

IN RE: PETITION FOR VARIANCE
E/S of Holly Circle, 450 ft. S
centerline of Sue Creek Drive
15th Election District
6th Councilmanic District
(144 Holly Circle)

Wayne H. Beachy
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-520-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, Wayne H. Beachy. The Petitioner is requesting variance relief for property located at 144 Holly Circle in the eastern area of Baltimore County. Variance relief is requested from Section 504, 1970 Regs. (V.B.6.b, 1970 CMDP), to permit rear yard setbacks of 8 ft. for an enclosed addition and 7 ft. for an open deck in lieu of the minimum required 15 ft. and 11¼ ft. respectively, and to amend the latest Final Development Plan to allow projection of same outside the building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 23, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated June 9, 2004, a copy of which is attached hereto and made a part hereof. Petitioner must also be in compliance with the requirements set forth in the ZAC comments submitted by the Bureau of Development Plans Review dated June 3, 2004, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

6/10/04

By

R. J. Jones

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested administrative variance should be granted.

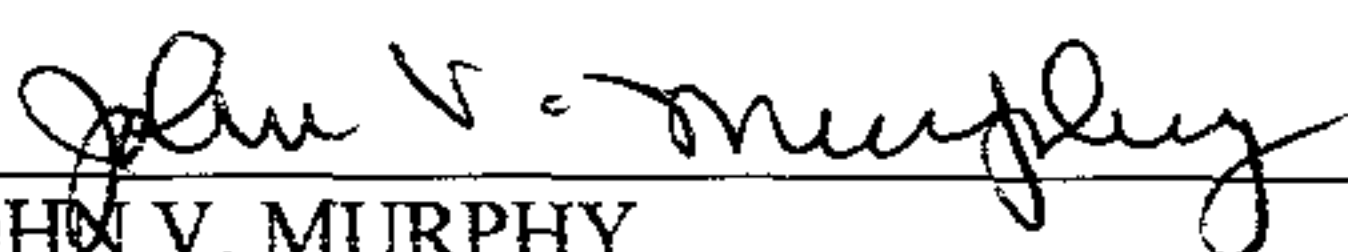
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10 day of June, 2004, that a variance from Section 504, 1970 Regs. (V.B.6.b, 1970 CMDP), to permit rear yard setbacks of 8 ft. for an enclosed addition and 7 ft. for an open deck in lieu of the minimum required 15 ft. and 11¼ ft. respectively, and to amend the latest Final Development Plan to allow projection of same outside the building envelope, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments made by DEPRM dated June 9, 2004, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated June 3, 2004, a copy of which is attached hereto and made a part hereof.

ORIGINAL RECEIVED FOR FILE

Date 6/10/04
By [Signature]

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
DATE 6/10/04
BY R. J. J. J.

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

June 11th, 2004

Mr. Wayne H. Beachy
144 Holly Circle
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 04-520-A
Property: 144 Holly Circle

Dear Mr. Beachy:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 144 Holly Circle
which is presently zoned DR-3.5

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) 504, 1970 Regs (VB.6.6, 1970 CMDA).

To permit rear yard setbacks of 8 ft. for an enclosed addition and 7 ft. for an open deck in lieu of the minimum required 15 ft. and 11 1/4 ft. respectively AND TO amend the latest FINAL Development Plan to allow projection of same outside the building envelope.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Wayne H. Beachy
Name - Type or Print

Wayne Beachy
Signature

Name - Type or Print

Signature

144 Holly CR 410-7803646
Address Telephone No.

Baltimore MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-520A

Reviewed By [Signature] Date 5-12-04

Estimated Posting Date 5-23-04

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 144 Holly Cr.
City Baltimore State MD Zip Code 21221

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I moved here in 1985 at which time I had the house built accessible for me for which I am a paraplegic and a wheelchair user. I would now like to make my house larger for my future wife and her two children that are also wheelchair users. I would like to add one bedroom and a family room but because of the size of my lot I need a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Wayne Beachy
Name - Type or Print Wayne Beachy

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wayne Beachy
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carol J. Mayer
Notary Public
My Commission Expires 1/1/05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

144 Holly Cr.
Address
Baltimore MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I moved here in 1985 at which time I had the house built accessible for me for which I am a paraplegic and a wheelchair user. I would now like to make my house larger for my future wife and her two children that are also wheelchair users. I would like to add one bedroom and a family room but because of the size of my lot I need a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Wayne Beachy
Signature
Wayne Beachy
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wayne Beachy
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Caren L. Hoyer
Notary Public
My Commission Expires 11/1/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 144 Holly Circle
which is presently zoned DR-3.5

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) 504, 1920 Regs (S.V.B.G.B. 1920 CNDP) ^{on enclosed}

To permit rear yard setback of 8 ft. for an addition and 7 ft. for an open deck in lieu of the minimum required 15 ft. & 11 1/4 ft. respectively AND to amend the latest final development plan to allow projection of same outside the building envelope.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

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:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

Wayne Beachy

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of May , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-520 A

Reviewed By [Signature]

Date

5-12-04

REV 10/25/01

Estimated Posting Date

5-23-04

ZONING DESCRIPTION

Zoning Description Form 144 Holly Circle

Beginning at a point on the southeast side of Holly Circle which is 50 feet wide at the distance of 450 feet south of the centerline of the nearest improved intersecting street Sue Creek Drive which is 50 feet wide. Being Lot #111 in the subdivision of Sue Creek Landing as recorded in the Baltimore County Plat Book #48, Folio #9 containing 6,994 square feet. Also known as 144 Holly Circle and located in the 15th Election District, 6th Councilmanic District.

520

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **36035**
CR 04-520-0

DATE **5-12-04**

ACCOUNT **F. Tel-006-6150**

AMOUNT \$ **115.00**

RECEIVED

Wm. E. Pocky

FOR

Excess of Revenue - 1/1/04 to 4/30/04
for the final Development of 1014 St

1 1014 1014 1014

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/12/2004 5/12/2004 11:38:07

REC. 10512 WALTON JEN JEF

DEPT 3 529 BUDGET VERIFICATION

DEPT 3 529 BUDGET VERIFICATION

CR NO. 036035

Recpt Tot

\$115.00 CR \$115.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-520-A

Petitioner/Developer: WAYNE

BEACHY

Date of Hearing/Closing: 6/7/04

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:

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: _____

144 HOLLY CIRCLE

The sign(s) were posted on _____

5/23/04
(Month, Day, Year)

Sincerely,

Robert Black 5/23/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

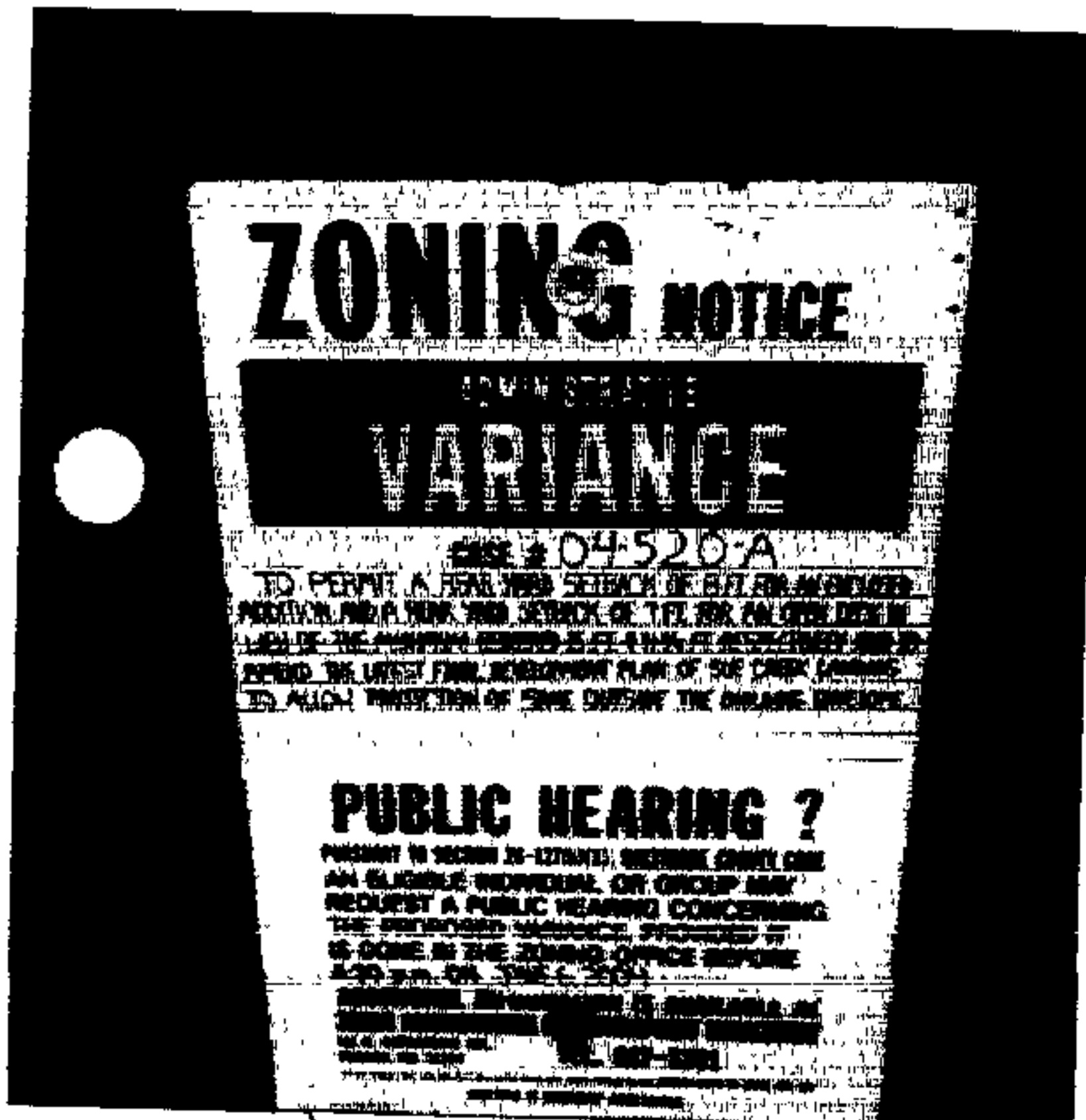
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04 520 -A

Address 144 Holly Circle

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-12-04

Posting Date: 5-23-04

Closing Date: 6-07-04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04 520 -A

Address 144 Holly Circle

Petitioner's Name Wayne Beachy

Telephone 410-780-3646

Posting Date: 5-23-04

Closing Date: 6-07-04

Wording for Sign: To Permit rear yard setbacks of 8 ft. for an enclosed addition and 7 ft. for an open deck in lieu of the minimum required 15 ft & 11 1/4 ft respectively AND To amend the latest Final Development Plan to allow projection of same outside the building envelope.

WCR - Revised 6/28/00

**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: 04-520 A

Petitioner: Wayne Beachy

Address or Location: 144 Holly Circle

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Baltoy Md, 21221

Telephone Number: 410-780-3646

**Department of Permits and
Development Management**

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



Baltimore County

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

June 7, 2004

Wayne H. Beachy
144 Holly Circle
Baltimore, Maryland 21221

Dear Mr. Beachy:

RE: Case Number:04-520-A, 144 Holly Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

May 9, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 1, 2004

Item No.: 516, 518, 519-522, 524, 525, 527-529

Dear Ms. Hart:

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.

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
Department of Permits &
Development Management

DATE: June 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2004
Item No. 520

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

AN
6/17

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr. JDO

DATE: June 9, 2004

SUBJECT: Zoning Item # 04- 520
Address 144 Holly Circle (Beachy Property)

RECEIVED
JUN - 9 2004
ZONING COMMISSIONER

Zoning Advisory Committee Meeting of May 24, 2004

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

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

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

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

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

Additional Comments:

Reviewer: Keith Kelley

Date: April 30, 2004

ORDER RECEIVED FOR FILM
6/10/04
R. J. Oltman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 11, 2004

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

SUBJECT: 9400 Scott Moore Way

INFORMATION:

Item Number: 4-520

Petitioner: Honeygo Village Center, LLC

Zoning: BL-H

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and provides the following:

1. Buildings No. 1,2,3 and 4 (front facades):

Variance from Sections 450.4.5.d and 259.9D of the BCZR to allow wall-mounted enterprise signage on the front facades of Buildings Nos. 1 through 4:

- a. Building # 1 – a maximum of 7 signs, not to exceed a total of 283 square feet in lieu of the permitted 262 square feet. Staff does not oppose the requested variances.
- b. Building # 2 and 3 – a maximum of 7 signs, not to exceed a total of 324 square feet in lieu of the permitted 262 square feet. Staff does not oppose the requested variances.
- c. Building # 4 – a maximum of 8 signs, not to exceed a total of 345 square feet in lieu of the permitted 288 square feet. Staff does not oppose the requested variances.

2. Buildings No. 1,2,3 and 4 (Side and Rear Facades):

In regard to the request to allow signs at the side and rear façade:

- a. Staff does not oppose signage on the side façades.
- b. Staff does not support the request germane to the rear façade signage.

3. Building No. 5:

Variance from BCZR Sections 450.4.5.d and 259.D to allow wall-mounted enterprise signage for Building No. 5

a. Front Façade (first and second floor):

Staff does not oppose the request to allow a maximum of 27 signs, not to exceed 1,391 square feet in lieu of the permitted 902 square feet.

b. Rear and Side Façade:

Staff does not oppose a maximum of 17 signs, not to exceed a total 833 square feet (on facades that may or may not have separate exterior entrances).

4. Baltimore County Savings Bank Building:

Variance from BCZR Sections 450.4.5.d and 259.9 D to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign for a building with 1 customer entrance (Side/South Façade).

Staff only supports two (2) signs as discussed with the Perry Hall Improvement Association (see attached).

5. Weis Grocery Store:

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign for a building with 1 customer entrance.

Staff does not support this variance request.

Variance from the BCZR Sections 450.4.5.d and 259.9.D to allow a wall-mounted enterprise sign on a façade without a separate customer entrance (side/south façade).

Staff does not oppose this variance request.

6. Free-Standing Enterprise Sign:

Variance from the BCZR Sections 450.4.5.d and 259.9D to allow 5 monument enterprise signs in lieu -of the 0 signs permitted.

Staff does not oppose this request.

Prepared by:



Division Chief:



AFK/LL:MAC:

Attachment:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 3, 2004

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

JUN - 3 4

SUBJECT: Zoning Advisory Petition(s): **Case 4-520 – Administrative Variance**

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: Mark A. Cunningham

Division Chief: John F. [Signature]

MAC/LL



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-25-04

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

RE: Baltimore County
Item No. 526 JJS

Dear Ms. Matthews:

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,

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

Jon Mayers

From: libercci [libercci@bcpl.net]
Sent: Friday, June 04, 2004 9:19 AM
To: Jon Mayers; karin brown planning, Vincent Gardina
Subject: Sign Variances at the Village Center

Jonathan: The Perry Hall Improvement Association's Board of Directors (Board) considered your request for variances to the sign regulations at the Village Center at its regularly scheduled meeting on June 3, 2004.

After some discussion, during which I informed them that you had agreed to modify your request for the bank building from 4 signs to 2 signs, the Board voted not to oppose any of your requested variances.

As you can see, I have taken the liberty to notify the Department of Planning and the Councilman of this decision.

Bill Libercci, Chairman
Zoning and Development Committee
Perry Hall Improvement Association

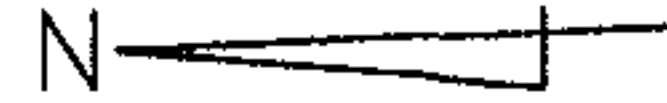
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 144 HOLLY CIRCLE

SUBDIVISION NAME SUE CREEK LANDING

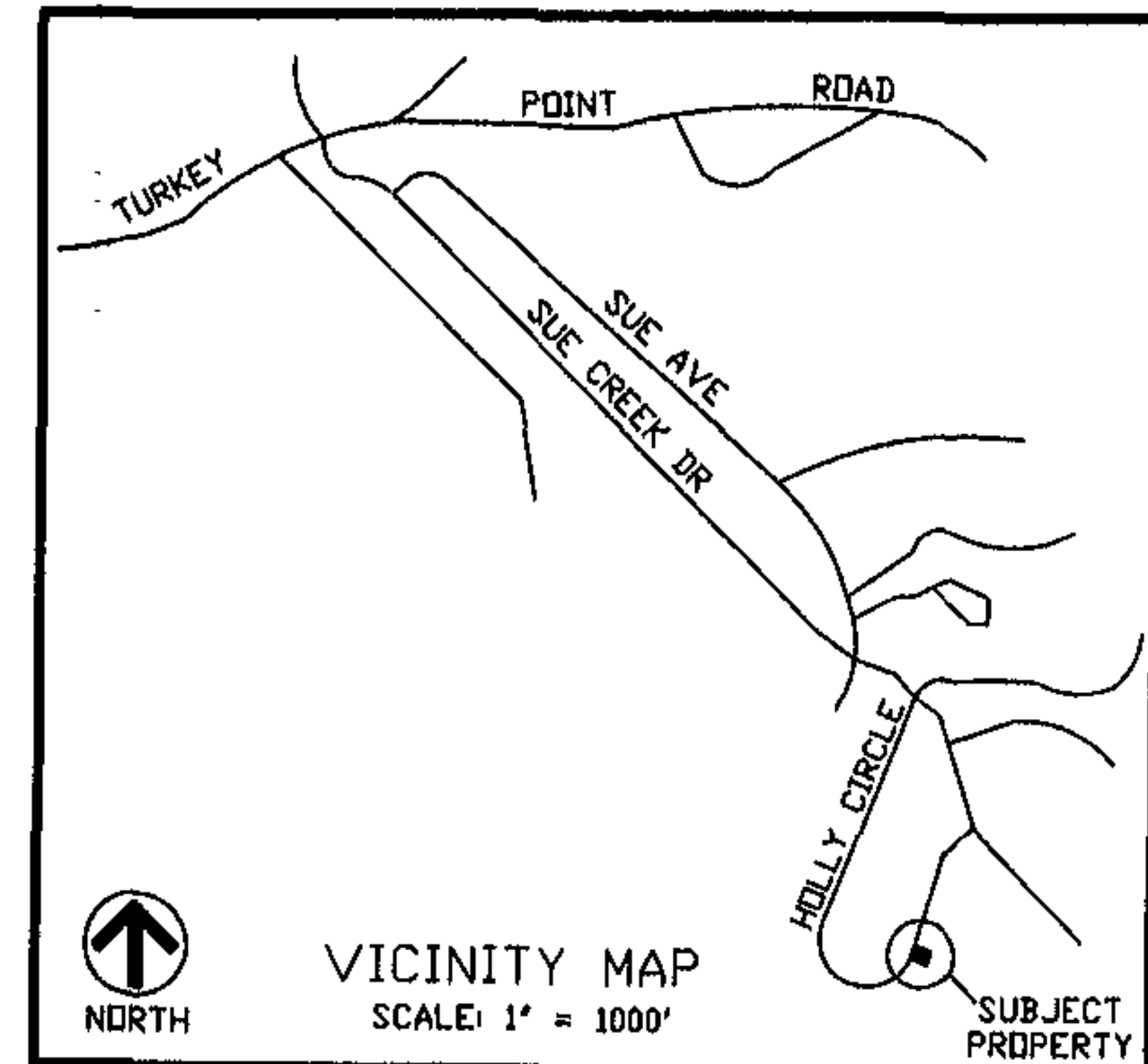
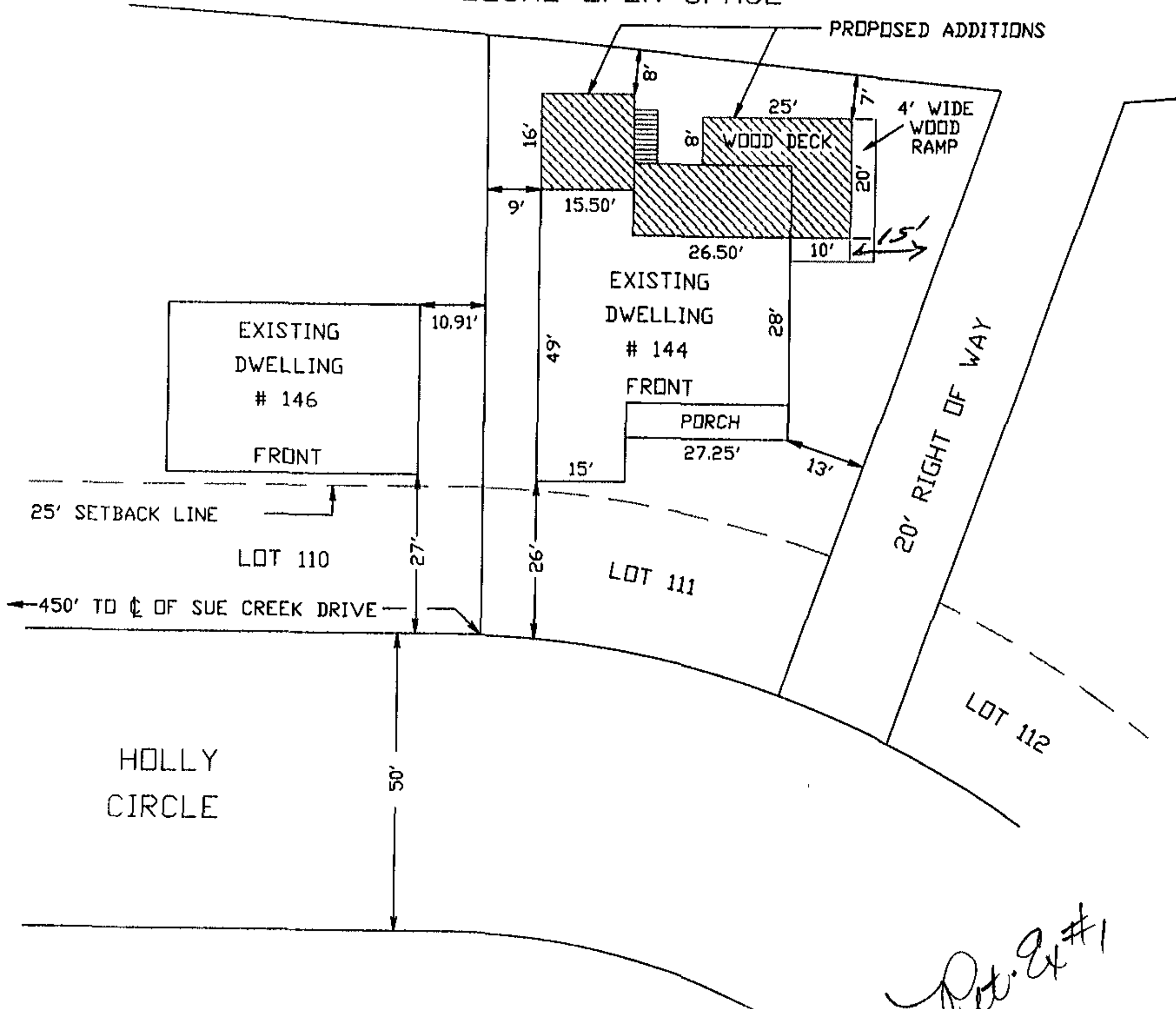
PLAT BOOK # 48 FOLIO # 9 LOT # 111 SECTION # 4

OWNER WAYNE H. BEACHY



LOCAL OPEN SPACE

PROPOSED ADDITIONS



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # SE-1J

ZONING DR 3.5

LOT SIZE	ACREAGE	SQUARE FEET
0.1605		6994.00

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

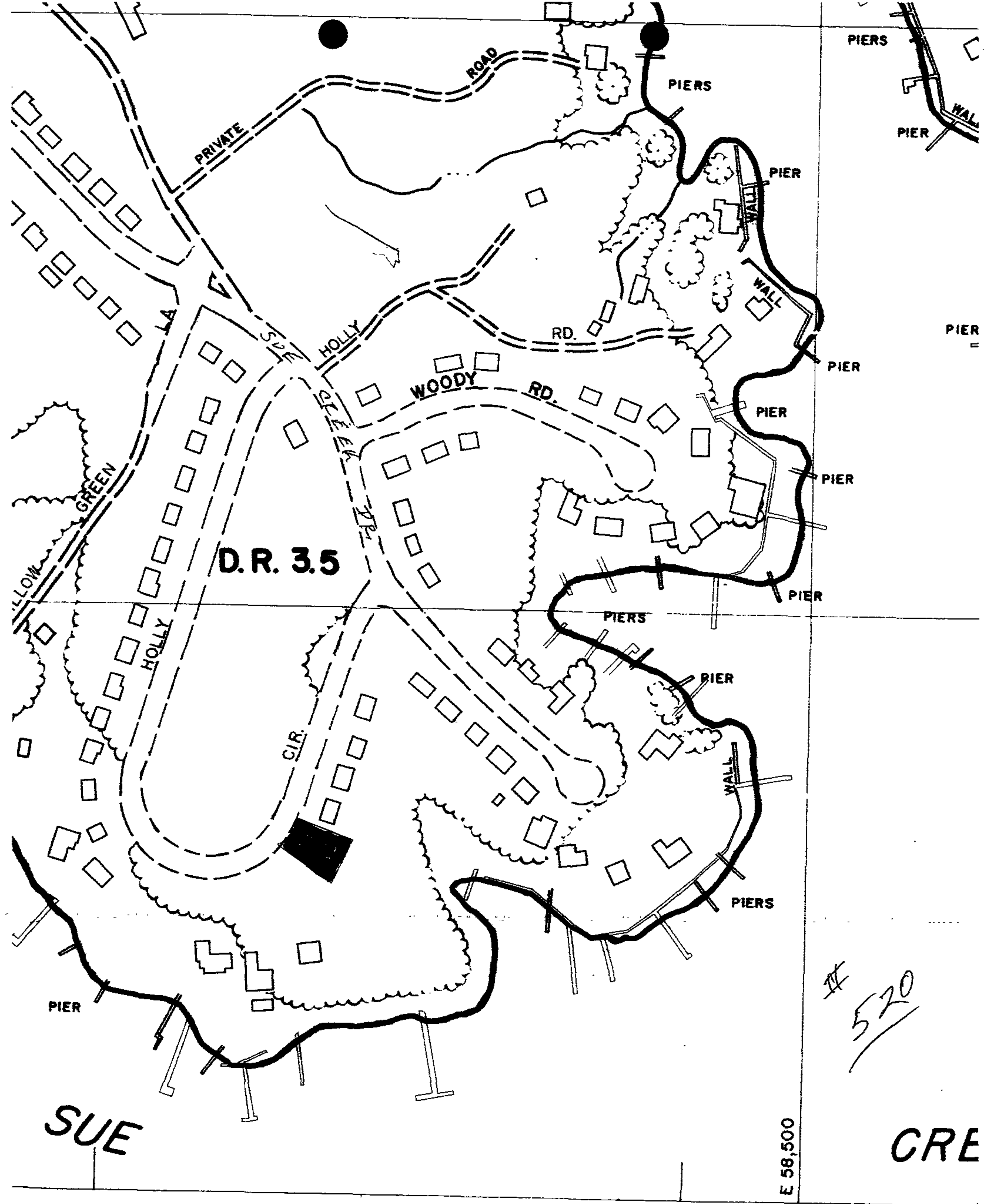
PREPARED BY

DWF

SCALE OF DRAWING: 1" = 30'

Rev. Ex #1

[Signature] 520



COUNTY

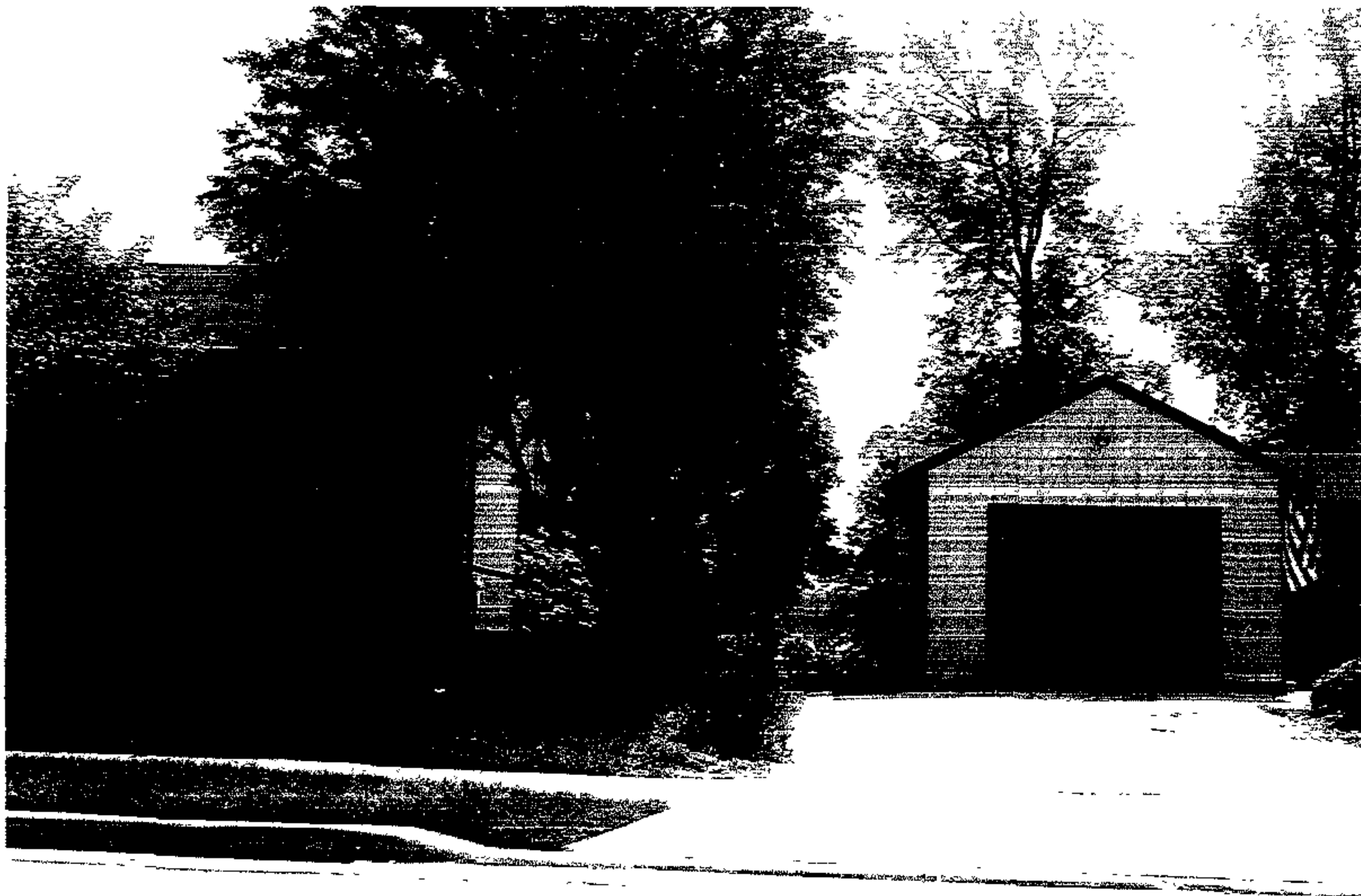
SE-1J

FRONT - 144 Holly CR



#520

Left front



Resident
144
Holly
UK.



#520

Back - 144 Holly CR



#520

Back - 144 Holly Cr.



Right Front - 144 Holly Cr



#520