

**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

August 18, 2009

Advance Signs & Service  
P.O. Box 1090  
596 Church Street  
Angier, North Carolina 27501  
Attention: Scott Brown, President

Re: Spirit and Intent Letter  
Sam's, Store #6239  
15 Texas Station Court  
Baltimore, Maryland 21030  
Case #2000-0283-A  
8<sup>th</sup> Election District

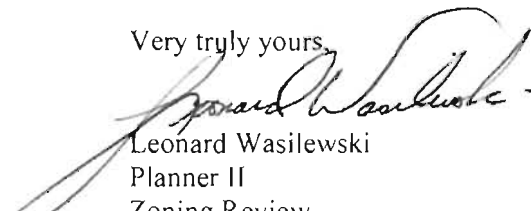
Dear Mr. Brown,

Your spirit and intent letter sent to Timothy Kotroco, Director of Permits and Development Management has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following has been determined:

1. The proposed wall sign changes outlined in your letter and Exhibit 1 result in a decrease in total sign area and a reduction in the number of signs from 9 to 6, therefore your request does meet the spirit and intent of the Zoning Order Case no. 2000-0283-A.
2. Your letter, the accompanied photos, use permit copy, and a copy of this response will be made a permanent part of the above listed case file for future reference.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Very truly yours,



Leonard Wasilewski  
Planner II  
Zoning Review

c.c. File 09-203/lw  
Case File: 2000-0283-A

# Exhibit 1

Split and intent Letter dated 8/18/09  
Case # 2006-0283-A

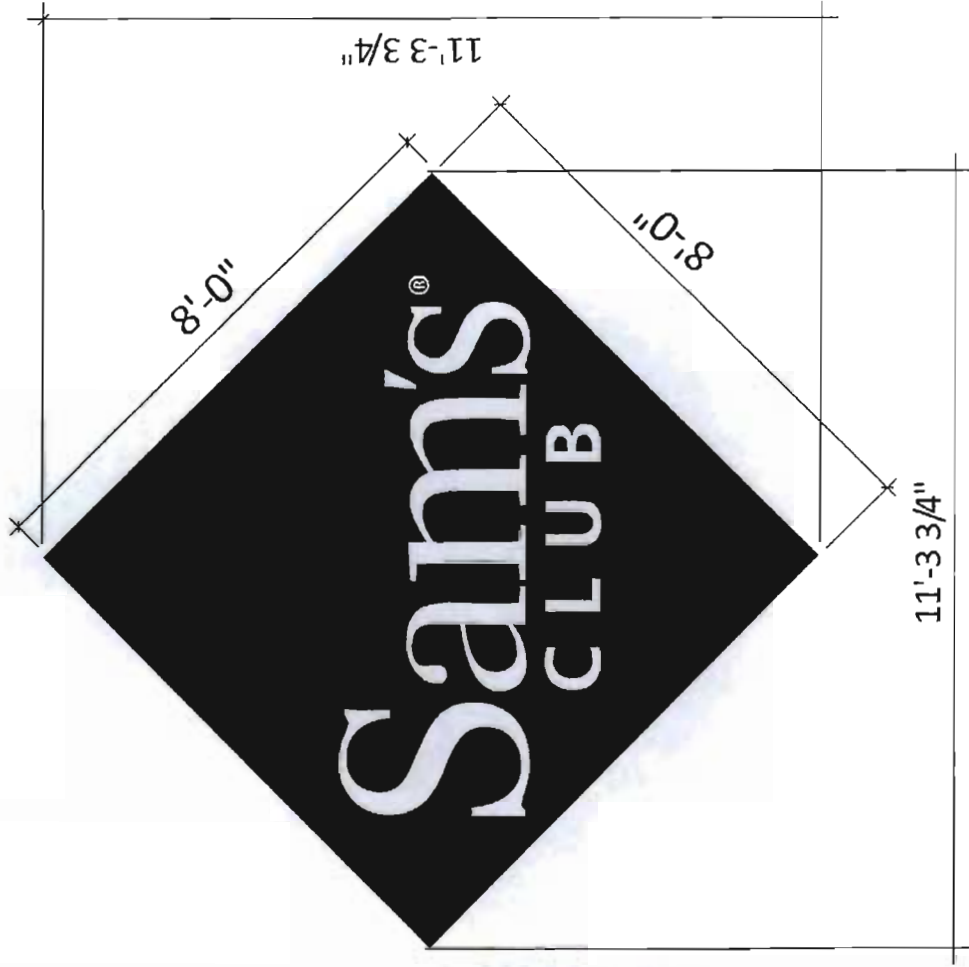
| Existing      |           |                |               |                |
|---------------|-----------|----------------|---------------|----------------|
| Sign          | Elevation | SQUARE FOOTAGE | DIMENSIONS    | SQUARE FOOTAGE |
| Sam's Diamond | Front     | 169.00         | 13.0' x 13.0' | 169.00         |
| Sam's Diamond | Front     | 64.00          | 8.0' x 8.0'   | 64.00          |
| Sam's Diamond | Front     | 64.00          | 8.0' x 8.0'   | 64.00          |
| Optical       | Front     | 13.50          | 1.0' x 13.5'  | 13.50          |
| Pharmacy      | Front     | 15.80          | 1.0' x 15.8'  | 15.80          |
| 1-Hr Photo    | Front     | 16.50          | 1.0' x 16.5'  | 16.50          |
| Tires         | Front     | 42.00          | 2.0' x 21.0'  | 42.00          |
| Entrance      | Front     | 15.75          | 1.5' x 10.5'  | 15.75          |
| Exit          | Front     | 5.25           | 1.5' x 3'-6"  | 5.25           |

Total 405.80

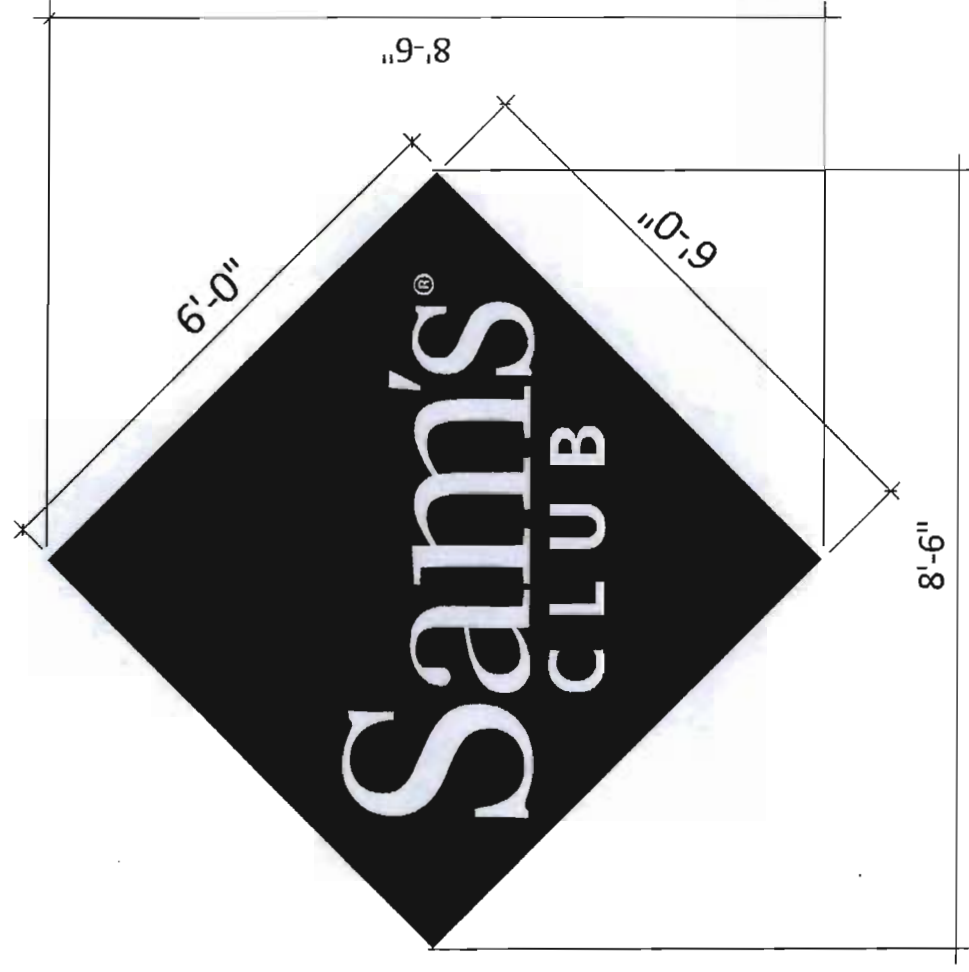
| Proposed          |           |                |                 |                |
|-------------------|-----------|----------------|-----------------|----------------|
| Sign              | Elevation | SQUARE FOOTAGE | DIMENSIONS      | SQUARE FOOTAGE |
| Sam's Diamond     | Front     | 127.92         | 11.31' x 11.31' | 127.92         |
| Sam's Diamond     | Front     | 72.25          | 8.5' x 8.5'     | 72.25          |
| Ancillary         | Front     | 64.00          | 8.0' x 8.0'     | 64.00          |
| Welcome           | Front     | 6.00           | 1.0' x 6.0'     | 6.00 n/a       |
| Exit              | Front     | 2.33           | 1.0' x 2.33'    | 2.33 n/a       |
| Tire Installation | Right     | 10.40          | 1.0' x 10.40'   | 10.40          |

Total 274.57 282.90

Reduction 431.23 122.90



$$11.31 \times 11.31 = 127.92$$



$$8.5 \times 8.5 = 72.25$$

IN RE: PETITION FOR VARIANCE  
NE/Corner Beaver Dam Road and  
Texas Station Court  
(9705 Beaver Dam Road)  
8<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

Parkway Village, L.P.  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 00-283-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Parkway Village, L.P., by John H. Gease, III, Vice President, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks relief from Section 450.4.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit four (4) additional wall-mounted, enterprise signs in lieu of the maximum allowed one (1) wall-mounted sign for a proposed Optical sign of 13.5 sq.ft., a Pharmacy sign of 15.8 sq.ft., a One-hour Photo sign of 16.5 sq.ft., and a Tires directional sign of 42 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the request were John H. Gease, III, Vice President of Parkway Village L.P., owner of the subject property, and Patricia A. Malone, Esquire and Robert A. Hoffman, Esquire, attorneys for the Petitioner. There were no Protestants or other interested persons present.

The subject property is well known to this Zoning Commissioner. The property is a large tract, containing approximately 47.6567 acres in area, split zoned B.M.-I.M. and M.L.-I.M., situated along the northeast side of Beaver Dam Road, between Church Lane and Old Padonia Road in Cockeysville. The property was originally part of the Redland-Genstar Quarry, but in recent years has been redeveloped with a number of "big box" retail uses. That portion of the

ORDER RECEIVED FOR FILING

Date

By

property presently under consideration is known as Lot 1 of the overall tract which was recently developed with a 133,859 sq.ft. Sam's Club warehouse store that is now in operation. At the present time, the façade of the building features two signs advertising the business as a Sam's Club location. One sign is located on an exterior wall with a second sign on a canopy located on the front of the building. The Petitioner proposes adding four relatively small signs to the façade. One will advertise that the store sells optical products; a second, that one-hour photo services are available; third, that the store contains a pharmacy; and a fourth, to direct patrons to that part of the store which sells and installs tires on motor vehicles. The proposed signs are relatively small when compared to the overall size of the building, and are more particularly described on the site plan.

As noted above, there were no Protestants who appeared at the hearing. Counsel indicated that the Petitioner had discussed its plans with the Greater Timonium Community Council, which had no objections to the additional signs. Although there was no community objection, an adverse comment was received from the Office of Planning, dated January 24, 2000, which stated that the property owner needed to present "a compelling case" in order to satisfy the legal requirements imposed by the zoning regulations for such signage.

I am persuaded that the Petitioner has met that burden in this case. A significant factor, in my judgment, is the requirements set forth in Section 450 of the B.C.Z.R. for enterprise signs. The square footage for wall-mounted enterprises signs in the B.M. zone can be twice the length of the wall to which the sign is affixed. The subject building is very large and the length of the wall to be considered in this case is 340 feet. Thus, under regulation, the sign could be a maximum of 680 sq.ft. However, the regulations do set out additional limitations of 150 sq.ft., otherwise.

In any event, the large size of this property and the enormity of the building itself are persuasive factors which support a conclusion that the proposed amount of signage is appropriate. When adding the square footage of all of the signs proposed, including the existing wall-mounted enterprise sign on the canopy, the total square footage is approximately 300 sq.ft. In my judgment, this does not appear to be inappropriate for the subject building, given its location and size.

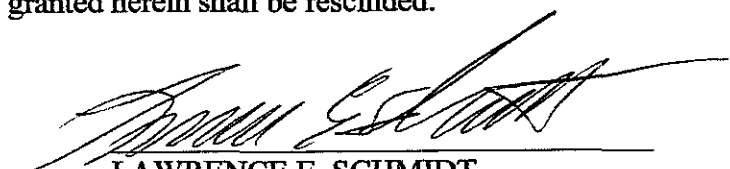
ORDER RECEIVED FOR FILING  
Date 2/10/00  
By [Signature]

In sum, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. The Petitioner has demonstrated that the property is unique and its uniqueness drives the need for the variance. I am also persuaded that a practical difficulty would result if relief were denied and that relief can be granted without causing an adverse impact upon adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of February, 2000 that the Petition for Variance seeking relief from Section 450.4.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit four (4) additional wall-mounted, enterprise signs in lieu of the maximum allowed one (1) wall-mounted sign for a proposed Optical sign of 13.5 sq.ft., a Pharmacy sign of 15.8 sq.ft., a One-hour Photo sign of 16.5 sq.ft., and a Tires directional sign of 42 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permits 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.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 2/10/00  
By [Signature]



Baltimore County  
Zoning Commissioner

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

February 10, 2000

Robert A. Hoffman, Esquire  
Patricia A. Malone, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
NE/Corner Beaver Dam Road and Texas Station Court  
(9705 Beaver Dam Road)  
8th Election District – 3rd Councilmanic District  
Parkway Village, L.P. - Petitioner  
Case No. 00-283-A

Dear Mr. Hoffman & Ms. Malone:

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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. John H. Gease, III, Vice President, Parkway Village L.P.  
2100 Klein Plaza Drive, Suite 3B, Forest Hill, Md. 21050  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9705 Beaver Dam Road

which is presently zoned BM-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)

SEE ATTACHED

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

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.

Towson

MD

21204

City

State

Zip Code

**Legal Owner(s):**

Parkway Village L.P.

Name - Type or Print

By:

Signature John H. Gease, III, Vice-President

Name - Type or Print

Signature

2100 Klein Plaza Drive

410-893-8395

Address Suite 3B

Telephone No.

Forest Hill

MD

21050

City

State

Zip Code

**Representative to be Contacted:**

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

1-6-00

ORDER RECEIVED FOR FILING

Date

By

Case No.

00-283A

REU 1/15/98

Variance to allow four (4) additional wall-mounted, enterprise signs in lieu of the maximum permitted one (1) wall-mounted sign under B.C.Z.R. Section 450.4 ~~(1)~~ <sup>(52)</sup> for an Optical sign of 13.5 square feet, Pharmacy sign of 15.8 square feet, 1-Hr. Photo sign of 16.5 square feet, and Tires directional sign of 42 square feet.

283

ORDER RECEIVED FOR FILING

Date

2/10/08

By

*[Signature]*

283  
**MORRIS & RITCHIE ASSOCIATES, INC.**

ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



**00-283-A**

**ZONING DESCRIPTION**

Beginning for the same at a point on the north side of Texas Station Court, 75 feet radial width, said point being designated LL100 on a plat entitled "Final Plat, Lot 1 & Lot 6, Texas Station East" recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. 71, Folio 120, said point being located a distant North  $59^{\circ}42'39''$  East 521.38 feet from the centerline intersection of Beaver Dam Road, variable width, and Texas Station Court, 68 feet wide, thence from the POINT OF BEGINNING so fixed twenty one courses viz:

1. North  $19^{\circ}51'27''$  East, 43.94 feet to a point of curvature;
2. 80.31 feet along the arc of a tangential curve to the right having a radius of 318.00 feet, and being subtended by a chord bearing North  $27^{\circ}05'31''$  East 80.09 feet to a point of tangency.
3. North  $34^{\circ}19'36''$  East, 106.92 feet to a point of curvature,
4. 55.56 feet along the arc of a tangential curve to the left having a radius of 112.00 feet and being subtended by a chord bearing North  $20^{\circ}06'51''$  East 55.00 feet to a point of tangency.
5. North  $05^{\circ}54'06''$  East, 14.40 feet,
6. South  $84^{\circ}05'54''$  East, 212.40,
7. South  $05^{\circ}54'06''$  West, 155.00 feet,
8. South  $84^{\circ}05'54''$  East, 221.02 feet,
9. North  $05^{\circ}54'06''$  East, 4.82 feet,
10. South  $84^{\circ}05'54''$  East, 602.50 feet,
11. South  $18^{\circ}23'43''$  East, 50.46 feet,
12. South  $32^{\circ}38'55''$  East, 105.00 feet,
13. South  $18^{\circ}23'43''$  East, 60.08 feet,

☐ 139 N. MAIN STREET, SUITE 200  
BEL AIR, MARYLAND 21014  
(410) 879-1690 (410) 836-7560  
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 245  
TOWSON, MARYLAND 21204  
(410) 821-1690  
FAX (410) 821-1748

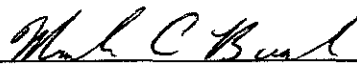
☐ 9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9792 (301) 776-1690  
FAX (410) 792-7395

14. North 88°15' 42" West, 9.71 feet,
15. South 00°39' 08" East, 164.20 feet,
16. North 83°59' 29" West, 341.90 feet,
17. South 06°04' 40" West, 60.00 feet,
18. North 83°59' 29" West, 234.94 feet,
19. North 36°07' 11" West, 70.11 feet,
20. North 83°59' 29" West, 447.82 feet,
21. North 60°40' 32" West, 149.33 feet, to intersect the western side of said Texas Station Court, thence binding thereon two courses viz:
22. North 22°18' 45" East, 71.16 feet to a point of curvature.
23. 138.49 feet along the arc of a tangential curve to the left having a radius of 75.00 feet being subtended by a chord bearing North 30°35' 16" West 119.64 feet to the POINT OF BEGINNING.

Containing 10.4980 acres of land more or less.

Being all of Lot 1 as shown on a plat entitled "Final Plat, Lot 1 & Lot 6, Texas Station East" recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. 71, Folio 120.



  
Mark A. Busch  
Registered Property Line Surveyor No. 508

**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: 400-283-A  
9705 Beaver Dam Road  
NEC Beaver Dam Road and  
Texas Station Court  
8th Election District  
3rd Councilmanic District  
Legal Owner(s): Parkway  
Village L.P.

**Variance:** to allow 4 additional wall-mounted entrance signs in lieu of the maximum permitted 1 wall-mounted sign.

**Hearing:** Tuesday, February 8, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bayview Avenue, 1st floor

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.

1/21/2000 C364888

# CERTIFICATE OF PUBLICATION

TOWSON, MD, January 21, 2000

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 Jan. 20, 2000.

THE JEFFERSONIAN,

*S. Wilkinson*

LEGAL ADVERTISING

RECEIVED JAN 24 2000

CERTIFICATE OF POSTING

RE: CASE #00-283-A  
PETITIONER/DEVELOPER  
(Parkway Village L.P.)  
DATE OF Hearing  
(Feb 8, 2000)

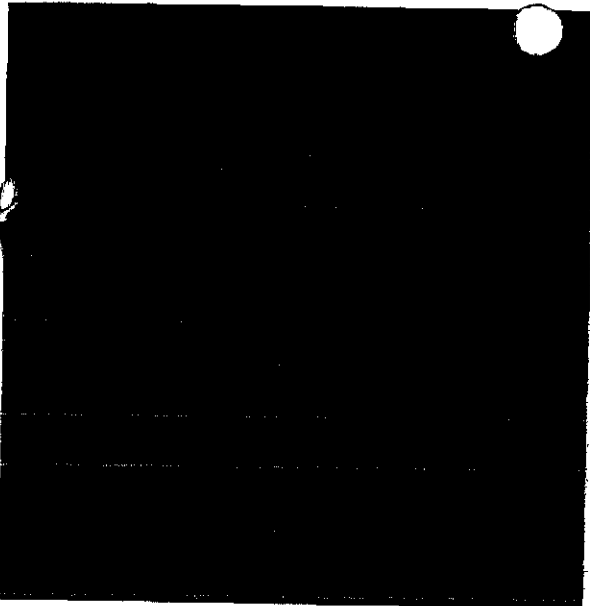
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

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  
9705 Beaver Dam Road Baltimore, Maryland 21030

The sign(s) were posted on 1-22-00  
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 1/22/00  
[Signature of Sign Poster & Date]

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405  
[Telephone Number]

RECEIVED FEB 02 2000

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

283

No. 077920

DATE 1.6.00 ACCOUNT Real-estate

AMOUNT \$ 250.00

RECEIVED FROM: Parkway Village, L.P.

FOR: (020) VAN.

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

1 cam

PAID RECEIPT

PAYMENT ACTUAL TIME

1/06/2000 1/06/2000 14:21:16

REQ NO:06 CASHIER NAME:KIM DORR

Dept 5 528 ZONING VERIFICATION

Receipt # 101034

CR NO. 077920

Receipt Tot 250.00

250.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

TO: PATUXENT PUBLISHING COMPANY  
Thursday, January 20, 2000 Issue – Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6200

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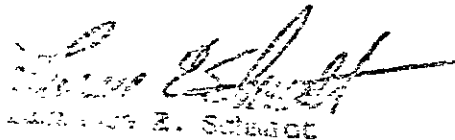
## NOTICE OF ZONING HEARING

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: 00-283-A  
9705 Beaver Dam Road  
NEC Beaver Dam Road and Texas Station Court  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Parkway Village L.P.

Variance to allow 4 additional wall-mounted enterprise signs in lieu of the maximum permitted 1 wall-mounted sign.

HEARING: Tuesday, February 8, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

59

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.



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

January 11, 2000

## 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: 00-283-A  
9705 Beaver Dam Road  
NEC Beaver Dam Road and Texas Station Court  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Parkway Village L.P.

Variance to allow 4 additional wall-mounted enterprise signs in lieu of the maximum permitted 1 wall-mounted sign.

HEARING: Tuesday, February 8, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon  
Director

c: Robert Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204  
Parkway Village, 2100 Klein Plaza Drive, Suite 3B, Forest Hill 21050

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 24, 2000.**
- (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.





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

February 2, 2000

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

Dear Mr. Hoffman:

RE: Case Number 00-283-A , 9705 Beaver Dam Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 6, 2000.

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,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 21, 2000

RECEIVED JAN 27 2000

FROM: *[Signature]* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for January 24, 2000  
Item Nos. 273, 274, 276, 277, 279,  
280, 281, 282, (283) 284, and 285

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

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1.12.00

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

RE: Baltimore County  
Item No. 283 JCM

RECEIVED JAN 14 2000

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,

19 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

HJ  
2/4

**BALTIMORE COUNTY, MARYLAND**

JAN 24

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** January 24, 2000

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

**SUBJECT:** 9705 Beaver Dam Road

**INFORMATION:**

**Item Number:** 283

**Petitioner:** Parkway Village L.P.

**Zoning:** BM-IM

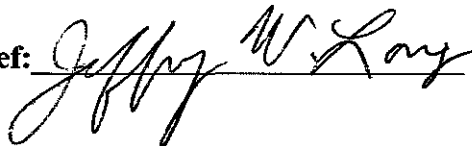
**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The applicant requests variances to allow four additional wall-mounted, enterprise signs in lieu of the maximum permitted one wall-mounted sign under BCZR Section 450.4; for an optical sign of 13.5 feet; pharmacy sign of 15.8 square feet; 1-hour photo sign of 16.5 feet; and a tires directional sign of 42 square feet.

Based upon a site inspection it would appear that Texas Station East project functions as a destination center, and that the proposed signs would serve little useful purpose given the distance between Beaver Dam Road and the building facade. Therefore, the petitioner will need to make a compelling case in order to satisfy the legal requirements imposed in variance cases.

**Section Chief:**



AFK/JL



Baltimore County  
Fire Department

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

February 15, 2000

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

RECEIVED FEB 25 2000

ATTENTION: Gwen Stephens

RE: Property Owner: GOODWILL INDUSTRIES OF THE  
CHES., INC. - 277

Location: DISTRIBUTION MEETING OF JANUARY 18, 2000

Item No.: 277

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM NUMBERS:

273, 274, 276, 278, 279, 280, 281, 282, 283, 284, AND 285

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

cc: File

3 333



RE: PETITION FOR VARIANCE  
9705 Beaver Dam Road,  
NE side of Texas Station Ct  
8th Election District, 3rd Councilmanic

Legal Owner: Parkway Village L.P.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-283-A

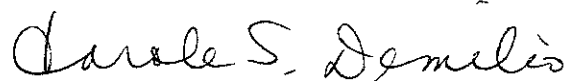
\* \* \* \* \*

**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.



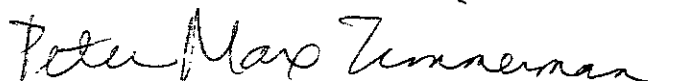
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



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 24th day of January, 2000 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

# ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 22-283-A

Date Completed/Initials

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Patricia A. Malore

210 Allegheny Ave

Robert A. Hoffman

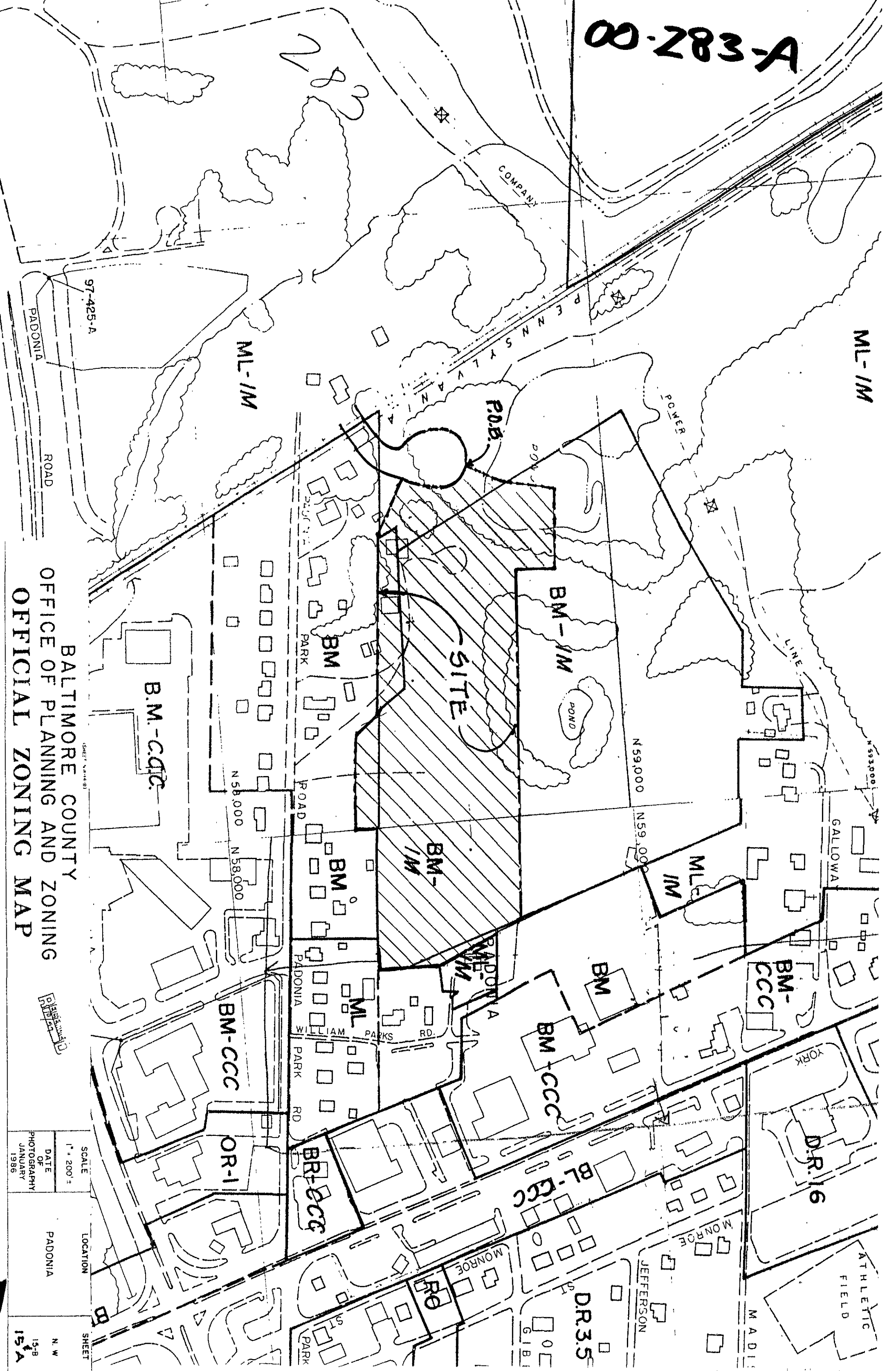
210 Allegheny Ave

Jack Gease

211 Klein Plaza Dr Forest Hill 21050



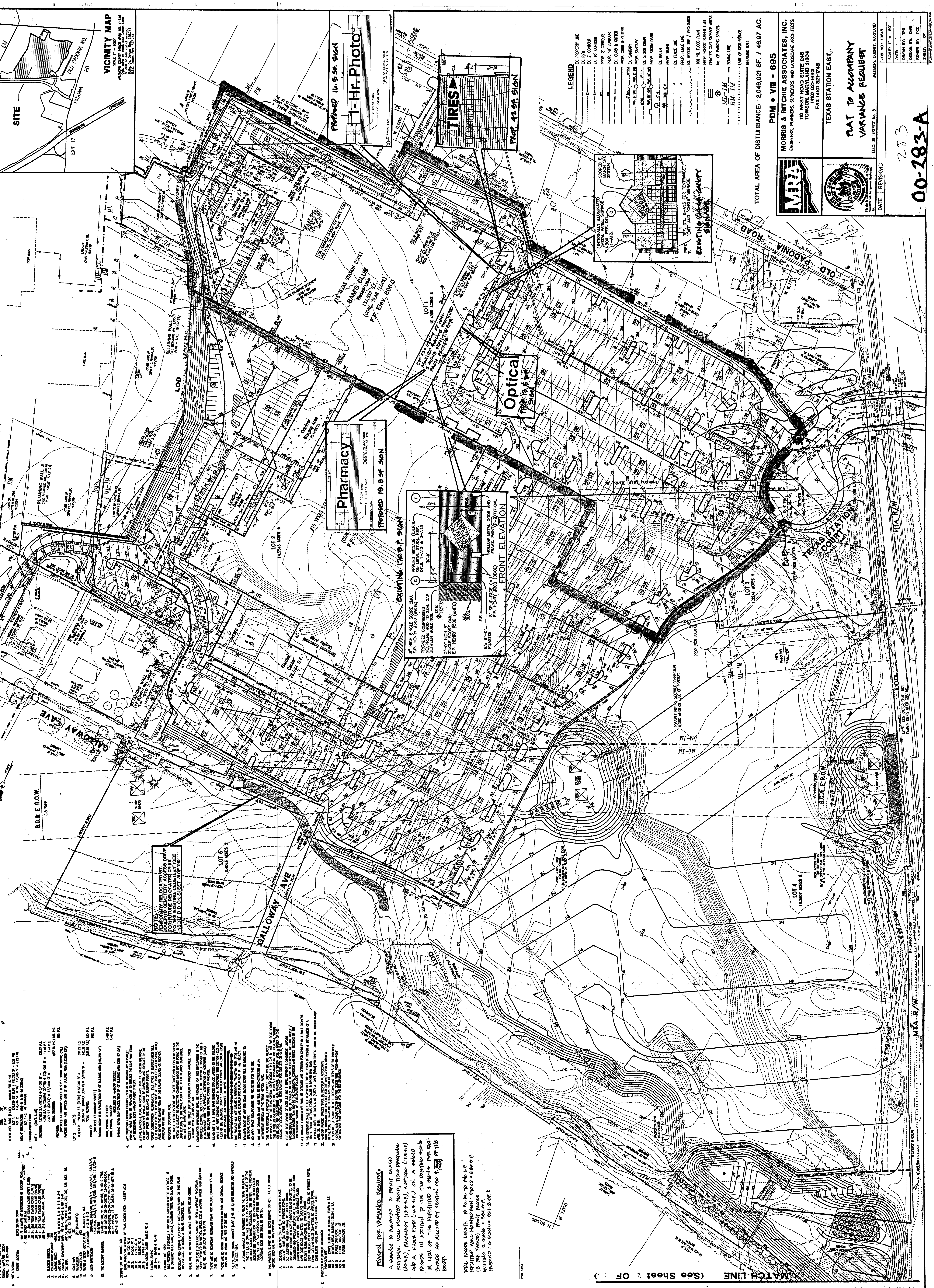
00-283-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

|                     |              |          |         |       |      |
|---------------------|--------------|----------|---------|-------|------|
| SCALE               | 1" = 200'    | LOCATION | PADONIA | SHEET | N.W. |
| DATE OF PHOTOGRAPHY | JANUARY 1986 |          |         |       | 15-B |
|                     |              |          |         |       | 15-A |





TEXAS STATION EAST  
PLAT TO ACCOMPANY  
VARIANCE REQUEST

|                |          |                                                                                                                                                 |
|----------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE           | REVISION | <div style="text-align: center; font-size: 2em; font-weight: bold;">00-283-A</div> <div style="text-align: center; font-size: 1.5em;">283</div> |
| JOB NO.: 10845 |          | SCALE: 1" = 50'                                                                                                                                 |
| DATE:          |          | DRAWN BY: TPD<br>DESIGN BY: DMS<br>REVIEW BY: TMS<br>SHEET: OF                                                                                  |

283  
00-283-A