CADER RECEIVED FOR FILING

IN RE: PETITION FOR VARIANCE

E/S York Road, 252 ft. +/- NW centerline of Cranbrook Road 8th Election District

3rd Councilmanic District

(10015 York Road)

Robert A. Bavar, VP York Marketplace, LLC Petitioner BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 04-311-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, Robert A. Bavar, Vice-President, York Marketplace, LLC. The Petitioner is requesting variance relief for property located at 10015 York Road in the Cockeysville area of Baltimore County. Variance relief is requested from Section 450.4.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a free-standing joint identification sign with a maximum of 160 sq. ft. in lieu of the permitted 100 sq. ft and to permit a maximum of 12 lines of text for tenant identification on a free-standing identification sign in lieu of the permitted 5 lines.

The property was posted with Notice of Hearing on February 28, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on February 26, 2004 to notify any interested persons of the scheduled hearing date.

#### Applicable Law

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in

residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

#### Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

#### **Interested Persons**

Appearing at the hearing on behalf of the variance request were Robert A. Bavar, and David Martin for Petitioner/Owner. David Karceski, Esquire and Arnold Jablon, Esquire represented the Petitioner. There were no Protestants or citizens who attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

This is the property which was the subject of a prior zoning case (Case No. 04-019-A) in which dimensional variances were requested for redevelopment of the old Southern States retail outlet on York Road in Cockeysville. In the prior case, the Greater Timonium Community Council supported the redevelopment of the site as a carryout food and retail center. This case arises because the design of the sign for the new center was not ready by the time the original case was heard before this commission. The Petitioner is proposing a brick sided, freestanding sign on which up to twelve tenants would announce their presence in the new center. This requires a larger than permitted sign facing.

The Petitioner's representatives indicated that they met with the Community Council on March 15, 2004 and revised the plan for the sign to meet the community objections. First they

reduced the height of the sign from 25 ft. to 20 ft. They also agreed that the sign, although lighted, would not flash nor scroll messages. Apparently this met with community approval.

The property is surrounded by commercial and retail uses almost all of which have identification signs. Consequently, the Petitioners argue there would be no adverse impact on the community. Also, they argue that a sign on the building itself would be difficult to see from passing motorists perspective. They need the larger sign to permit easily readable identification of the multiple tenants, which was the point of the redevelopment proposal especially as to parking. Finally, they point to the numerous site constraints posed by the site.

#### Findings of fact and conclusions of law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. As noted in the prior case, the site is constrained for redevelopment purposes by its shape and location. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Each tenant will need to have its presence listed on the sign using readable letters. This means that the sign will have to exceed the size and text regulations. Finally, I find that such variances can be granted in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

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 requests should be granted.

THEREFORE, IT IS ORDERED, this 16 day of March, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 450.4.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a free-standing joint identification sign with a

maximum of 160 sq. ft. in lieu of the permitted 100 sq. ft., and to permit a maximum of 12 lines of text for tenant identification on a free-standing identification sign in lieu of the permitted 5 lines, be and is are hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

#### Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



# Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

March 16, 2004

David Karceski, Esquire Arnold Jablon, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Petition for Variance
Case No. 04-311-A
Property: 10015 York Road

Dear Messrs. Karceski & Jablon:

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,

John V. Tonuply John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Robert Bauer 8966 Greenspring Drive Timonium, MD 21093

David Martin G. W. Stephens, Jr. & Associates, Inc. 1020 Cromwell Bridge Road Towson, MD 21286



Visit the County's Website at www.baltimorecountyonline.info



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 10015 York Road which is presently zoned B.R.

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.

| regulations and restriction | ons of Baltimore County adopted pursuan | t 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 Purchase           | r/Lessee:                               | Legal Owner(s):  |
|                             |   | York Marketplace, LLC  |
| Name - Type or Print        |   | Name - Type or Print   |
| Signature                   | <del></del>                             | Signature  |
|                             |   | Robert A. Bavar - Vice President   |
| Address                     | Telephone No.                           | Name - Type or Print   |
| City                        | State Zip Code                          | Signature  |
| Attorney For Petitic        | ·                                       | 1966 Greenspring Drive (410)560-03   |
| Robert A. Hoff              |   | Address Suite 508 Telephone No.  |
| Name - Type or Print        |   | Timonium, Maryland 21093 City State Zip Code   |
| Signature                   | 74m~                                    | Representative to be Contacted:  |
| Venable LLP                 |   |  |
| Company                     | · · · · · · · · · · · · · · · · · · ·   | Robert A. Hoffman<br>Name  |
| 210 Allegheny               | Avenue (410)494-6200                    | 210 Allegheny Avenue (410)494-6200   |
| Address Towson, Ma          | Telephone No. ryland 21204              | Address Telephone No.  |
| City                        | State Zip Code                          | Towson, Maryland 21204 City State Zip Cone   |
|                             |   | <b>4.2.0</b>   |
|                             |   | OFFICE USE ONLY  |
| Case No. OC-                | ·3/1.A                                  | ESTIMATED LENGTH OF HEARING  |
|                             |   | UNAVAILABLE FOR HEARING Date 1/6/04  |
| ZEV 9/15/98                 |   | Reviewed By Con Date 1/6/04  |

#### Petition for Variance

- 1. Variance from Section 450.4.7.b of the Baltimore County Zoning Regulations ("BCZR") to allow a free-standing joint identification sign with a maximum of 160 square feet per face in lieu of the permitted 100 square feet.
- Variance from BCZR Section 450.4.7.b to allow a maximum of 12 lines of text for tenant identification on a free-standing joint identification sign in lieu of the permitted 5 lines.

TO1DOCS1/173803 v1

#311

#### **ZONING DESCRIPTION**

Beginning at a point on the east side of York Road which is 80' wide at the distance of 252.71' north 09° 45' 12" west of the centerline of Cranbrook Road, 90' wide running thence (1) north 18° 51' 39" west 340.33 feet; (2) north 71° 03' 52" east 193.65 feet; (3) south 18° 56' 08" east 340.33 feet; and (4) south 71° 03' 52" west 194.09 feet, as now surveyed to the place of beginning containing 1.515 acres ±.

As recorded in deed Liber 1552, folio 50 and Liber 1519, folio 94.



#311

|   | DISTRIBUTION WHITE - CASHIER |         | RECEIVED |                     | OFFICE OF BUDGET & FIN | BAITIMO        |
|---|------------------------------|---------|----------|---------------------|------------------------|----------------|
|   |                              |         |          |                     | ANEOU                  | ALIMORE COUNTY |
|   |                              |         | 16       |                     | Ωδ                     | COUNTY         |
|   | 45                           | Z       | ST A     | 8                   |                        |                |
|   | LOW - CUST                   |         |          | S INDO              |                        |                |
|   |                              |         | 8        | 100                 |                        |                |
|   |                              | 7/4<br> |          | 100                 | 3                      |                |
|   |                              |         |          | 000                 |                        |                |
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|   |                              |         |          |                     |                        |                |
|   |                              |         |          |                     |                        |                |
|   |                              |         |          |                     |                        |                |
|   | Motive                       |         |          | HALLINA<br>W.C.Y.C. |                        |                |
|   |                              |         |          |                     |                        |                |
|   | COMPANY OF THE PROPERTY.     |         |          |                     |                        |                |

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1

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: #04-311-A

10015 York Road

E/side of York Road, 252 feet +/--n/west centerline of Craphropk Boad

E/side of York Road, 262 feet +/--n/west centerints of Cranbrook Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): York Marketplace, LLC, Robert Bavar, V.P.
Variance: to permit a free-standing joint identification sign with a maximum of 160 square feet in lieu of the permitted 100 square feet. To permit a maximum of 12 lines of text for tenant identification on a free-standing identification sign in lieu of the permitted 5 lines.
Hearing: Tuesday, March 16, 2004 at 9:00 a.m. in Room 407, County Courts Suilding, 401 Basley 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.

2/353 Feb. 28

## CERTIFICATE OF PUBLICATION

| 226,2004   |
|--|
| THIS IS TO CERTIFY, that the annexed advertisement was published   |
| n the following weekly newspaper published in Baltimore County, Md.,   |
| once in each ofsuccessive weeks, the first publication appearing   |
| on $2 26 $ ,2004.  |
| ☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News |
| _  |

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

|  | RE: Case No.: 04-3/8-A  |
|--|---|
|  | Petitioner/Developer: RONALL  |
|  | WRISTON   |
|  | Date of Hearing/Closing: FEB Z  |
| Baltimore County Department of<br>Permits and Development Management<br>County Office Building, Room 111<br>111 West Chesapeake Avenue<br>Towson, Maryland 21204 |   |
| ATTN: Becky Hart ((410) 887-3394)  |   |
| Ladies and Gentlemen:  | r a _   |
| posted conspicuously on the property loc   | es of perjury that the necessary sign(s) required by law were sted at:  BAX DRIVE |
| The sign(s) were posted on   | (Month, Day, Year)  |
|  | Sincerely,  |
|  |   |
|  | 1/12/201  |
|  | (Signature of Sign Poster) (Date)   |
|  | SSG Robert Black  |
|  | (Print Name)  |
|  | 1508 Leslie Road  |
|  | (Address)   |
|  | Dundalk, Maryland 21222   |
|  | (City, State, Zip Code)   |
|  | (410) 282-7940  |
|  | (Telephone Number)  |

# CERTIFICATE OF POSTING

|  | RE: Case No.: 04-311-A   |
|--|--|
|  | Petitioner/Developer: JORK MARKETPLACE                                   |
|  | ROBERT BAVAR, U.P.   |
|  | Date of Hearing/Closing: 3/16/04   |
| Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394}   |  |
| Ladies and Gentlemen:  |  |
| posted conspicuously on the property located at: _   | ry that the necessary sign(s) required by law were                       |
| The sign(s) were posted on   | -/28/04<br>Month, Day, Year)   |
| Single File Control of the Control o | incerely,  |
| ZONIEG NOTICE  CASE # O'1-311-A  A PUBLIC HEARING WILL BE HILD BY  | Polest Black 2/28/04 (Signature of Sign Poster) (Date)  SSG Robert Black |
| THE ZONING COMMISSIONER IN TOWSON, MO  | (Print Name)   |
| PLACE: ROOM HOT COUNTY COURTS PLIC HOLDOLET AND TIME: TUTS PLY MANY AS A SECOND  | 1508 Leslie Road   |
| REQUEST: VIRALL TO POMITATING THE STREET AND ROTTING   | (Address)  |
| TO PERMIT A 12 Late of The frame indicates and the second of the second  | Dundalk, Maryland 21222  |
| totalegement dag to de talko un include annihidat vol. mantigat an fallegement and annihidat annihid | (City, State, Zip Code)  |
|  | (410) 282-7940 RECEIVED  |
|  | (Telephone Number) MAR 5 2004  |
| · · · · · · · · · · · · · · · · · · ·  | DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT                              |

RE: PETITION FOR VARIANCE 10015 York Road; E/side York Road, 252' +/- NW c/line of Cranbrook

8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts Legal Owner(s): Robert A Bavar, VP of

York Marketplace, LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

**BALTIMORE COUNTY** 

04-311-A

\*

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

RECEIVED

JAN 27 2004

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 January, 2004, a copy of the foregoing Entry of Appearance was mailed to, Robert A. Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, Md 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Peter May Limmer MAN

TO: PATUXENT PUBLISHING COMPANY Thursday, February 26, 2004 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

#### 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: 04-311-A

10015 York Road

E/side of York Road, 252 feet +/- n/west centerline of Cranbrook Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: York Marketplace, LLC, Robert Bavar, V.P.

Variance to permit a free-standing joint identification sign with a maximum of 160 square feet in lieu of the permitted 100 square feet. To permit a maximum of 12 lines of text for tenant identification on a free-standing identification sign in lieu of the permitted 5 lines.

Hearing: Tuesday, March 16, 2004, at 9:00 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 an Development Management

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



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

January 23, 2004

# 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

CASE NUMBER: 04-311-A

10015 York Road

E/side of York Road, 252 feet +/- n/west centerline of Cranbrook Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: York Marketplace, LLC, Robert Bavar, V.P.

Variance to permit a free-standing joint identification sign with a maximum of 160 square feet in lieu of the permitted 100 square feet. To permit a maximum of 12 lines of text for tenant identification on a free-standing identification sign in lieu of the permitted 5 lines.

Hearing: Tuesday, March 16, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Muthy Kotroco Timothy Kotroco

Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Ave., Towson 21204 York Marketplace, LLC, Robert Bavar, 1966 Greenspring Dr., Ste. 508, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 28,

(2) HEARINGS ARE HANDICAPPED ACCESS BLE; 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.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-311-A |
| Petitioner: YORK MARKETPLACE LLC     |
| Address or Location: 10015 York Road |
|                                      |
| PLEASE FORWARD ADVERTISING BILL TO;  |
| Name: My Dowell                      |
| Address: 20 Meshenn Twenul           |
| Towson Makeyland 24204               |
|                                      |
| Telephone Number: $(410)494-6200$    |

## Department of Permits and Development Managemet

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



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

March 9, 2004

Robert A. Hoffman Venable, LLp 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 04-311-A, 10015 York 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, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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,
U. Carl Rihal.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel York Marketplace, LLC Robert A. Bavar 1966 Greenspring Drive Timonium 21093



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 January 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 20, 2004

Item No.:

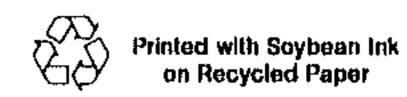
(311)-320

Dear Ms. Hart:

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** February 10, 2004

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 26, 2004

Item Noc. 311, 312, 313, 314, 315, 316,

317, 319, and 320

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

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

January 26, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 20, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-311

04-312

04-313

04-314

04-315

04-317

04-320

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

m/3/16

# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

**DATE:** February 25, 2004

FEB 2 7 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 4-311

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By

**Section Chief:** 

AFK/LL





Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

1.20.04

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

RE:

Baltimore County

Item No.

311

LTM

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way."

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,

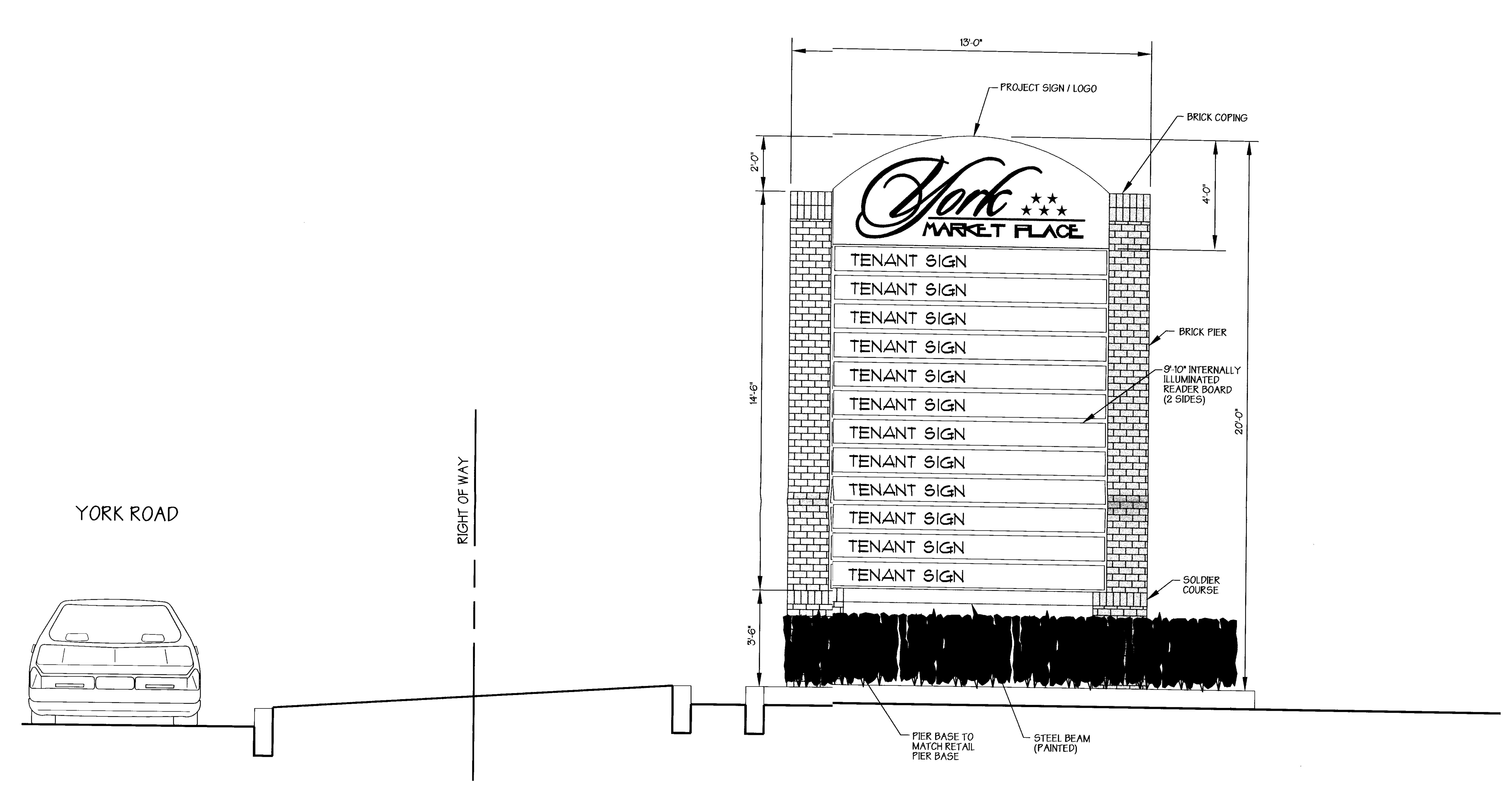
Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

PLEASE PRINT CLEARLY

CASE NAME YORK MERK FIRG LL
CASE NUMBER 04-311- A
DATE 3/16/04

# PETITIONER'S SIGN-IN SHEET





YORK MARKET PLACE - JOINT IDENTIFICATION PYLON SIGN



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21286-3396 (410) 825-8120 ILLUSTRATIVE SIGN ELEVATION

Oet H2