

IN RE: PETITION FOR VARIANCE

NE side of Stevenson Road; 165 feet N
of the c/l of Hillside Road
3rd Election District
2nd Councilmanic District
(10401-10417 Stevenson Road)

Stevenson Village, LLC
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0009-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Stevenson Village, LLC by Robert Max, Managing Member. Petitioner is requesting Variance relief from Section 450.4.C.5.(b) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 3 free standing joint identification signs (single sided) along the Stevenson Road frontage in lieu of the permitted 1 free standing joint identification sign per frontage. The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Robert Max, Managing Member, on behalf of Petitioner Stevenson Village, LLC, and C. William Clark, Esquire, attorney for the Petitioner. Also appearing in support of the requested relief was Rick Richardson with Richardson Engineering, the professional engineer who prepared the site plan. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is irregular shaped and consists of approximately 6.17 acres, more or less, zoned B.L. The property is located on the east side of Stevenson Road, just north of Hillside Road and east of Park Heights Avenue, in the Stevenson/Greenspring Valley area of Baltimore County. As depicted in the photograph of the

ORDER RECEIVED FOR FILING

Date

10-6-10

PZ

currently existing sign that was marked and accepted into evidence as Petitioner's Exhibit 2, the property is known as the "Stevenson Village Center" and is home to a number of commercial ventures. The property is improved with at least seven buildings with various businesses, including offices, a post office, hair salon, retail shops, a greenhouse, and a produce stand. There are also 135 parking spaces provided, though only 125 spaces are required by the Regulations.

Recently, Petitioner has been upgrading the commercial and retail center with new facades and paint for a cleaner, fresher look for the businesses and their customers; however, as shown on the site plan and depicted in Petitioner's Exhibit 2, there is only one sign that identifies the different businesses located at the Center, and that sign is located at the far north end of the property. According to Mr. Clark and Mr. Max, and Petitioner's engineer, Mr. Richardson, the present sign location is not conducive to observing it until one is practically past the property. This is due to the length of the property's frontage on Stevenson Road, as well as the curvature of the road, the abundance of trees and vegetation along the property, and the unusual topography along the property. In particular, the road is rather hilly and winding from Interstate 695 through Greenspring Valley Road to the subject property.

Another distinctive feature of the property is that the main improvements along Stevenson Road consist of three separate buildings that house very different businesses. As alluded to above, as one travels north on Stevenson Road, the first building is comprised of various office uses; the second building is comprised of the post office and hair salon; and the third building is where the retail shops are located. Photographs of the buildings were marked and accepted into evidence as Petitioner's Exhibits 3A through 3C. Because of these separate uses as well as the natural features of the property, Petitioner desires 3 free standing joint identification signs (single sided) along the Stevenson Road frontage in lieu of the permitted 1 free standing sign. Elevations and renderings of the proposed signs, as well as their proposed locations, are shown on the site plan.

ORDER RECEIVED FOR FILING

2

Date 10.6.10

By P3

In further support of the requested relief, Mr. Clark, Petitioner's attorney, referenced the comments from the Office of Planning, which generally supports the variance for the three signs, and the comment from the State Highway Administration offering no objection to the requested relief. These comments were collectively marked and accepted into evidence as Petitioner's Exhibit 4. As an additional matter, Mr. Clark submitted a letter of support dated July 9, 2010 from Teresa Moore, Executive Director of The Valleys Planning Council, Inc. ("VPC"), which was marked and accepted into evidence as Petitioner's Exhibit 5. This letter indicates that the VPC reviewed Petitioner's plans and found the facelift and proposed new signage will improve the overall appearance and utility of the site. Although noting that VPC often opposes variance requests, Ms. Moore indicated that the subject signs would be unlighted and situated close to the buildings and appear to be unobtrusive.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. As indicated above, comments were received from the Office of Planning dated July 28, 2010 which indicates that the variance request is for a rural shopping center that is within the Greenspring Valley National Register District. Petitioner is to be commended for undertaking an effort to upgrade this shopping center which has a quaint rural village sensibility. As that upgrade is occurring, it appears that a dumpster enclosure is needed. The angle of the proposed dumpster is askew and should be adjusted. A landscape plan with upgraded landscape treatment from the street frontage and interior parking lot landscaping is needed. The Planning Office recommends that the variance be granted provided the signs are in accordance with the sign details submitted by Richardson Engineering on the site plan dated March 18, 2010, and an updated landscaping and lighting plan be provided and the dumpster location revised.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the

land or structure which is the subject of the variance request. These include the aforementioned topography, the length of frontage along Stevenson Road and the curvature of the road, which limits the sight lines of one sign, whether located at the north or south end of the property, or somewhere in between. I also find the variety of the uses and tenants to be a unique feature of the property, and although there are a number of buildings on the property, it is considered only one property of record according to the SDAT Real Property Data Search printout. These are the kinds of characteristics that render the property unique in a zoning sense and drive the need for variance relief for additional signage.

Further, I find that strict compliance with the Zoning Regulations would create a practical difficulty and unreasonable hardship that would result in a denial of a reasonable and beneficial use of the property. Finally, I find that the variance request can be granted in strict harmony with the spirit and intent of Section 307.1 of the B.C.Z.R., as interpreted in *Cromwell v. Ward*, 102 Md.App. 691 (1995), and in such a manner as to grant relief without injury to the public health, safety and general welfare. It is significant that The Valleys Planning Council is supportive of the variance request. This organization works hard at protecting the rural character of northern Baltimore County, and I am impressed by their support of Petitioner's plan, and their comment that the proposed signage should be relatively unobtrusive.

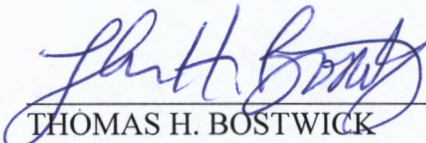
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 6th day of October, 2010 by this Deputy Zoning Commissioner, that Petitioner's request for Variance relief from Section 450.4.C.5.(b) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 3 free standing joint identification signs (single sided) along the Stevenson Road frontage in lieu of the permitted 1 free

standing joint identification sign per frontage as depicted on the site plan accepted into evidence as Petitioner's Exhibit 1, be and is hereby **GRANTED**. The following shall be conditions precedent to the relief granted herein:

1. Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The signs shall be in accordance with the sign details submitted by Richardson Engineering on the site plan dated March 18, 2010 and accepted into evidence as Petitioner's Exhibit 1.
3. A landscape plan with upgraded landscape treatment from the street frontage and interior parking lot landscaping shall be provided to the Office of Planning for review and approval.
4. A lighting plan shall also be provided to the Office of Planning for review and approval.
5. The dumpster location shall be revised and approved by the Office of Planning and a dumpster enclosure provided.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10.6.10

By pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 6, 2010

C. WILLIAM CLARK, ESQUIRE
NOLAN PLUMHOFF & WILLIAMS, CHTD.
502 WASHINGTON AVENUE #700
TOWSON MD 21204

Re: Petition for Variance
Case No. 2011-0009-A
Property: 10401-10417 Stevenson Road

Dear Mr. Clark:

Enclosed please find the decision rendered in the above-captioned case.

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 dark ink, appearing to read "John H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Robert Max, Managing Member, Stevenson Village LLC, 10415 Stevenson Road, Stevenson MD 21153
Rick Richardson, Richardson Engineering, 30 East Padonia Road, Suite 500, Timonium MD 21093
Teresa Moore, Executive Director, The Valleys Planning Council, Inc., 207 Courtland Avenue, Towson MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 10401-10417 Stevenson Road
which is presently zoned BL

Deed Reference: 28767 / 238 Tax Account # 2500005969

Care for
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) 450.4.C.5(b) to permit 3 free standing ^{front} identification signs (single sided) along the Stevenson Road frontage in lieu of the permitted 1 per frontage.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.) practical difficulty due to topography, sight lines, and configuration of the property, and such other reasons as will be advanced at a hearing on this Petition.

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:

C. William Clark

Name - Type or Print _____

Chris Clark
Signature _____

Nolan, Plunhoff & Williams, Chtd.
Company _____

502 Washington Ave. #700 (410) 823-7800

Address _____ Telephone No. _____

Towson, MD 21204
City State Zip Code

Legal Owner(s):

Stevenson Village, LLC

Name - Type or Print _____

Signature _____

Robert Max, Managing Member

Name - Type or Print _____

Signature _____

10415 Stevenson Road (410) 654-1533

Address _____ Telephone No. _____

Stevenson, MD 21153

City State Zip Code

Representative to be Contacted:

Rick Richardson
Richardson Engineering

Name _____

30 E. Padonia Road (410) 560-1502

Address _____ Telephone No. _____

Timonium, MD 21093

City State Zip Code

Case No. 2011-0009-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by *[Signature]* Date 7/7/10

REV 8/20/07 ORDER RECEIVED FOR FILING

Date 10.6.10

By *[Signature]*

**ZONING DESCRIPTION FOR
10401-10417 STEVENSON ROAD
3RD ELECTION DISTRICT
2ND COUNCILMANIC District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northeast right of way line of Stevenson Road at the distance of 165 feet North of the centerline of the nearest improved intersecting street Hillside Road thence binding on the northeastern right of way line of Stevenson Road the following courses and distances; (1) Northwesterly by a line curving to the right with a radius of 370.00 feet for an arc distance of 44.79 feet (the chord of said arc bearing North 44 degrees 49 minutes 07 seconds West 44.77 feet), (2) South 63 degrees 54 minutes 46 seconds West 1.60 feet, (3) North 25 degrees 59 minutes 11 seconds West 6.03 feet, (4) Northwesterly by a line curving to the right with a radius of 370.00 feet for an distance of 100.88 feet (the chord of said arc bearing North 32 degrees 34 minutes 22 seconds West 100.57 feet), (5) North 24 degrees 45 minutes 44 seconds West 470.76 feet, thence leaving said right of way and running with and binding in or near the center of the waters of the Jones Falls, the following courses and distances; (6) North 89 degrees 20 minutes 38 seconds East 401.39 feet, (7) North 85 degrees 14 minutes 38 seconds East 71.00 feet, (8) South 88 degrees 35 minutes 22 seconds East 70.00 feet, (9) South 88 degrees 30 minutes 22 seconds East 71.00 feet, thence leaving the waters of the Jones Falls, (10) South 00 degrees 55 minutes 22 seconds East 413.65 feet, (11) South 00 degrees 55 minutes 22 seconds East 70.26 feet, (12) Southwesterly by a line curving to the left with a radius of 1767.00 feet for an arc distance of 65.29 feet (the chord of said arc bearing South 67 degrees 34 minutes 50 seconds West 65.29 feet); (13) South 66 degrees 31 minutes 20 seconds West 52.05 feet; (14) South 66 degrees 31 minutes 20 seconds West 189.79 feet to a point on the northeast right of way line of Stevenson Road, thence binding on the northeast right of way line of Stevenson Road, the following courses and distances; (15) Northwesterly by a line curving to the left with a radius of 530.00 feet for an arc distance of 64.15 feet (the chord of said arc bearing North 45 degrees 58 minutes 36 seconds West 64.11 feet); (16) Northwesterly by a line curving to the left with a radius of 370.00 feet for an arc distance of 7.49 feet (the chord of said arc bearing North 48 degrees 51 minutes 56 seconds West 7.49 feet) to the place of beginning.

Containing a net area of 268,765 square feet, or 6.17 Acres of land, more or less.



**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/neighborhood 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: 2011-0009-A

Petitioner: Stevenson Village, LLC

Address or Location: 10401-10417 Stevenson Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire

Address: Nolan, Plumhoff & Williams, Chtd.

502 Washington Ave., Ste. 700

Towson, MD 21204

Telephone Number: (410) 823-7800

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 55947

Date: 7/7/10

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				15325

Total: 15325.00

Rec
From:

For:

zoning hearing - case #2011-0009-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTION TIME DAY
7/07/2010 7/07/2010 11:44:14 2

PER WHO? MAIL JENNA JEE
RECEIPT # 659272 7/07/2010 OFFICE

DEPT 5 520 ZONING VERIFICATION

CP NO. 105947

Receipt Tot 15325.00
15325.00 0 15325.00
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2011-0009-A

RE: Case No.: _____

Petitioner/Developer: _____
Stevenson Village, LLC

September 8 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

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: _____
10401-10417 Stevenson Road

August 24 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black August 27 2010
(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)

ZONING NOTICE

CASE 2011-0009-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

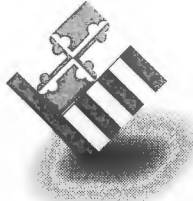
PLACE Room 104, JEFFERSON BUILDING
105 WEST CHESTER AVE. TOWSON 21204

DATE AND TIME WEDNESDAY, SEPTEMBER 8, 2010 AT 10:00 A.M.

REQUEST VARIANCE TO PERMIT 3 FREE STANDING JOINT
IDENTIFICATION SIGNS (SMALL SIZE) ALONG THE STEVENSON ROAD
FRONTAGE IN LIEU OF THE PERMITTED 1 PER FRONTAGE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 867-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development
August 9, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations

**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: # 2011-0009-A
10401-10417 Stevenson Road
N/east side of Stevenson
Road, 165 feet north of the
centerline of Hillside Road
3rd Election District
2nd Councilmanic District
Legal Owner(s):

Stevenson Village, LLC
Variance: to permit 3 free
standing joint identification
signs (single side) along the
Stevenson Road frontage in
lieu of the permitted 1 per
frontage.

Hearing: Wednesday,
September 8, 2010 at
10:00 a.m. in Room 104,
Jefferson Building, 105
West Chesapeake Ave-
nue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

JT/8/889 Aug. 24 251879.

CERTIFICATE OF PUBLICATION

8/26/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 8/24/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 24, 2010 Issue - Jeffersonian

Please forward billing to:

C. William Clark
Nolan, Plumhoff & Williams
502 Washington Ave., Ste. 700
Towson, MD 21204

410-823-7800

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: 2011-0009-A

10401-10417 Stevenson Road

N/east side of Stevenson Road, 165 feet north of the centerline of Hillside Road

3rd Election District – 2nd Councilmanic District

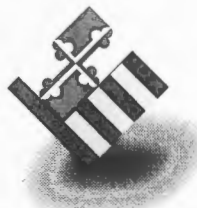
Legal Owners: Stevenson Village, LLC

Variance to permit 3 free standing joint identification signs (single side) along the Stevenson Road frontage in lieu of the permitted 1 per frontage.

Hearing: Wednesday, September 8, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

September 2, 2010

C. William Clark
Nolan, Plumhoff & Williams, Chtd.
502 Washington Ave. Ste. 700
Towson, MD 21204

Dear: C. William Clark

RE: Case Number 2011-0009-A, 502 Washington Ave. Ste. 700

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 7, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Robert Max: Stevenson Village, LLC; 10415 Stevenson Rd.; Stevenson, MD 21153
Rick Richardson: Richardson Engineering; 30 E. Padonia Rd.; Timonium, MD 21093



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 26, 2010

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

RE: Baltimore County
Item No. 2011-0009-A
10401-10417 STEVENSON RD
STEVENSON VILLAGE, LLC
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0009-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

TS- 9/8-10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 28, 2010

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

RECEIVED

SUBJECT: 10401-10417 Stevenson Road

INFORMATION:

AUG 06 2010

Item Number: 11-009

ZONING COMMISSIONER

Petitioner: Stevenson Village, LLC

Zoning: BL

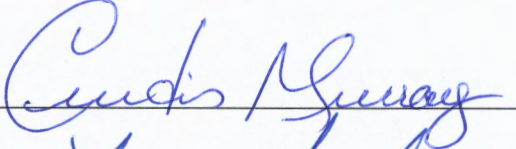
Requested Action: Variance

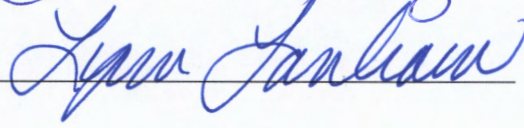
The petitioner requests sign variances to permit 3 freestanding signs in lieu of the 1 sign per road frontage for a rural shopping center that is within the Greenspring Valley National Register District. The petitioner is to be commended for undertaking an effort to upgrade this shopping center, which has a quaint rural village sensibility. As that upgrade is occurring, it appears that a dumpster enclosure is needed. The angle of the proposed dumpster is askew and should be adjusted. A landscape plan with updated landscape treatment from the street frontage and interior parking lot landscaping is needed.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the variance be granted provided the signs are in accordance with the sign details submitted by Richardson Engineering on a site plan dated 03-18-10. Provide an updated landscaping and lighting plan and revise dumpster location.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: August 20, 2010

SUBJECT: Zoning Item # 11-009-A
Address 10401 – 10417 Stevenson Road
(Stevenson Village, LLC Property)

Zoning Advisory Committee Meeting of July 19, 2010

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

Reviewer: JWL Date: 8/19/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2010

FROM: Dennis A. Kennedy, Supervisor *DK*
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2010
Item Nos. 2010-363, 2011- 008, 009, 010,
011, 012, 013, 014, 015, 018, 019 and 020

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08022010 -NO COMMENTS.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Variance:** 2010-0363A, 2011-0008A - 0010A,
2011-0012A - 0014A, and 2011- 0017A.

Administrative Variance: 2011- 0011A, 2011- 0016A, and
2011- 0019A - 0020A.

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
10401-10417 Stevenson Road; NE/S of * ZONING COMMISSIONER
Stevenson Rd, 165' N of c/line Hillside Rd *
3rd Election & 2nd Councilmanic Districts * FOR
Legal Owner(s): Stevenson Village, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2011-009-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 27 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of July, 2010, a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chtd., 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TB- 9/8-10am

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, Fax: 410 296-5409

RECEIVED

JUL 13 2010

ZONING COMMISSIONER

July 9, 2010

William J. Wiseman, III
Zoning Commissioner
The Jefferson Building, Suite 101
105 W. Chesapeake Ave
Towson, MD 21204

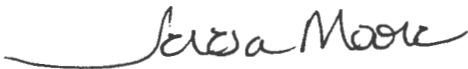
Re: Case No. 2011-0009A

Dear Commissioner Wiseman:

I am writing on behalf of the Valleys Planning Council in support of the request for a variance for new signs proposed by the owner of Stevenson Village. Mr. Robert Max reviewed the plans with us, and we found the facelift and proposed new signage will improve the overall appearance and utility of the site. Although our organization is often opposed to variance requests for signs, these will be unlighted signs and situated close to the building and appear to be unobtrusive.

Thank you for considering our input on this matter.

Sincerely,



Teresa Moore
Executive Director

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-30-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>8-20-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-20-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>7-28-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>supports & condition</u>
<u>7-26-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
<u>7-9-10</u>	COMMUNITY ASSOCIATION <u>Valley Pkng Council</u>	<u>supports</u>
_____	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. <u>-</u>)	
PRIOR ZONING	(Case No. <u>-</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>8-24-10</u>	
SIGN POSTING	Date: <u>8-24-10</u> <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
JOINT IDENTIFICATION (cont'd)	(b) Freestanding	B.L., B.M., B.R., B.L.R.	Use	The greater of (a) 1 square foot per 4 linear feet of frontage, maximum 150 square feet; or (b) 1 square foot per linear foot of building facade parallel to the lot line with frontage, maximum 150 square feet; or (c) 100 square feet	One per frontage	25 feet	Yes	For shopping center, display the names of tenants or occupants if copy is at least 8 inches high, and no more than 5 lines are displayed.
	(c) Freestanding	C.B.	Use	1 square foot for each 8 feet of linear building or lot frontage, whichever is greater	One per frontage	12 feet	Only during hours of operation	Same as 450.4.7.b above

STREET ADDRESS — The numerals or letters designating the address assigned to a premises. A "street address" may also include the name of the street on which a premises is located.

STROBE — High-intensity short-duration light pulses. [Bill No. 106-2008]

TEMPORARY SIGN — A sign constructed of cloth, fabric or other lightweight material, with or without a structural frame, that is intended to display a message for a limited period of time. A "portable sign" shall not be considered a "temporary sign" for the purpose of these regulations.

UNIMPROVED LOT — A lot recognized on a recorded plat but not yet conveyed to a third party. [Bill No. 97-1998]

VIDEO — The ability to change both foreground or background utilizing electronic means to change light, color, text, symbols or images. [Bill No. 106-2008]

VISIBLE — Refers to a sign that is capable of being seen, legibly or not, without visual aid, by a person with normal eyesight.

§ 450.4. Table of Sign Regulations.

The following table⁴³ specifies the allowable combinations of sign classes and sign types, along with the use, permit, area, height and other pertinent limitations. Each column in the table has a Roman numeral heading, along with a corresponding summary title. The following descriptions of each summary title are incorporated into the table:

- A. Class (I): The entries in this column identify and define the various categories of signs. Each sign must be categorized in a single class. For any sign that meets the definition of more than one class, the more restrictive class will control. [Bill No. 97-1998]
- B. Structural Type (II): The entries in this column identify the various structural types of signs, as defined in Section 450.5, which may be used to display signs in a given class, subject to the limitations in the succeeding columns.
- C. Zone or Use (III): The entries in this column establish the zone(s), e.g., B.M., B.R., etc., in which signs of the various class and structural type combinations may be displayed. In certain cases, a sign's permissibility is associated with a particular land use, e.g., farm market, in whichever zone(s) such use is otherwise permitted by the Zoning Regulations.
- D. Permit Required (IV): The entries in this column indicate whether a specific permit is required for erection or maintenance of a sign. "None" indicates that a permit is not required, provided that the sign complies with all other applicable provisions of this section. "SE" indicates that each sign is permitted only as a special exception use authorized pursuant to Section 502 of the Zoning Regulations. "Use" indicates that a use permit for each sign must be obtained pursuant to Section 500.4 of the Zoning Regulations. [Bill No. 97-98]

43. Editor's Note: The Table of Sign Regulations is included at the end of Article 4.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

Account Identifier:

District - 03 Account Number - 2500005969

Owner Information

Owner Name: STEVENSON VILLAGE LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 10415 STEVENSON RD Deed Reference: 1) /28767/ 238
STEVENSON MD 21153-0600 2)

Location & Structure Information

Premises Address Legal Description
10407 STEVENSON RD 6.17AC
10407 STEVENSON RD
300 FT NW OF HILLSIDE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
68	4	396						1

Town
Special Tax Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	Cour
0000		6.17 AC	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	1,160,500	1,160,500		
Improvements:	595,500	492,800		
Total:	1,756,000	1,653,300	1,653,300	1,653,300
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
GREEN SPRING PROPERTIES INC	10/20/2009	
Type:	Deed1:	Deed2:
MULT ACCTS ARMS-LENGTH	/28767/ 238	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

CASE NAME _____
CASE NUMBER 2011-0009-A
DATE 9/8/10

[illegible]

Case No.: 2011-0009-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	photo of existing sign to be removed	
No. 3 A-C	photos of locations of proposed signs	
No. 4	NAC comments	
No. 5	letter of support from VPC	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Existing Sign to be removed

PETITIONER'S

EXHIBIT NO.

2



Sign #1 location – South on Stevenson Road



Sign #2 location – East on Old Valley Rd across Stevenson Road

PETITIONER'S
EXHIBIT NO. 3A-C



C

Sign #3 location – North along Stevenson Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 28, 2010

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

SUBJECT: 10401-10417 Stevenson Road

INFORMATION:

Item Number: 11-009

Petitioner: Stevenson Village, LLC

Zoning: BL

Requested Action: Variance

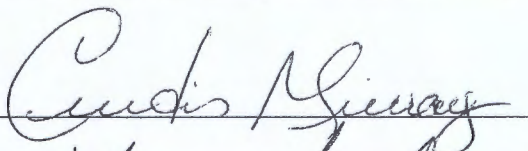
The petitioner requests sign variances to permit 3 freestanding signs in lieu of the 1 sign per road frontage for a rural shopping center that is within the Greenspring Valley National Register District. The petitioner is to be commended for undertaking an effort to upgrade this shopping center, which has a quaint rural village sensibility. As that upgrade is occurring, it appears that a dumpster enclosure is needed. The angle of the proposed dumpster is askew and should be adjusted. A landscape plan with updated landscape treatment from the street frontage and interior parking lot landscaping is needed.

SUMMARY OF RECOMMENDATIONS:

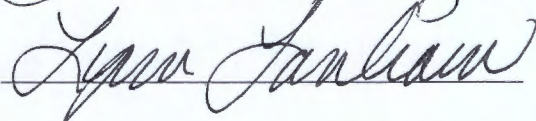
The Office of Planning recommends that the variance be granted provided the signs are in accordance with the sign details submitted by Richardson Engineering on a site plan dated 03-18-10. Provide an updated landscaping and lighting plan and revise dumpster location.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



PETITIONER'S

EXHIBIT NO.

4

TB- 9/8-10Am

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, Fax: 410 296-5409

RECEIVED

JUL 13 2010

ZONING COMMISSIONER

July 9, 2010

William J. Wiseman, III
Zoning Commissioner
The Jefferson Building, Suite 101
105 W. Chesapeake Ave
Towson, MD 21204

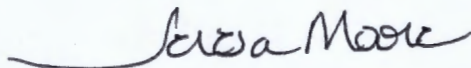
Re: Case No. 2011-0009A

Dear Commissioner Wiseman:

I am writing on behalf of the Valleys Planning Council in support of the request for a variance for new signs proposed by the owner of Stevenson Village. Mr. Robert Max reviewed the plans with us, and we found the facelift and proposed new signage will improve the overall appearance and utility of the site. Although our organization is often opposed to variance requests for signs, these will be unlighted signs and situated close to the building and appear to be unobtrusive.

Thank you for considering our input on this matter.

Sincerely,

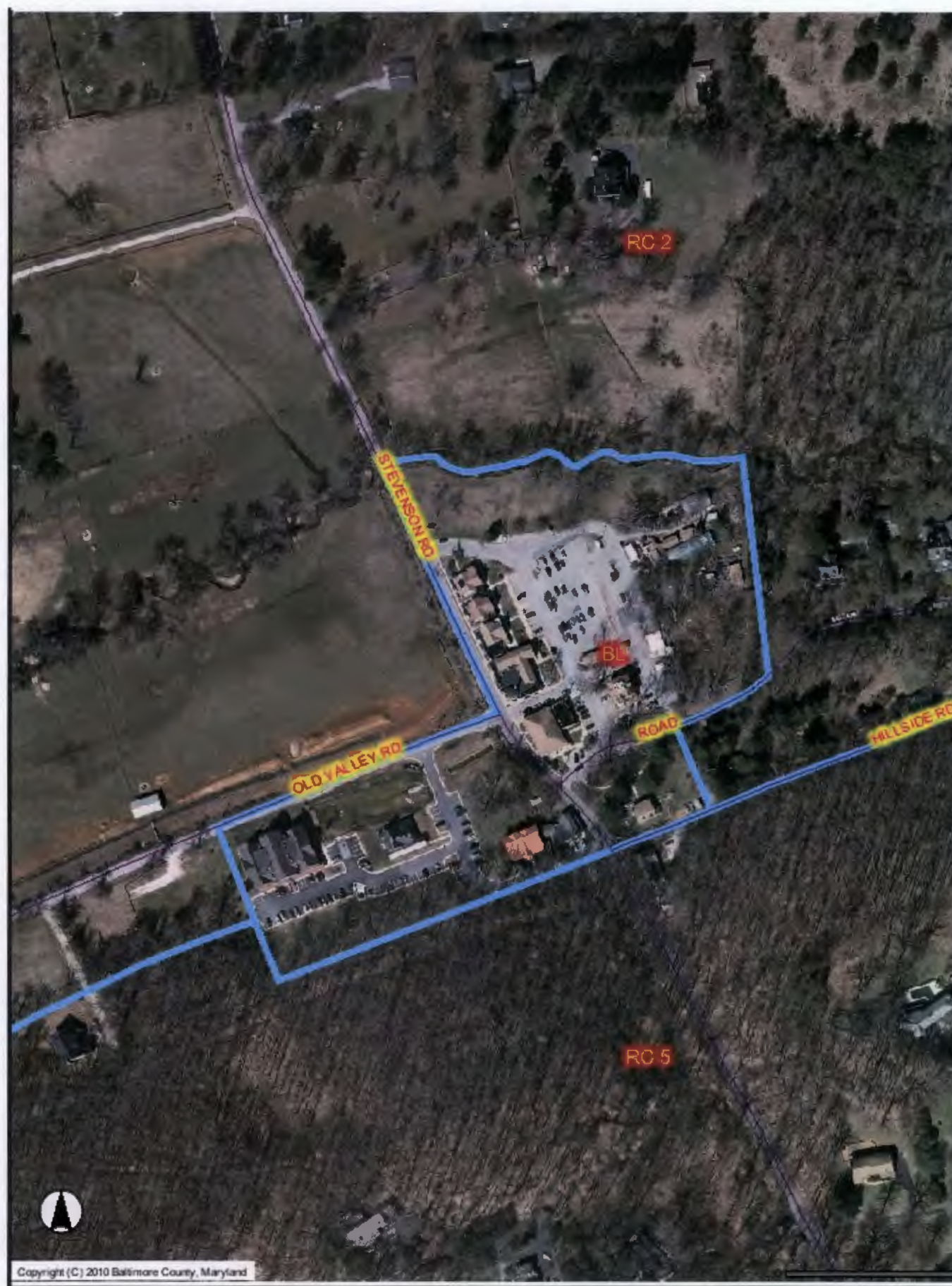


Teresa Moore
Executive Director

PETITIONER'S

EXHIBIT NO.

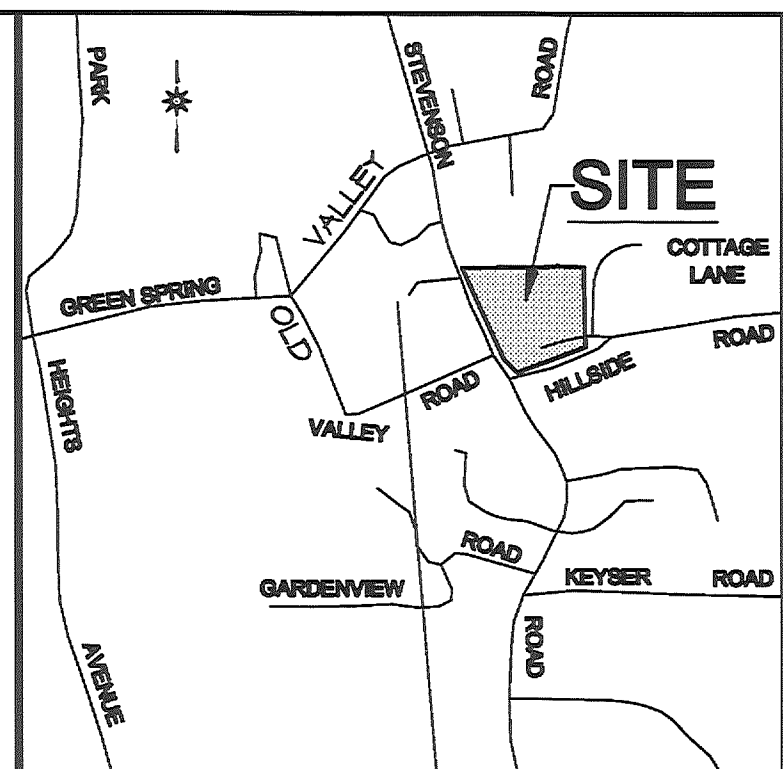
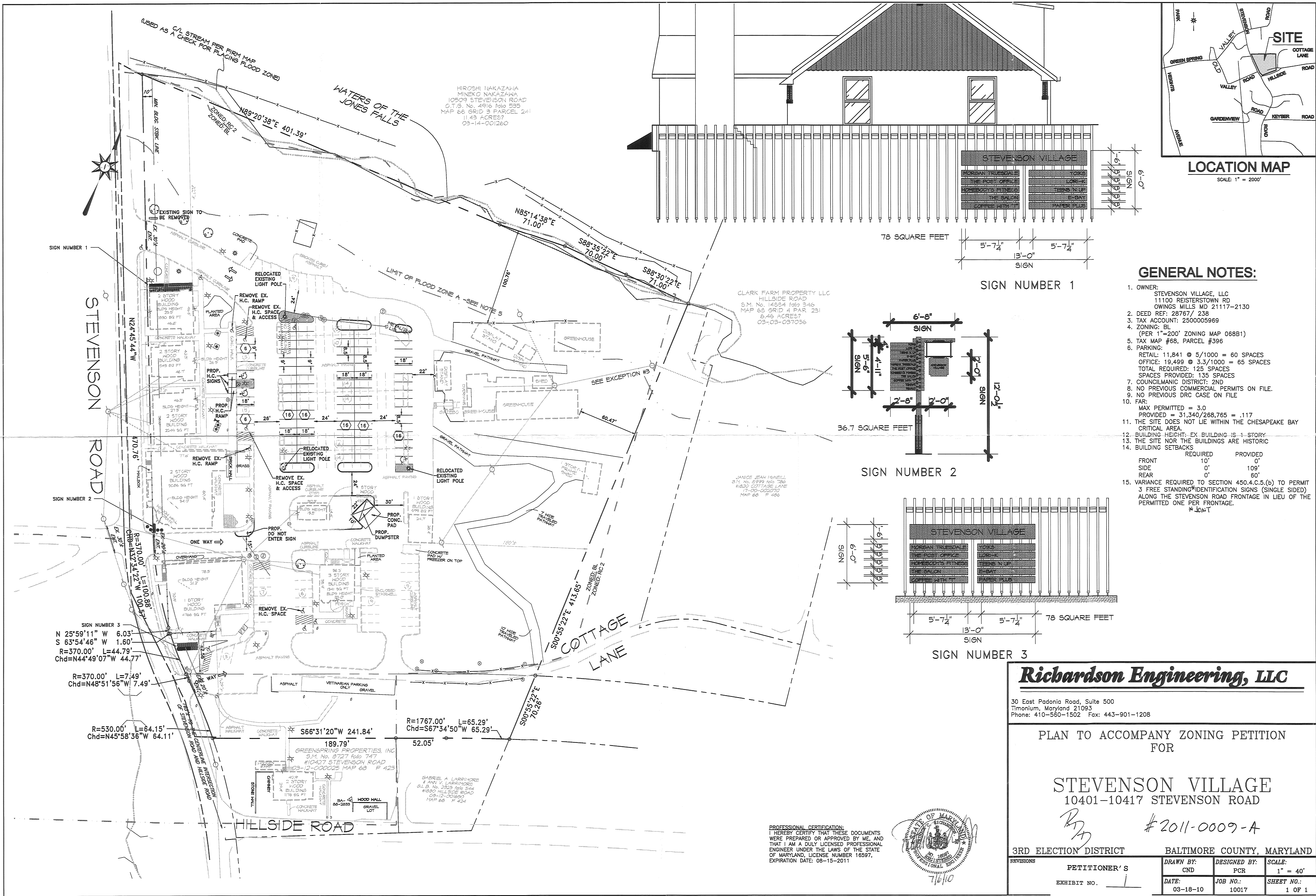
5





ZONING MAP #068 B-1
SCALE: 1" = 200'

Item #0009



GENERAL NOTES:

- OWNER: STEVENSON VILLAGE, LLC
11100 REISTERSTOWN RD
OWINGS MILLS MD 21117-2130
- DEED REF: 28767/ 238
- TAX ACCOUNT: 2500005969
- ZONING: BL
(PER 1"=200' ZONING MAP 068B1)
- TAX MAP #68, PARCEL #396
- PARKING:
RETAIL: 11,841 @ 5/1000 = 60 SPACES
OFFICE: 19,499 @ 3.3/1000 = 65 SPACES
TOTAL REQUIRED: 125 SPACES
SPACES PROVIDED: 135 SPACES
- COUNCILMANIC DISTRICT: 2ND
- NO PREVIOUS COMMERCIAL PERMITS ON FILE.
- NO PREVIOUS DRC CASE ON FILE
- FAR:
MAX PERMITTED = 3.0
PROVIDED = 31,340/268,765 = .117
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- BUILDING HEIGHT: EX. BUILDING IS 1 STORY
- THE SITE NOR THE BUILDINGS ARE HISTORIC
- BUILDING SETBACKS
REQUIRED PROVIDED
FRONT 10' 0'
SIDE 0' 109'
REAR 0' 60'
- VARIANCE REQUIRED TO SECTION 450.4.C.5.(b) TO PERMIT 3 FREE STANDING IDENTIFICATION SIGNS (SINGLE SIDED) ALONG THE STEVENSON ROAD FRONTAGE IN LIEU OF THE PERMITTED ONE PER FRONTAGE.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

STEVENSON VILLAGE
10401-10417 STEVENSON ROAD

#2011-0009-A

3RD ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND			
REVISIONS	PETITIONER'S		DRAWN BY:	DESIGNED BY:	SCALE:
			CND	PCR	1" = 40'
	EXHIBIT NO. <u>1</u>		DATE:	JOB NO.:	SHEET NO.:
			03-18-10	10017	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2011

