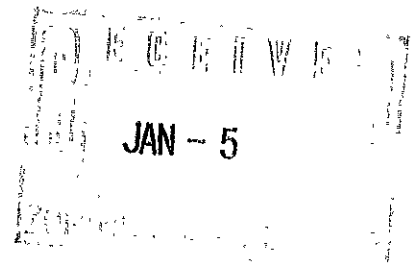
DATE: January 4, 2000

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

SUBJECT: 4501 Hollins Ferry Road

INFORMATION:

Item Number: 233
Petitioner: Wilkins-Rogers Inc.
Property Size: 27.99 acres
Zoning: MH-IM
Requested Action:
Hearing Date: January 13, 2000



The subject property is located at 4501 Hollins Ferry Road on a site that was the former location of the G. Heileman Brewery. Wilkins-Rogers Inc. has renovated the building for the manufacture of Washington food products. The revitalization of this site furthers the objectives of the Southwest Revitalization Strategy, adopted by the County Council as an amendment to the Baltimore County Master Plan 1989-2000. The site is within an employment center and an enterprise zone.

The site has a high degree of visibility from the Baltimore Beltway I-695. The requested variance is for a sign height of 110 feet in lieu of the required 6 feet which is a bit misleading since the sign actually consists of the company logo with dimensions of approximately 45.92 feet in length by 17.08 feet in height.

SUMMARY OF RECOMMENDATIONS:

The proposed sign variance is acceptable to this office provided that the sign ultimately affixed to the building is consistent with the proposed sign shown on the plat prepared by William Monk Inc. dated 11/30/99, and in accordance with the drawing prepared by Sign Effects.

Section Chief:

AFK:DI



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 12.17.99

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

RE: Baltimore County
Item No. 233 JCM

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,

1st Kenneth A. McDonald Jr., 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

BILL:

You were right. Wilkens-Rogers is leasing out 130,000 square feet of space to CDS/Beacon (sp?). According to Mike, this is roughly 35% of total floor space. They enter through common entrance and have separate parking and truck parking.

Therefore, we are going to revise our request as follow:

Petition for Variance from B.C.Z.R. Section 450.4.5.d to allow a wall-mounted enterprise sign on a multi-tenant industrial building to be located on a wall without an exterior customer entrance and to allow a second wall-mounted enterprise sign on a wall without an exterior customer entrance of 585 square feet in lieu of the permitted 0 square feet.

Please call me in the morning to let me know you got this note and to talk about anything else that needs to be done.

Thanks.

PATSY
410-494-6206

PETITIONER(S) SIGN-IN SHEET

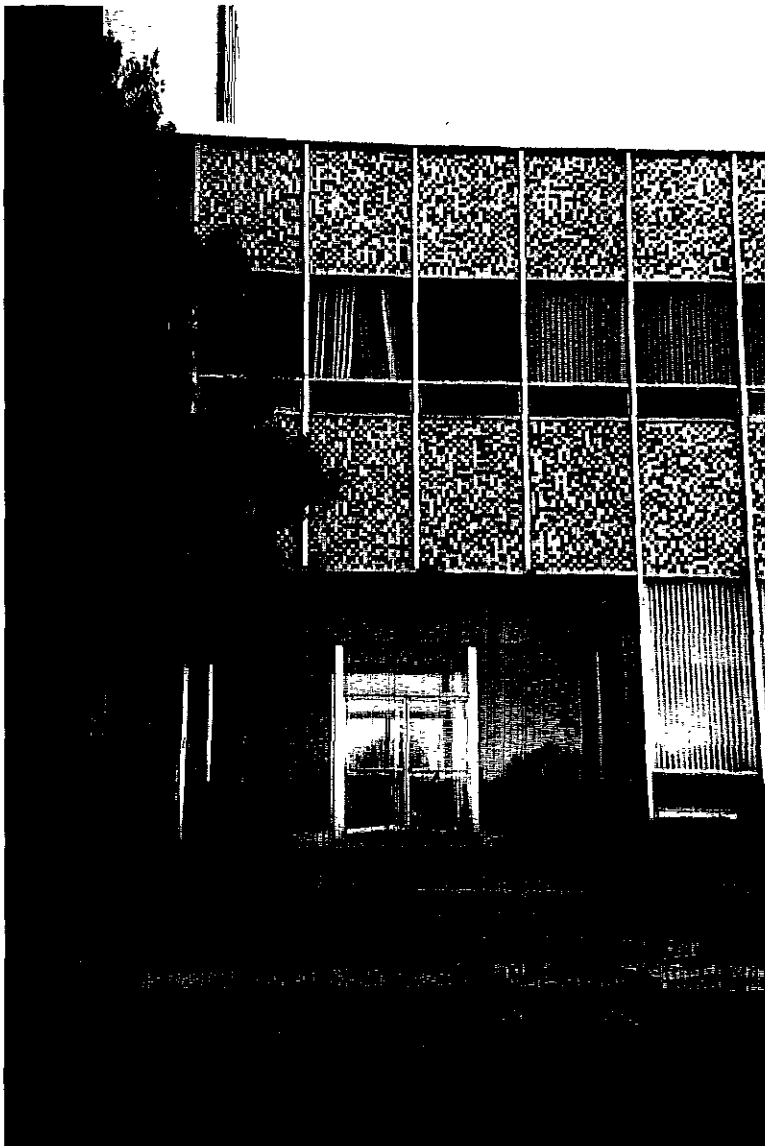
BILL MONIK

TOWSON, MD 21204

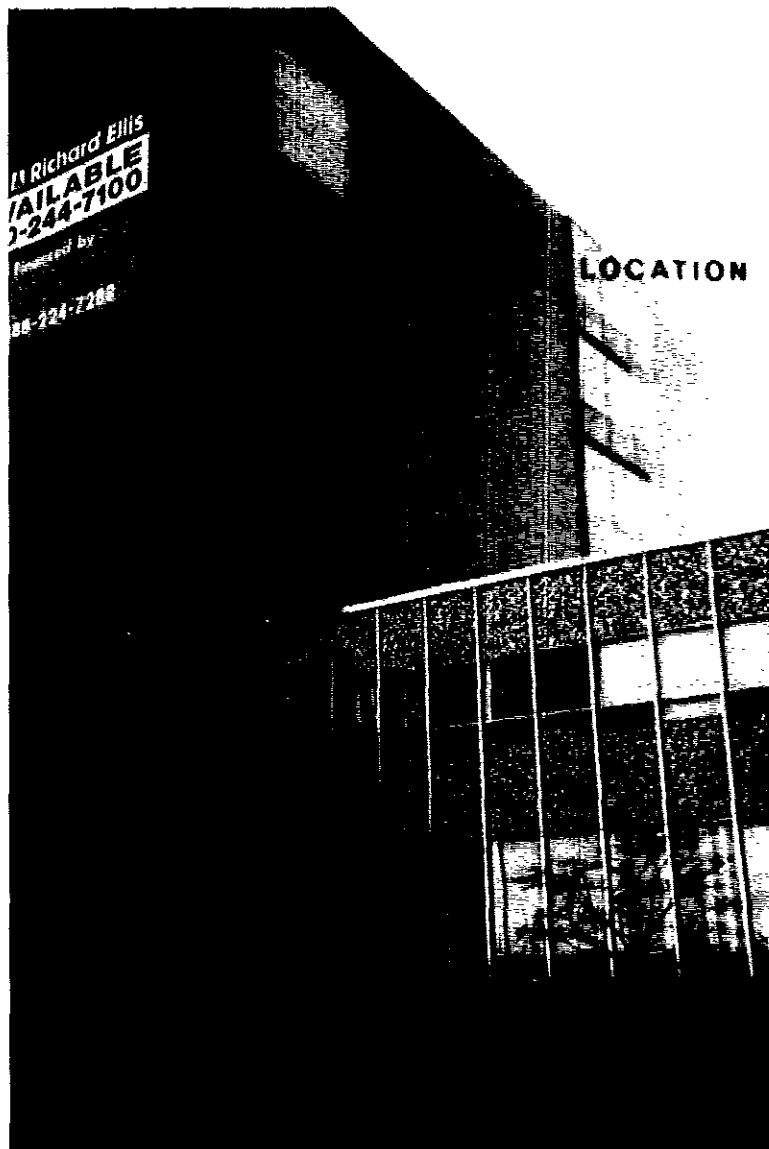
WILLIAM MONK, INC.

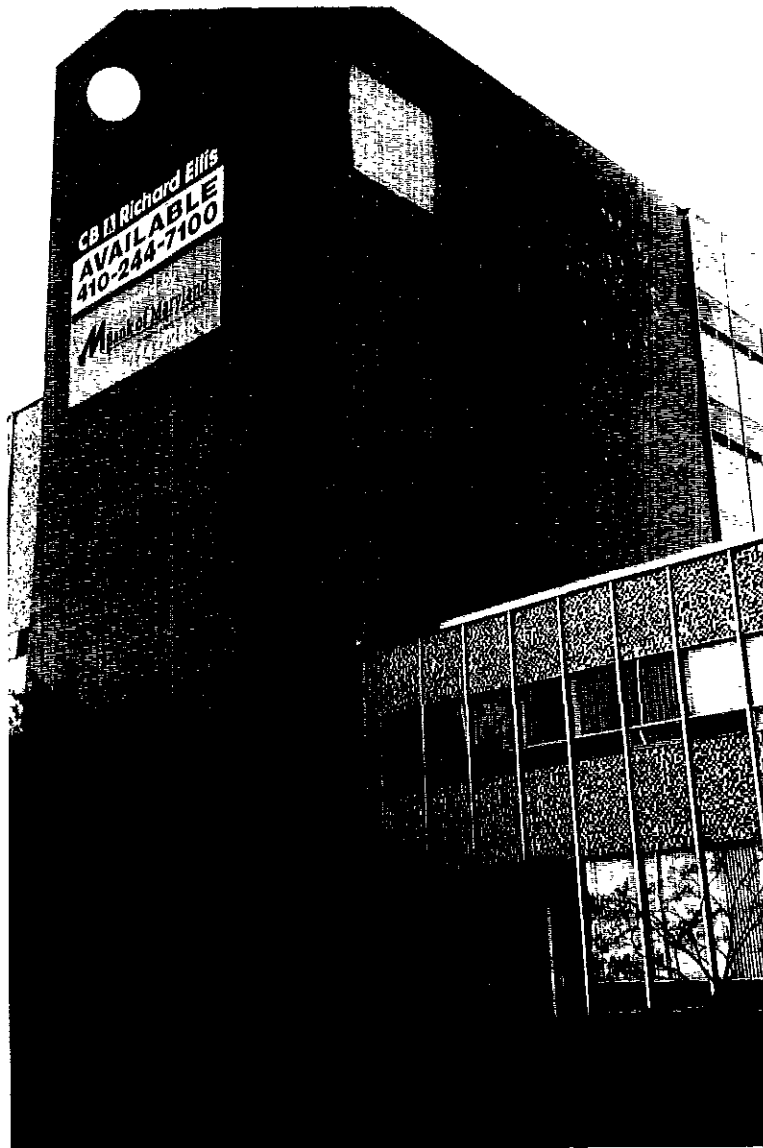
ENGINEERS • PLANNERS

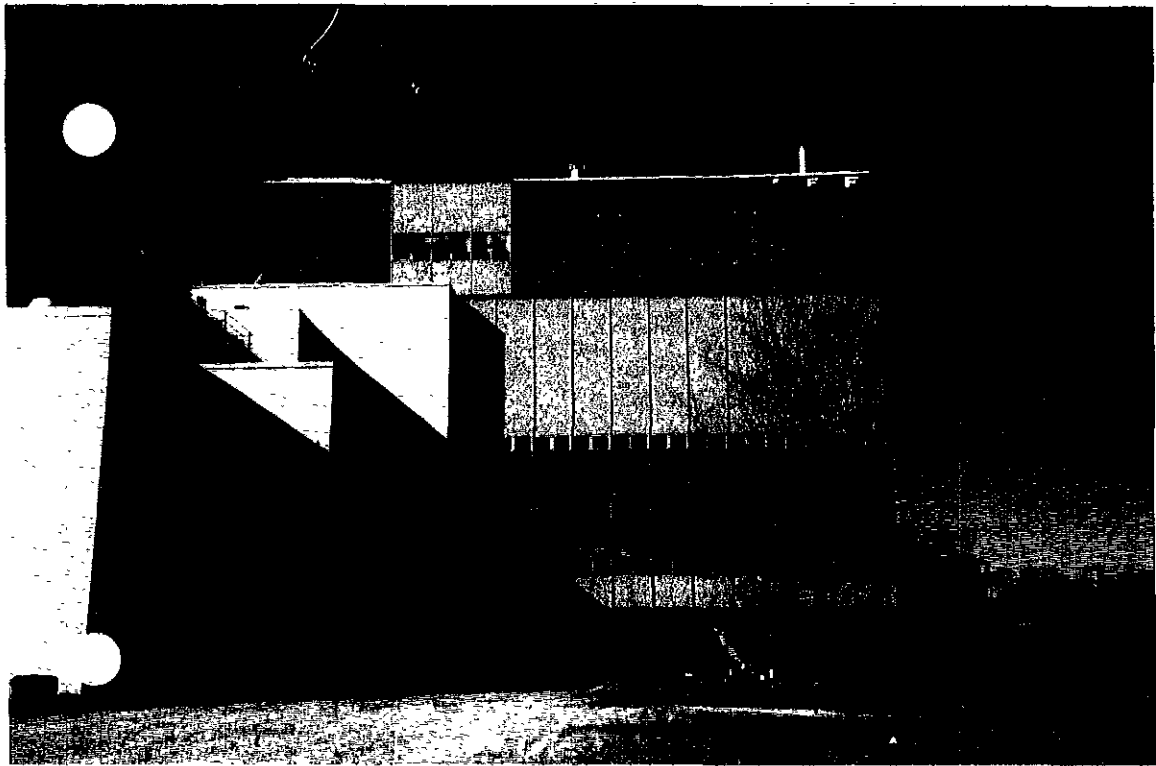
Ref Ex 2A



**BUILDING ENTRANCE
FACING BELTWAY**







WILLIAM MONK, INC.

ENGINEERS • PLANNERS

2B

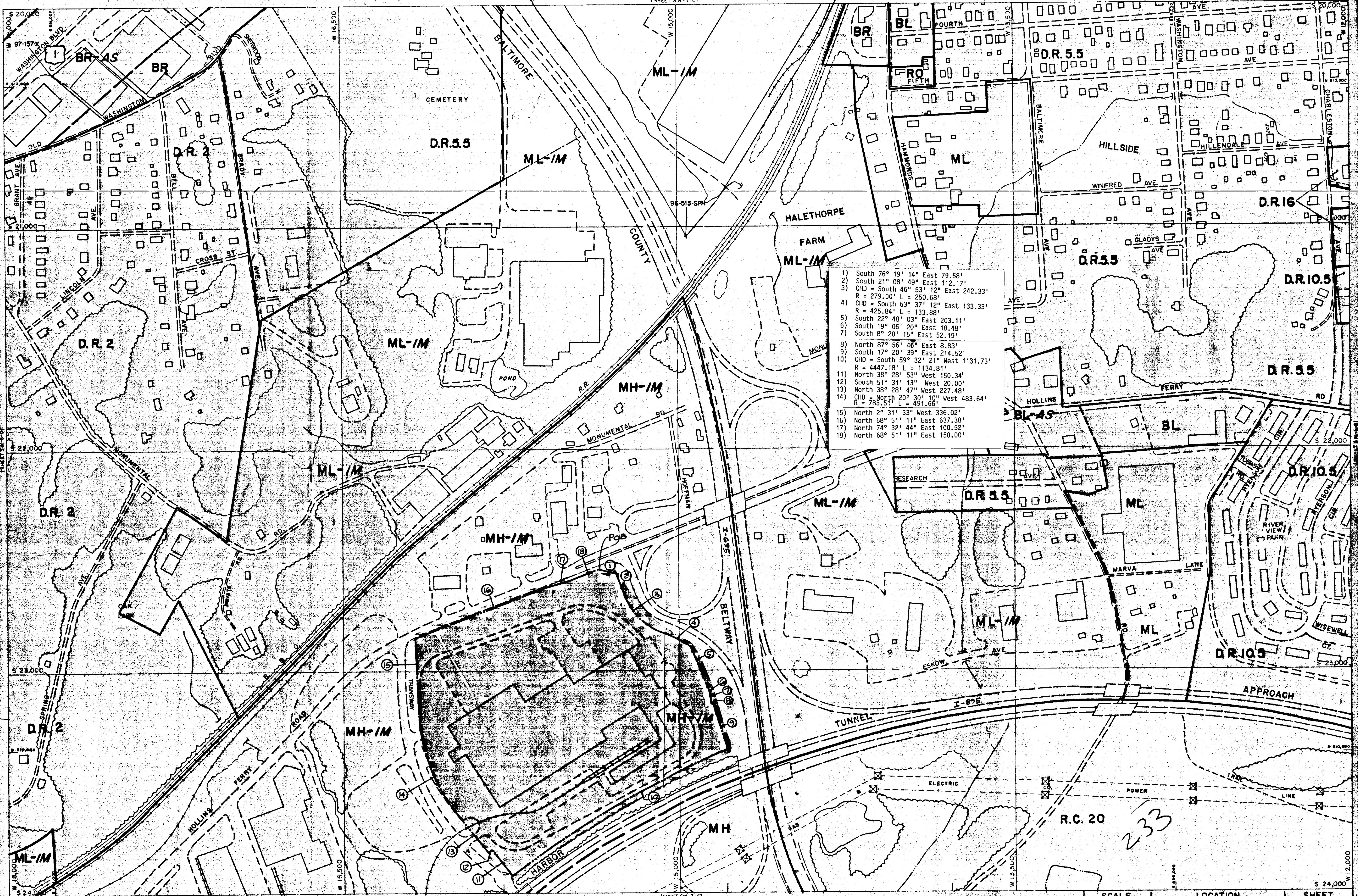


SOUTH FACE

NORTH FACE

SIGN





G-SW G-SE
C-NW C-NE

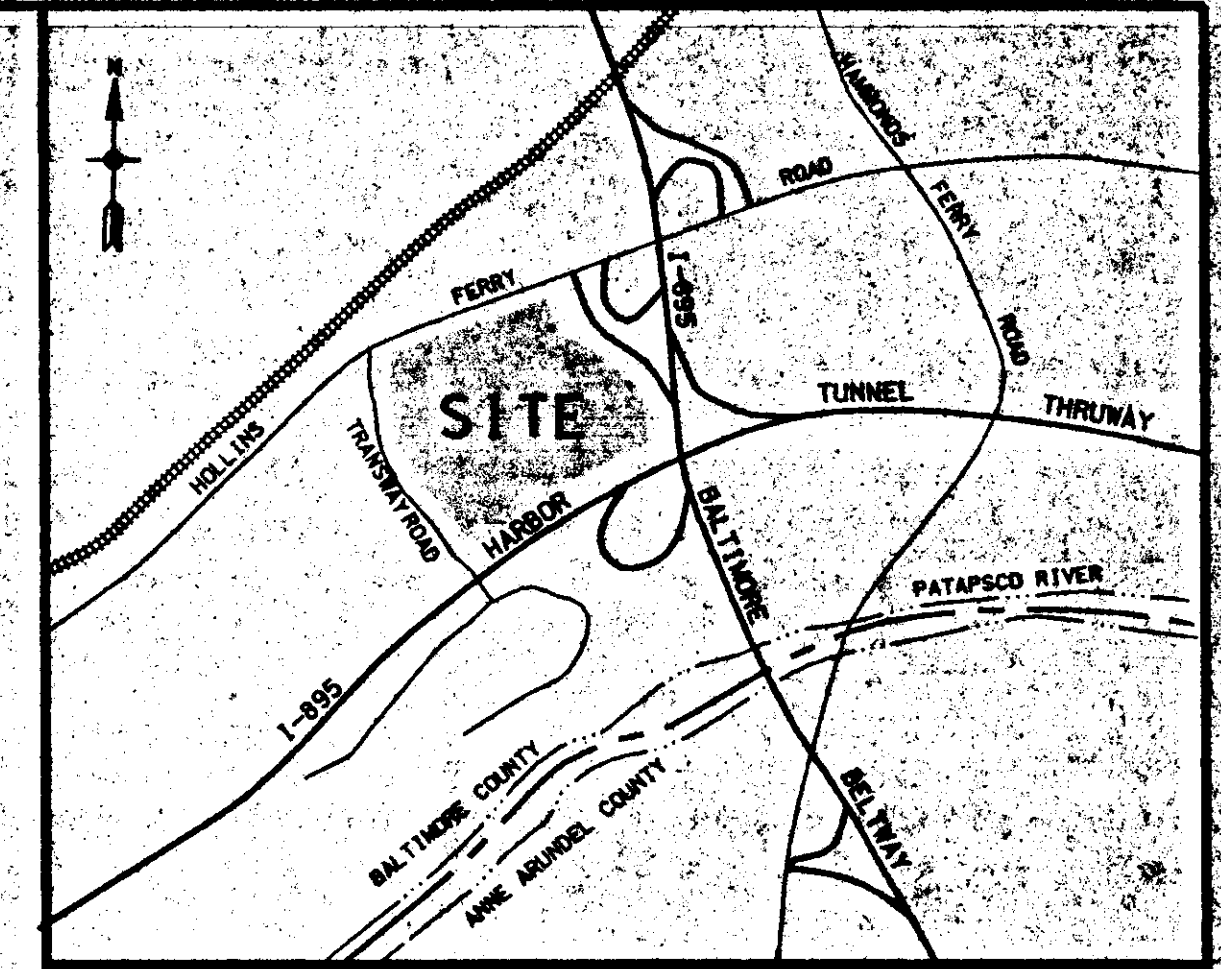
1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996
 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

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

SCALE 1" = 200'	LOCATION MONUMENTAL	SHEET S.W. 6-C
DATE OF PHOTOGRAPHY JANUARY 1986		



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. ZONING: EXISTING - MH-IM
2. LOT AREA: 27.99 ACRES (PARCEL 1)
3. EXISTING USE: MANUFACTURING/INDUSTRIAL
4. PROPOSED USE: MANUFACTURING/INDUSTRIAL - MULTI-TENANT BUILDING
5. BUILDING SETBACKS:

REQUIRED	PROVIDED
75'	107' +/-
50'	101' +/-
75'	83' +/-
6. BUILDING AREA: 501,657 SQ. FT.
7. BUILDING HEIGHT: 110' +/-
8. PARKING:

REQUIRED	NOT APPLICABLE
REQUIRED	NOT APPLICABLE
PROVIDED	NOT APPLICABLE
9. UTILITIES:

SEWER	PUBLIC
WATER <td>PUBLIC</td>	PUBLIC
10. VARIANCES: VARIANCE FROM SECTION 450.4 AND 450.4.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW TWO-STOREY SIGNS WITH LETTERING OF 67.5 INCHES HEIGHT IN LIEU OF THE TWO INCH HEIGHT PERMITTED, AND SECTION 450.4 TO ALLOW A SIGN HEIGHT OF 110' IN LIEU OF 85' PERMITTED, IF NECESSARY. CITATION: 000000-1
11. SPECIAL EXCEPTION: NONE
12. ELECTION DISTRICT: 13TH
13. COUNCILMANIC DISTRICT: 1ST
14. CENSUS TRACT: 4303
15. WATERSHED: 23
16. SUBWERSHED: 79
17. DEED REFERENCE: 12899/164
18. PROPERTY ACCOUNT NO.: 13-1303000770
19. TAX MAP 109, GRID 13, PARCEL 301
20. FLOOR AREA RATIO: NOT APPLICABLE
21. HEIGHT OF BUILDING: 110'
22. MASS TRANSIT ADJUSTMENT: NOT APPLICABLE
23. AMENITY OPEN SPACE: NOT APPLICABLE
24. SIGNS: SEE NOTE NO. 10
25. PREVIOUS COMMERCIAL PERMIT: NONE AVAILABLE
26. ZONING HEARINGS: CASE NO. 4190 - RECLASSIFICATION PETITION TO REZONE PROPERTY FROM R-6 TO MH, APPROVED JULY 15, 1957.
27. PROPERTY OWNER AND APPLICANT: WILKINS-ROGERS INCORPORATED, 27 FREDERICK ROAD, ELLICOTT CITY, MD. 21043-4710
28. BOTH SIGNS TO BE ILLUMINATED BY EXISTING WALL MOUNTED LIGHTING FIXTURES.

NOTE: THE PLAN IS BASED ON BALTIMORE COUNTY GIS AND AN ALTA/ACSM SURVEY PREPARED BY KCI TECHNOLOGIES, INC. DATED JANUARY 11, 1994.

William Monk, Inc.
ENGINEERS - PLANNERS

Courthouse Commons
228 Bosley Avenue, Suite 204
Towson, Maryland 21204
Phone: 410-494-9901 Fax: 410-494-9903

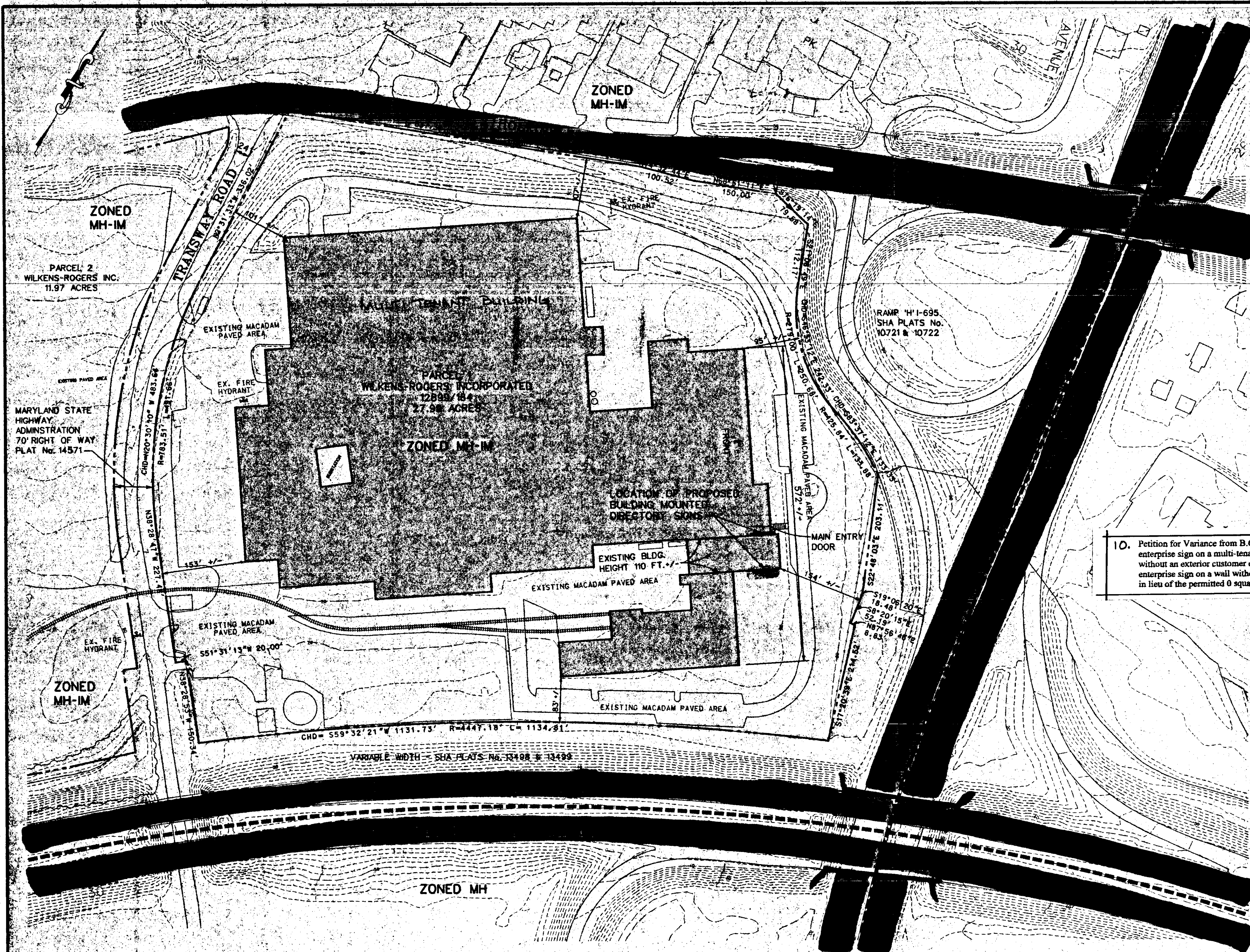
PLAT TO ACCOMPANY
SIGN VARIANCE APPLICATION

FOR

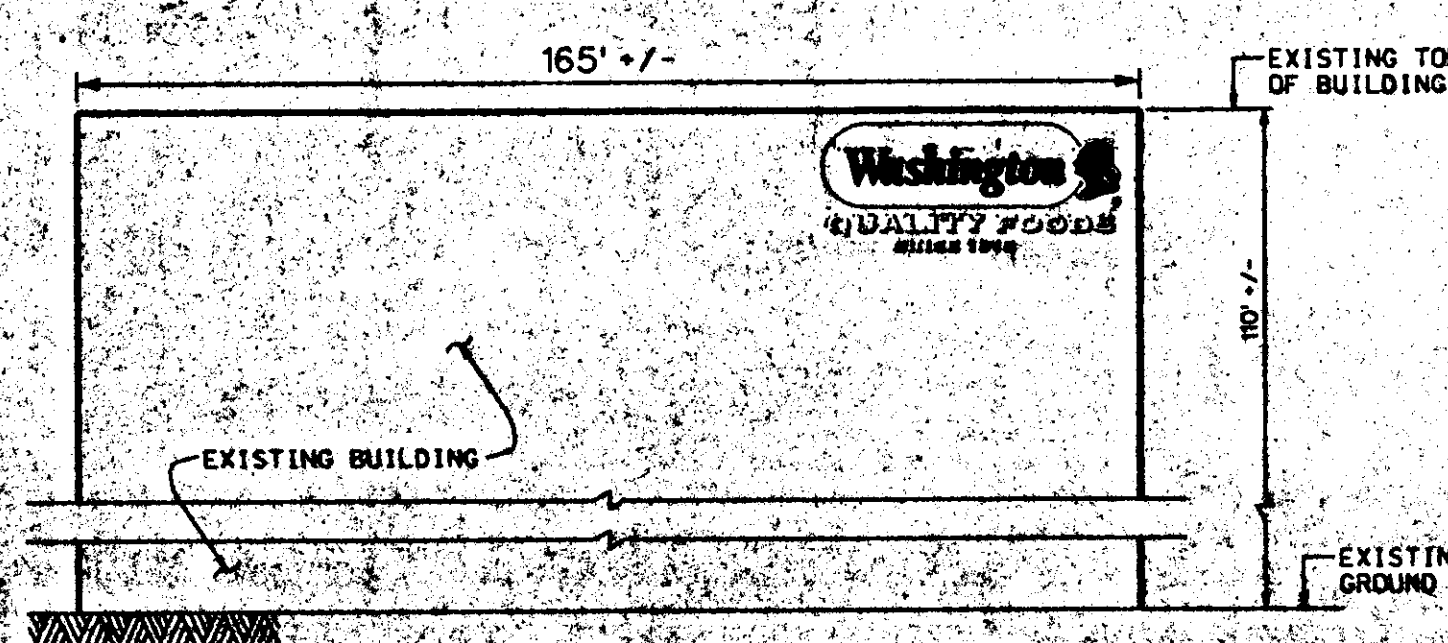
WASHINGTON FLOUR
PETITIONER'S
EXHIBIT NO. 1

4501 HOLLINS FERRY ROAD
BALTIMORE COUNTY, MARYLAND

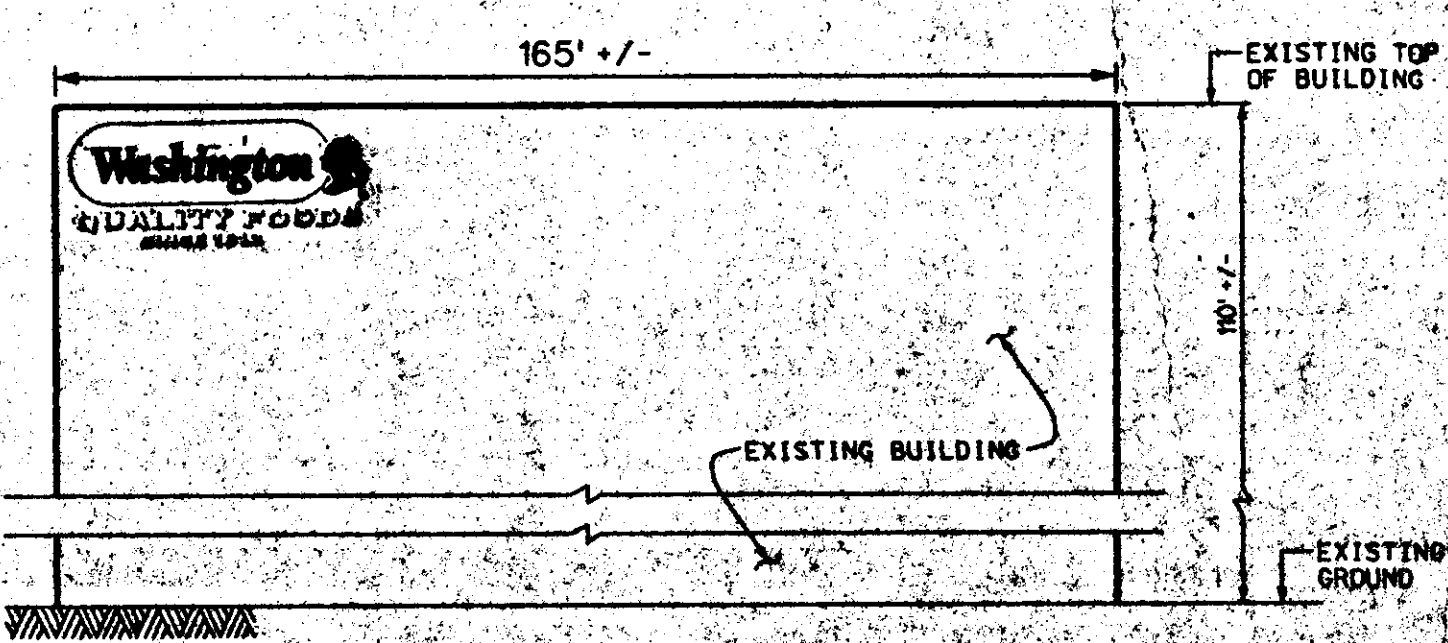
REVISIONS 1/12/2000 - NOTED IN RED	DRAWN BY: RAT	DESIGNED BY: WFM	SCALE: 1" = 100'
	DATE: 11/30/99	JOB NO.: 00-000	SHEET NO.: 1 OF 1



10. Petition for Variance from B.C.Z.R. Section 450.4.5.d to allow a wall-mounted enterprise sign on a multi-tenant industrial building to be located on a wall without an exterior customer entrance and to allow a second wall-mounted enterprise sign on a wall without an exterior customer entrance of 585 square feet in lieu of the permitted 0 square feet.



SOUTH WALL ELEVATION
SCALE: 1" = 30'



NORTH WALL ELEVATION
SCALE: 1" = 30'



SIGN DETAIL
NOT TO SCALE