

IN RE: PETITION FOR VARIANCE

W side of York Road, 566' N of the
c/line of Timonium Road
8th Election District
3rd Council District
(2200 Block of York Road)

Maryland State Fair and
Agricultural Society, Inc.
Petitioner

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0001-A

* * * * *
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by Michael T. Wyatt, Esquire with Marlow & Wyatt, on behalf of Howard M. Mosner, Jr., Maryland State Fair and Agricultural Society, Inc. The Petitioner is requesting Variance relief under Sections 450.5, Attachment 1.1(b) and 450.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To permit a double-faced freestanding sign of 369.75 feet of maximum area per face in lieu of the permitted 150 feet; and
- To permit a double-faced sign having two (2) freestanding sign faces of equal dimension and height to have a horizontal angle between the vertical planes of the two sign faces of 323 degrees in lieu of the minimum 330 degrees.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 6.

Appearing at the public hearing in support of the variance request was Petitioner Howard M. Mosner, Jr. with the Maryland State Fair and Agricultural Society, Inc. and James Matis, Professional Engineer with Matis Warfield, the consulting engineers who prepared the site plan. Michael T. Wyatt, Esquire appeared and represented the Petitioner. Eric Rockel attended the hearing as an interested citizen. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations, and the file

ORDER RECEIVED FOR FILING

Date 8-26-11

does not contain any letters of opposition or protest.

Testimony and evidence revealed that the subject property is 88 acres in size and contains over 30 buildings. The Maryland State Fair and numerous public events have been held at the property for many years, and the current freestanding sign along York road was erected in 1994. Mr. Mosner testified the sign has been in need of restoration, but was recently struck by lightning and now needs to be replaced.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. Comments received on August 3, 2011 from the Office of Planning indicate that the Office does not oppose the Petitioner's request provided the Petitioner can demonstrate how the proposed signage will meet the electronic changeable copy sign regulations (*See* Section 450.6 of the B.C.Z.R.). Mr. Mosner testified he was well aware of these regulations, and advised the sign copy would cycle no more frequently than ever 15 seconds, and would not play video content. There were no adverse ZAC comments received from any of the County reviewing agencies.

Based upon the testimony and evidence presented, I am persuaded to grant the request for 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. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

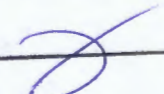
Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

ORDER RECEIVED FOR FILING

Date 8-26-11

By 

The Petitioner has met this test when the subject property is compared to the other lots in this area. Mr. Matis testified the property is unique due to its large size and the numerous and varied events held at the venue. In addition, he noted the property topography slopes away and downward from York Road, and that the buildings are situated far off of York Road. Mr. Matis opined that the proposed sign would be necessary to provide notice of upcoming events and that the sign would not pose a danger to the safety or welfare of citizens.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship, since it would be unable to replace its existing sign with a more modern and attractive sign of equal size.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., 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 Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 26 day of August, 2011 by this Administrative Law Judge that Petitioner's Variance request from Sections 450.5, Attachment 1.1(b) and 450.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To permit a double-faced freestanding sign of 369.75 feet of maximum area per face in lieu of the permitted 150 feet; and
- To permit a double-faced sign having two (2) freestanding sign faces of equal dimension and height to have a horizontal angle between the vertical planes of the two sign faces of 323 degrees in lieu of the minimum 330 degrees,

be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

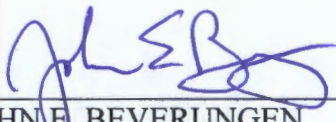
Date 8-26-11

By [Signature]

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

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

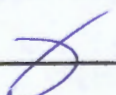


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

ORDER RECEIVED FOR FILING

Date 8-26-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 26, 2011

MICHAEL T. WYATT, ESQUIRE
MARLOW & WYATT
404 ALLEGHENY AVENUE
TOWSON MD 21204

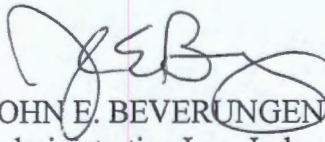
Re: Petition for Variance
Case No. 2012-0001-A
Property: 2200 Block of York Road

Dear Mr. Wyatt:

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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

c: Eric Rockel, 1610 Riderwood Drive, Lutherville MD 21093



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 2200 Block of York Road
which is presently zoned BR-BM, MR-IM and MLR-IM

Deed Reference: 1901-1319 Tax Account # 08-13-022155 / 21-00-010362

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 of the Baltimore County Zoning Regulations - please see attachment for particulars.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

See attachment.

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:

Michael T. Wyatt

Name - Type or Print

Signature

Marlow & Wyatt

Company

404 Allegheny Avenue (410) 821-1013

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Maryland State Fair and Agricultural Society, Inc.

Name - Type or Print

Signature

Howard M. Mosner, Jr.

Name - Type or Print

Signature

Post Office Box 188

Address

Telephone No.

Timonium

Maryland

21093

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Case No. 2012-0001-A

Office Use Only

Estimated Length of Hearing
Unavailable for Hearing

Reviewed by

Date

7/7/11

REV 8/20/01

PETITIONER'S

EXHIBIT NO. 4

ATTACHMENT TO
PETITION FOR VARIANCE

The Maryland State Fair and Agricultural Society, Inc. ("Maryland State Fair") seeks to replace an existing, permit-approved sign from the 1990s with new sign components. The existing sign is no longer adequate in design and quality to notify the public of various public and commercial events held at the Maryland State Fair on a year-round basis.

Maryland State Fair requests variance relief from the Baltimore County Zoning Regulations ("BCZR") as follows:

1. From Section 450.5, Attachment 1.1(b) of the BCZR to permit a double-faced, free-standing sign of 369.75 feet of maximum area per face in lieu of the permitted 150 feet; and
2. From Section 450.3 of the BCZR to permit a double-faced sign having two (2) free-standing sign faces of equal dimension and height to have a horizontal angle between the vertical planes of the two sign faces of 323 degrees in lieu of the minimum 330 degrees.

July 5, 2011

Description to Accompany Zoning Petition
For Variance
Maryland State Fairgrounds and Agricultural Society
Election District 8
Baltimore County, MD

Beginning for the same at a point on the west side York Road, State Route 45, said point distant North 24° West 566 feet more or less from the point of intersection of the centerlines of York Road and Timonium Road, running thence and leaving said west side of York Road for the two following courses viz:

1. South 70° 28' 19" West 219.60 feet to a point, thence
2. South 19° 01' 16" East 522.76 feet to a point on the north side of Timonium Road, running thence and binding along the north side of Timonium Road
3. South 70° 19' 59" West 318.19 feet to a point, thence leaving said Timonium Road and running the three following courses viz,
4. North 19° 01' 16" West 286.75 feet to a point, thence
5. South 75° 39' 44" West 367.52 feet to a point, thence
6. South 19° 01' 16" East 356.42 feet to the north side of Timonium Road, running thence and binding along said north side of Timonium Road the two following courses viz:
7. by a curve to the left having a radius of 2,326.83 feet for an arc length of 92.39 feet to a point, thence
8. South 55° 59' 02" West 75.70 feet to a point, thence leaving said north side of Timonium Road and running thence the twelve following courses viz:
9. North 23° 07' 55" West 1,842.00 feet to a point, thence
10. North 17° 08' 06" West 290.00 feet to a point, thence
11. North 23° 08' 06" West 347.00 feet to a point, thence
12. South 83° 08' 06" East 15.00 feet to a point, thence
13. North 24° 08' 06" West 236.00 feet to a point, thence
14. North 27° 23' 06" West 100.00 feet to a point, thence
15. North 34° 28' 32" West 100.00 feet to a point, thence
16. North 23° 08' 06" West 838.00 feet to a point, thence

July 5, 2011
Description to Accompany Zoning Petition
Maryland State Fairgrounds and Agricultural Society
Election District 8
Baltimore County, MD
-2-

17. North 76° 59' 35" East 142.72 feet to a point, thence
18. South 60° 12' 22" East 158.38 feet to a point, thence
19. South 82° 36' 22" East 633.42 feet to a point, thence
20. South 82° 36' 22" East 547.47 feet to a point on the west side of York Road, running thence and binding along said west side of York Road the five following courses viz:
21. South 18° 20' 28" East 22.01 feet to a point, thence
22. by a curve to the left having a radius of 17,396.78 feet for an arc length of 210.17 feet to a point, thence
23. South 19° 02' 00" East 665.62 feet to a point, thence
24. by a curve to the left having a radius of 42,040.00 feet for an arc length of 198.60 feet to a point, thence
25. South 18° 54' 16" East 1378.91 feet to the place of beginning.

Containing 3,733,100 square feet or 85.7 acres of land, more or less.

This description is intended for zoning purposes only and is not for use in conveyance of land



NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2012-0001-A

2200 Block of York Road

W/side of York Road, 566 feet north of the centerline of Timonium Road

8th Election District — 3rd Councilmanic District

Legal Owner(s): Maryland State Fair and Agricultural Society, Inc.

Variance: to a double-faced, free-standing sign of 369.75 feet of maximum area per face in lieu of the permitted 150 feet; and to permit a double-faced sign having two free-standing sign faces of equal dimension and height to have a horizontal angle between the vertical planes of the two sign faces of 323 degrees in lieu of the minimum 330 degrees.

Hearing: Friday, August 19, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

8/04/2011

283013

CERTIFICATE OF PUBLICATION

8/4/2011

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 8/4/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2012-0001-A

RE: Case No.: _____

Petitioner/Developer: _____

**Maryland State Fair
and Agricultural Society, Inc.**

August 19, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

2200 Block of York Road

August 4, 2011

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

August 5, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

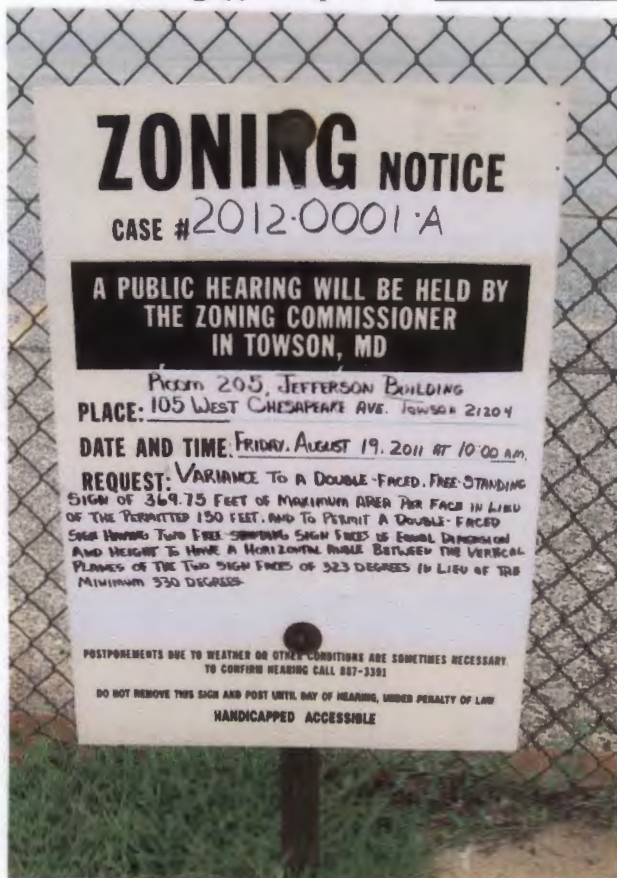
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0001-A
Petitioner: Maryland State Fair and Agricultural Society, Inc
Address or Location: 2200 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael T. Wyatt / Merlow + Wyatt
Address: 404 Allegheny Avenue
Towson MD 21204

Telephone Number: 410.821.1013

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 4, 2011 Issue - Jeffersonian

Please forward billing to:
Michael Wyatt
Marlow & Wyatt
404 Allegheny Avenue
Towson, MD 21204

410-821-1013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0001-A

2200 Block of York Road

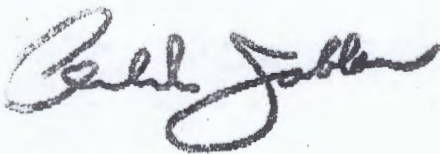
W/side of York Road, 566 feet north of the centerline of Timonium Road

8th Election District – 3rd Councilmanic District

Legal Owners: Maryland State Fair and Agricultural Society, Inc.

Variance to a double-faced, free-standing sign of 369.75 feet of maximum area per face in lieu of the permitted 150 feet; and to permit a double-faced sign having two free-standing sign faces of equal dimension and height to have a horizontal angle between the vertical planes of the two sign faces of 323 degrees in lieu of the minimum 330 degrees.

Hearing: Friday, August 19, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 29, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0001-A

2200 Block of York Road

W/side of York Road, 566 feet north of the centerline of Timonium Road

8th Election District – 3rd Councilmanic District

Legal Owners: Maryland State Fair and Agricultural Society, Inc.

Variance to a double-faced, free-standing sign of 369.75 feet of maximum area per face in lieu of the permitted 150 feet; and to permit a double-faced sign having two free-standing sign faces of equal dimension and height to have a horizontal angle between the vertical planes of the two sign faces of 323 degrees in lieu of the minimum 330 degrees.

Hearing: Friday, August 19, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Michael Wyatt, 404 Allegheny Avenue, Towson 21204
Howard Mosner, Jr., P.O. Box 188, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 4, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

August 9, 2011

Maryland State Farm and Agricultural Society, Inc.
Howard Mosner, Jr.
P. O. Box 188
Timonium, MD 21093

RE: Case Number 2012-0001-A, 2200 Block of York Road

Dear Mr. Mosner, Jr.,

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, 2011. 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Michael Wyatt, 404 Allegheny Avenue, Towson, MD 21204

8/19 10AM
205

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 29 2011



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 29, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-001-A
Address 2200 York Road
(Maryland State Fair and Agricultural Society, Inc.)

Zoning Advisory Committee Meeting of July 18, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

8/19 10 AM
205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: August 2, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 2200 Block of York Road

INFORMATION:

Item Number: 12-001

Petitioner: Maryland State Fair and Agricultural Society, Inc.

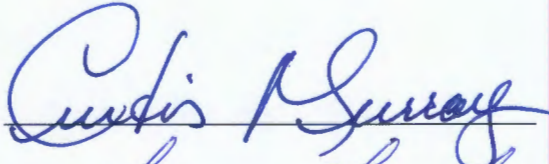
Zoning: BR, BM, MR-IM and MLR-IM

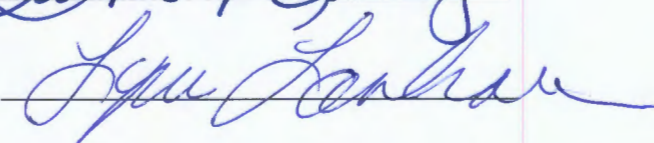
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning does not oppose the petitioner's request provided the petitioner can demonstrate how the proposed signage will meet the electronic changeable copy sign regulations (see section 450.6 BCZR).

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

Prepared by: 

Division Chief: 
JM/LL: CM

RECEIVED

AUG 03 2011

OFFICE OF ADMINISTRATIVE HEARINGS

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7-21-11

Ms. Kristen Matthews,
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0001-A
Variance
Maryland State Fair and
Agricultural Society, Inc.
2200 York Road.

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7-20-11. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2012-0001-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over the typed name "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 22, 2011

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 1, 2011
Item Nos. 2012-001, 002, 003, 004, 005, 006,
And 007.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08012011 -NO COMMENT3.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 15, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **July 18, 2011**

Item No.:

Special Hearing: 2012 – 0003-SPHX, 2012 – 0007-SPH, 2012 – 0009-SPHA.

Special Exception: 2012 – 0003-SPHX, 2012 – 0005 – XA.

Administrative Variance: 2012 – 0002A, 2012 – 0004A, 2012 – 0006A, 2012 – 0010A.

Variance: 2012 – 0001A, 2012 – 0005 – XA, 2012 – 0003A, 2012 – 0009-SPHA.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

RE: PETITION FOR VARIANCE
2200 York Road; W/S of York Road, 566' N
Of c/line Timonium Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Maryland State Fair
Agricultural Society, Inc
Petitioner(s)

* BEFORE THE
* ADMINSTRATIVE LAW
* JUDGE FOR
* BALTIMORE COUNTY
* 2012-001-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 25 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of July, 2011, a copy of the foregoing Entry of Appearance was mailed to Michael T. Wyatt, Marlow & Wyatt, 404 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2012-0001A State Fair - Sign Variance

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Sign Permit - 8/1994	
No. 2	Gable Sign Proposal ²⁻¹³⁻¹⁰	
No. 3	GTCC Newsletter	
No. 4	Petition for Variance	
No. 5	BL Zoning Map	
No. 6	Site Plan	
No. 7	Photo - York Rd	
No. 8 A-D	Photos of Sign	
No. 9	Aerial Photograph	
No. 10	Aerial Photograph	
No. 11	BL Sign Permit	
No. 12		



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES

TOWSON, MARYLAND 21204

John R. Reing
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B209052 CONTROL #: SI-10534 DIST: 08 PREC: 14
DATE ISSUED: 08/15/94 TAX ACCOUNT #: CLASS:

PLANS: CONST 01 PLOT 1 --R-PLAT-0--DATA 0 ELEC YES PLUM NO
LOCATION: YORK & TIMONIUM RDS
SUBDIVISION:

OWNERS INFORMATION

NAME: MD STATE FAIR & AGRICULTURAL SOCIETY
ADDR: PO BOX 188 21093

TENANT:

CONTR: TO BE BID

ENGR:

SELLR:

WORK: REPLACE EX F/S D/F ILLUM SIGN ON FRONT OF
PROPERTY. 22'10X14'11=361SF EACH SIDE-722-TOTAL
LICENSE TAG MUST BE AFFIXED TO SIGN. REFER TO
PC18910 FOR ELECTRICAL. SIGN IS 10 AMPS OR
UNDER PER APPLICANT.

BLDG. CODE: BOCA CODE

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: FAIRGROUNDS & SIGN
8,000 EXISTING USE: FAIRGROUNDS

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: SIGN

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE:

FRONT STREET:

SIDE STREET:

FRONT SETB: 17'6

SIDE SETB: NC/NC

SIDE STR SETB:

REAR SETB: NC

THIS PERMIT
EXPIRES ONE
YEAR DATE

PETITIONER'S

EXHIBIT NO. 1

PROPOSAL

Sales Order # 34847

PO Number:

Date: 02/12/10

Page: 1

GableSigns Representative: Brent Haberkam



7440 Fort Smallwood Road

Baltimore, Maryland 21226

main 410-255-6400

fax 410-437-5336

Bill To

The Maryland State Fair
Max Mosner
2200 York Road
Lutherville Timonium, Md. 21093
United States

Site/Store Code: MAIN

Site/Store Reference

The Maryland State Fair
Wayne Gioioso
2200 York Road
PO Box 188
Lutherville Timonium, Md. 21094
United States

Scope of Work:

Description	Qty.	Unit Price	Total Price
Design / Shop Drawings	1	395.00	395.00
Location / Site Survey	1	325.00	325.00
Permit Fee	1	100.00	100.00
Permit Staff Time	1	475.00	475.00
Engineering (Additional If Required)	1		
Please refer to section 4 on the attached Order Acknowledgement form.			
3'-1" h x 22'-10" w S/F Illuminated Sponsor Cabinet	2	4,910.00	9,820.00
Lower section fabricated alum/steel body structure w/ sprayed black Akzo Nobel Grip Gard Plus polyurethane finish and 3/16" thick white acrylic faces w/ illuminated sponsor graphics.			
Includes (3) divider bars to create four (4) available display panels. Fluorescent illumination.			
3'-1" h x 22'-10" w S/F Header Cabinet	2	4,910.00	9,820.00
Upper section fabricated alum/steel body structure w/ sprayed black Akzo Nobel Grip Gard Plus polyurethane finish and 3/16" thick white acrylic faces w/ illuminated graphics.			
Fluorescent illumination.			
Option: Bull-Nose Corners / Gold Accents	1	2,942.00	2,942.00
Bull Nose corner sections (3) will be custom formed using .090 aluminum with a black Akzo Nobel Grip Gard Plus polyurethane painted finish.			
(4) horizontal gold Akzo Nobel Grip Gard Plus polyurethane painted aluminum accents 3"x1".			
Included (no charge)			
Full-Color LED Digital Media Display (Dual Face)	1	144,824.35	144,824.35
Base Option:			
Model #: WatchFire 19mm (Dual Face)			
Color: Full Color RGB (4.4 Trillion Colors)			
Size: 8'-4" h x 20'-0" w cabinet (128 x 304 matrix)			
Option: XVS Upgrade	1	3,450.00	3,450.00
Upgrade XVS Model Option:			
Model #: WatchFire 19mm XVS Model (Dual Face)			
Color: Full Color (281 Trillion Colors); Calibrated True White D65			
Size: 8'-4" h x 20'-0" w cabinet (128 x 304 matrix)			
* This is a add cost to the base option			
Temperature Sensor (Included)	1		
Communication: Wireless Radio (Included)	1		
Wireless Radio Control			
Maximum communication range of ~1/2 mile (2,650 feet).			
Need clear line of sight between the building (transmitter) & the sign (receiver).			
Installation of LED Display	1	4,950.00	4,950.00
Transferred to page 2.....			

PETITIONER' S

EXHIBIT NO. 2



MARYLAND STATE FAIR

P.O. BOX 188, TIMONIUM, MARYLAND 21094-0188 410-252-0200 FAX 410-561-5610

FAX TO:

Michael Wyatt

FAX #:

410-821-5432

FROM:

Andy / Max

DATE:

6-7-11

SUBJECT:

PAGES (including cover sheet):

4

CC:

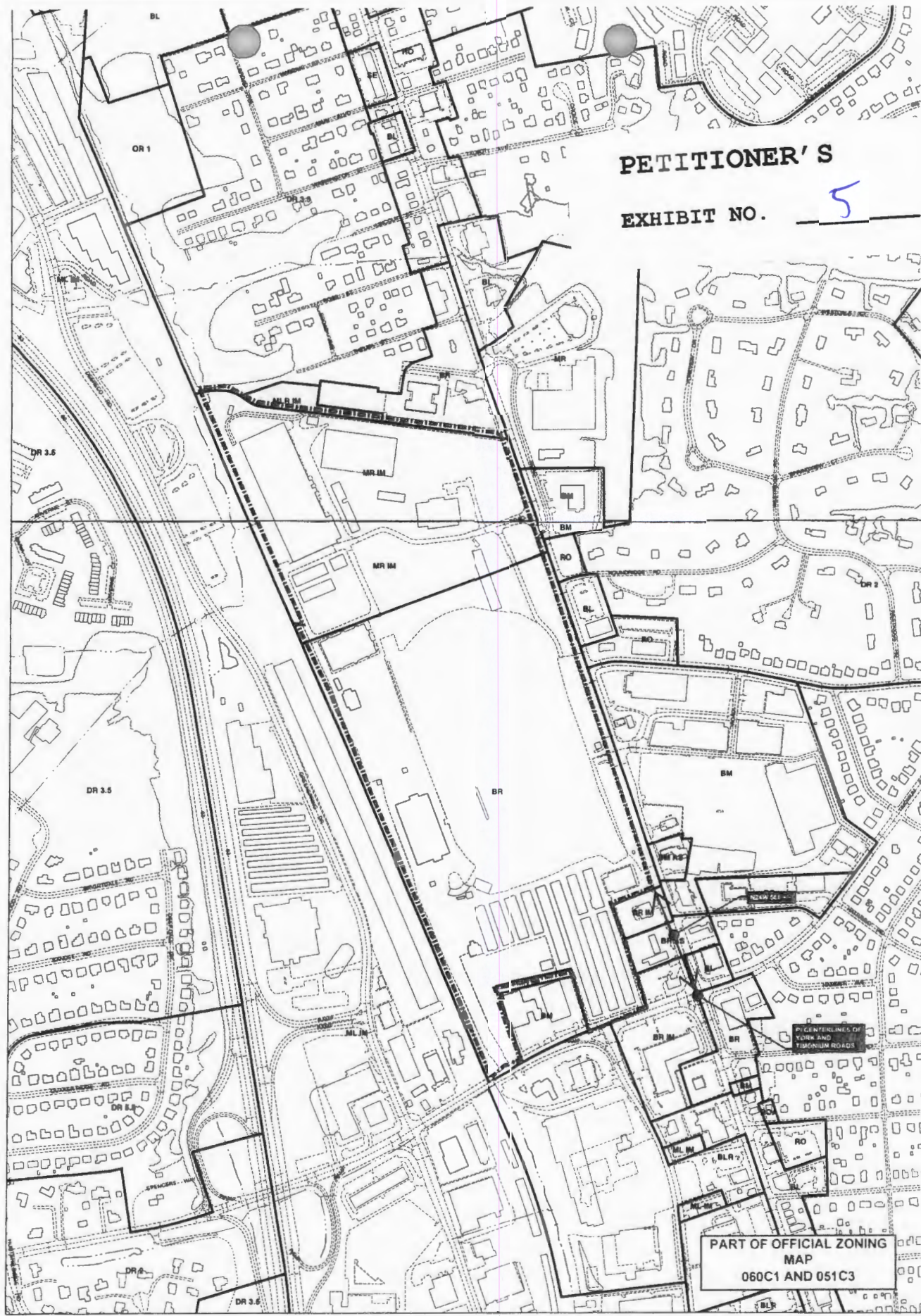
☐ Urgent☐ For Review☐ Please Reply

Comments:

PETITIONER'S

EXHIBIT NO.

3



PETITIONER'S

EXHIBIT NO. 5

PART OF OFFICIAL ZONING
MAP
060C1 AND 051C3

Plan Sheet: 060C1
Note:
The zoning depicted in this application incorporates the actions
associated with the 2008 Comprehensive Zoning Map Process, zoning
changes associated with an adopted Community Plan and
Baltimore County Board of Appeals actions through December 31,
2008.

Legend

- Buildings
- Streams
- Vegetation
- Zoning
- Roads
- Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

061A2	061B2	061C2	061A3	061B3
060A1	060B1	060C1	061A1	061B1
060A2	060B2	060C2	061A2	061B2

Maryland State Fair

Computer & Smartphone
Souvenirs \$5.97 to \$19.97

TOYOTA

M&T Bank

PEPSI



PETITIONER'S

EXHIBIT NO.

8

9



P

Maryland State Fair

FAIR
OPEN 12:00 PM
UNTIL 10:00 PM
Weather Permitting

* MARYLAND PLANT TO GROW *

Maryland and the Fairgrounds Were proud to be part of both

M&T Bank



Maryland State Fair

FREE
FRESH
FOOD
FRESH
FOOD
FRESH
FOOD

* MARYLAND PRIDE TO SHINE *
Maryland and the Fairgrounds. We're proud to be part of both.

M&T Bank





BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

641923

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 2200 YORK Rd. ZIP CODE 21093
BUSINESS NAME MARYLAND STATE FAIR ZONING BR
OWNER'S NAME MARYLAND STATE FAIR & AGRICULTURE SOCIETY, Inc. PHONE NO. 410-252-0200 HISTORIC DISTRICT: ☐ Yes ☒ No
MAILING ADDRESS P.O. Box 198 TIMONUM, Md. 21094
APPLICANT/OWNER'S AGENT ALAN F. NATHEN PHONE NO. 443-817-0085
SIGN COMPANY NAME GABLE SIGNS + GRAPHICS, Inc PHONE NO. 410 255 6400
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 081, 302, 2155

☐ Temporary - Including Real Estate/Construction/Event Temporary Sign(s) in the Last Year: ☐ Yes ☐ No
☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated
☒ Freestanding ☒ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)
Size: 14.50 feet X 22.833 feet = 331 square feet Height: 24'3" feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 0', sides 2000 and 275, and rear 1375.
NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.1- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or government property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

450.6.B.3 Changeable copy ~~must~~ must operate at a constant and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating or alternating lights.

Work Description (including number of signs, special conditions, materials, locations, and size):

REPLACE EXISTING NON-CONFORMING FREESTANDING SIGN WITH NEW SIGN, SAME SIZE, HEIGHT, AND LOCATION.

Sign is subject to the approval of Variance # 20120001A

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I hereby certify, under penalty of law, that the proposed sign will be located so as not to violate any codes and that the information supplied is true, complete, and correct.

Signature Alan F. Nathen

Date 8/5/11

Print/Type Name ALAN F. NATHEN

PETITIONER'S

EXHIBIT NO. 11

Authority under Section 600.4, BCZR

PDM APPROVAL (SIGN ONLY)

Signature

Initials

Date 8/5/11

BUILDING PERMIT PROCESSING CASH SLIP RECEIPT

NO. A 641923

**BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
COUNTY OFFICE BUILDING, ROOM 100
111 W. CHESAPEAKE AVENUE
TOWSON MD 21204
410-887-3900**

OFFICE OF FINANCE USE ONLY

PAID RECEIPT

DISTANCE	ACTUAL	TIME	DEPT.
----------	--------	------	-------

8/08/2011 8/05/2011 14:14:25

REG W502 WALKIN JEVA JEE

>>RECEIPT # 743/09 8/05/2011

Dept 2 209 BUILDING PERMIT APPLICATION

DOCUMENT # A641923

Recpt Tot \$60.00

660.00	CK	8.00	CA
--------	----	------	----

Baltimore County, Maryland

APPLICANT**ADDRESS**

ZIP CODE 21093

CHECK ITEM	ITEMS	PAY CODE	G/L ACCOUNT NUMBER	FEE
	ABANDONED WATER METER APPLICATION	200	231-2874	
	APPEAL PROCESS FEE	204	001-806-0000-6150	
	BUILDING PERMIT APPLICATION	209	001-806-0000-2510	
	CHANGE OF OCCUPANCY	210	001-806-0000-2520	
	COUNTY FINANCING APPLICATION	211	030-806-0000-7040	
	ELECTRICAL ADMINISTRATIVE BOARD EXAM FEE	212	001-806-0000-6090	
	ELECTRICAL ADMINISTRATIVE BOARD LICENSE	213	001-806-0000-2210	
	ELECTRICAL PERMIT	214	001-806-0000-2600	
	FIRE HYDRANT METER	217	231-806-0000-6180	
	FIRE INSPECTION	246	001-806-0000-6019	
	GAS PERMIT APPLICATION	220	001-806-0000-2420	
	MASTER'S FEE	249	001-806-0000-6135	
	PERCOLATION TEST	224	001-806-0000-6750	
	PHOENIX WATER CHARGE	248	030-806-0000-6133	
	PLUMBING BOARD LICENSE	225	001-806-0000-2220	
	PLUMBING PERMIT APPLICATION	226	001-806-0000-6220	
	SEPTIC TANK PERMIT	228	001-806-0000-2430	
	SEWER PROPERTY CONNECTION APPLICATION	229	231-806-0000-6051	
	SEWER SERVICE CHARGE, PRORATED	230	030-806-0000-6012	
	SEWER SYSTEM CHARGE	231	231-806-0000-6141	
	STORM DRAIN CONNECTION	233	001-806-0000-2440	
	SUB-SOIL DRAIN INSTALLATION	234	001-806-0000-6220	
	WASTEWATER DISCHARGE PERMIT	240	030-806-0000-2630	
	WATER DISTRIBUTION	241	030-806-0000-6043	
	WATER METER APPLICATION	242	231-806-0000-6060	
	WATER METER FEE	243	231-2874	
	WATER SURCHARGE	244	231-806-0000-6151	
	WATER SYSTEM CHARGE	245	231-806-0000-6151	
	HOME BUILDERS GUARANTY FUND	255	001-3010	

CHECK/MONEY ORDER PAYABLE TO BALTIMORE COUNTY, MARYLAND

TOTAL

DESCRIPTION

PREPARER'S NAME

DATE _____

THIS IS NOT A PERMIT OR LICENSE AND DOES NOT AUTHORIZE CONSTRUCTION OF ANY KIND.
NO BUILDING, PLUMBING, OR ELECTRICAL PERMIT FEE IS REFUNDABLE.



PETITIONER'S

EXHIBIT NO. 7

Prior Zoning Cases

CASE 88-133A Granted Variances to permit Yard Setbacks for Baking A (Agriculture Pavilion) and Building C (Cow Palace)
Front Yard of 30' in lieu of 75' (Building A-C)
Side Yard of 20' in lieu of 50' (Building A)
Rear Yard of 35' in lieu of 50' (Building A)

Subject to conditions (no record of conditions in zoning file)

CASE 88-363A Granted Variances to permit Yard Setbacks for:

Building A (Cattle Pavilion - not built)
Rear Yard of 32' in lieu of 50'
Side Yard of 16.5' in lieu of 50'
Side Yard of 18' in lieu of 50'
Building B (Ag Pavilion)
Rear Yard of 16.5' in lieu of 50'
Building D (4th Building)
Side Yard of 18' in lieu of 50'
Front Yard of 34' in lieu of 75'
Building E (ONE Pavilion - not built)
Side Yard of 23' in lieu of 50'
Rear Yard of 2' in lieu of 50'

Subject to the following restrictions:

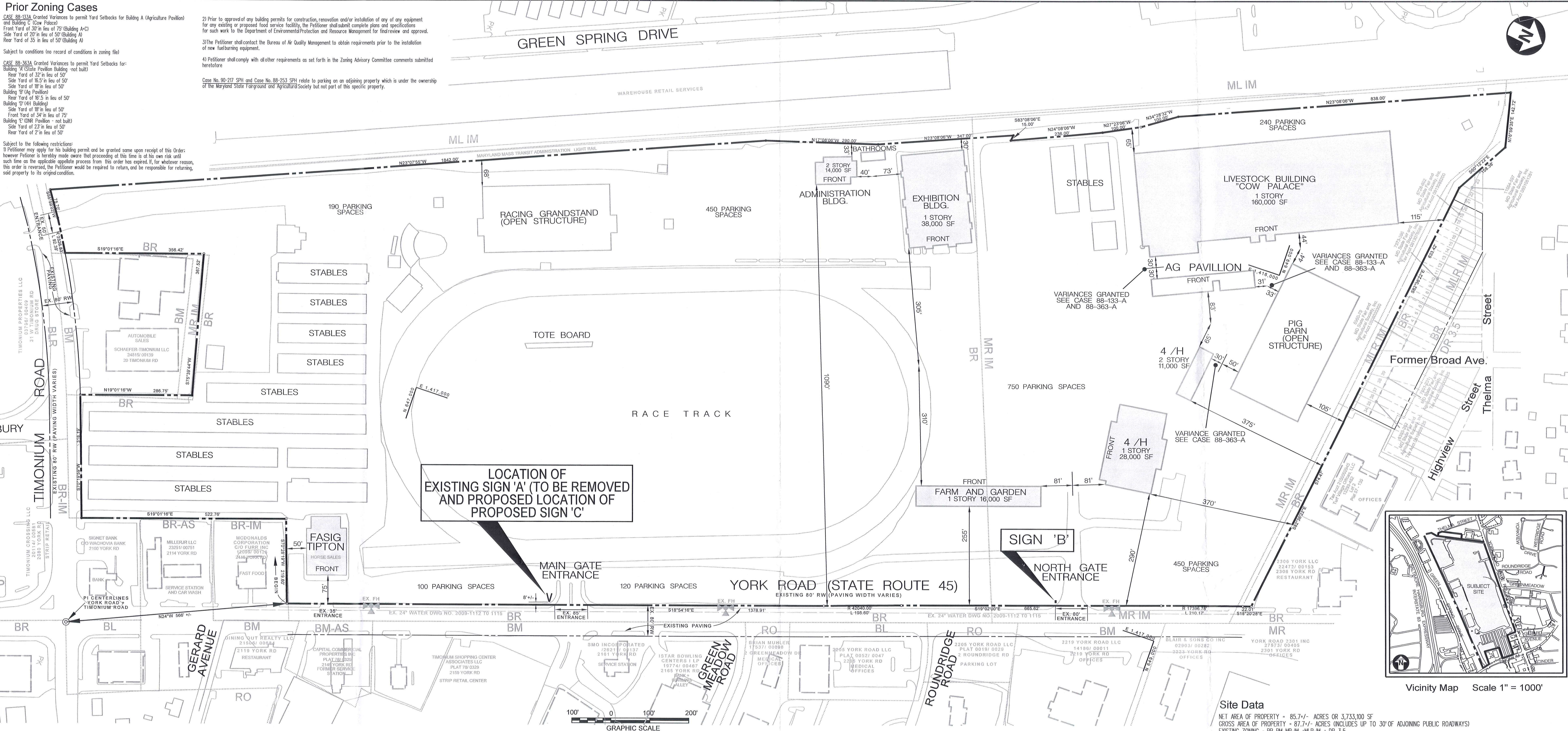
If Petitioner may apply for his building permit and be granted same upon receipt of this Order, however Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to approval of any building permits for construction, renovation and/or installation of any of any equipment for any existing or proposed food service facility, the Petitioner shall submit complete plans and specifications for such work to the Department of Environmental Protection and Resource Management for final review and approval.

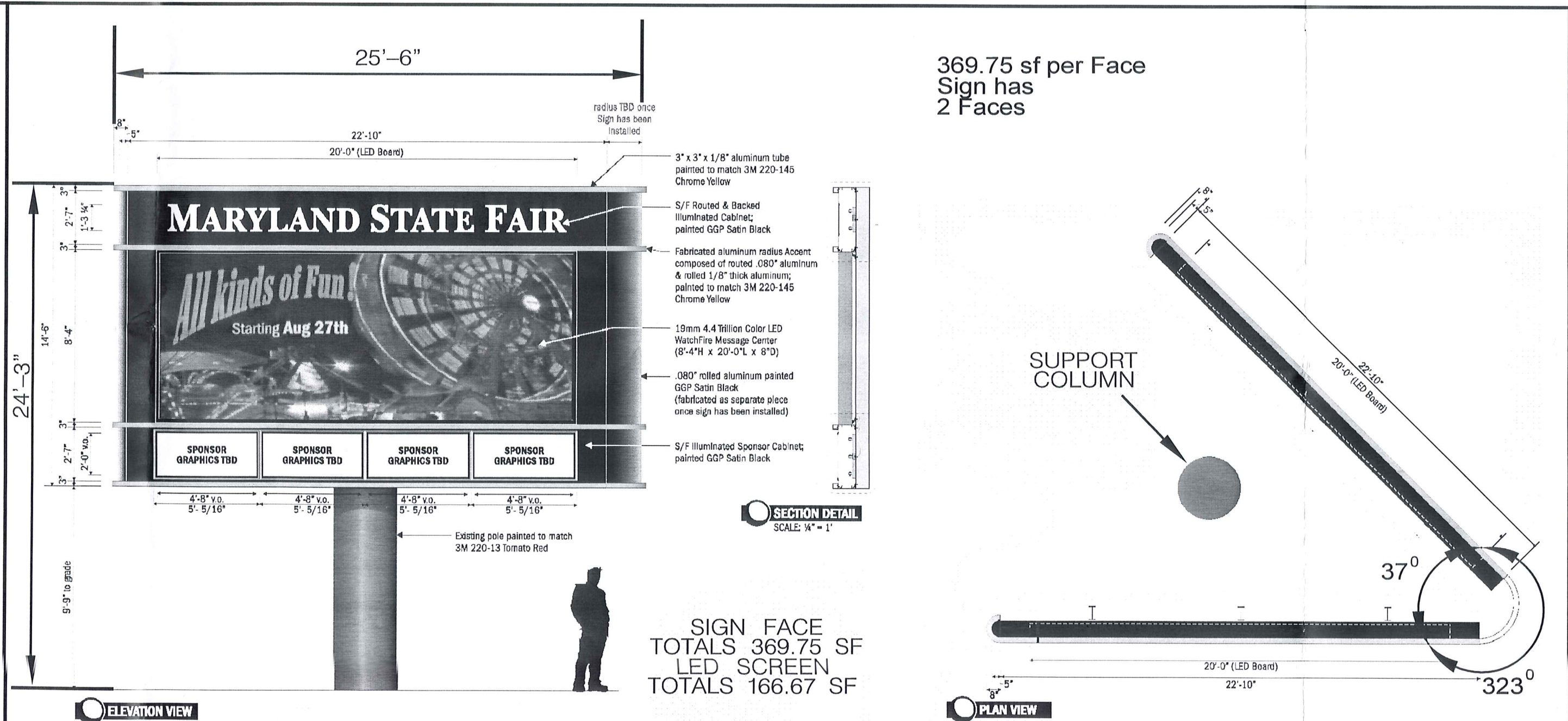
3) The Petitioner shall contact the Bureau of Air Quality Management to obtain requirements prior to the installation of new fuelburning equipment.

4) Petitioner shall comply with all other requirements as set forth in the Zoning Advisory Committee comments submitted heretofore.

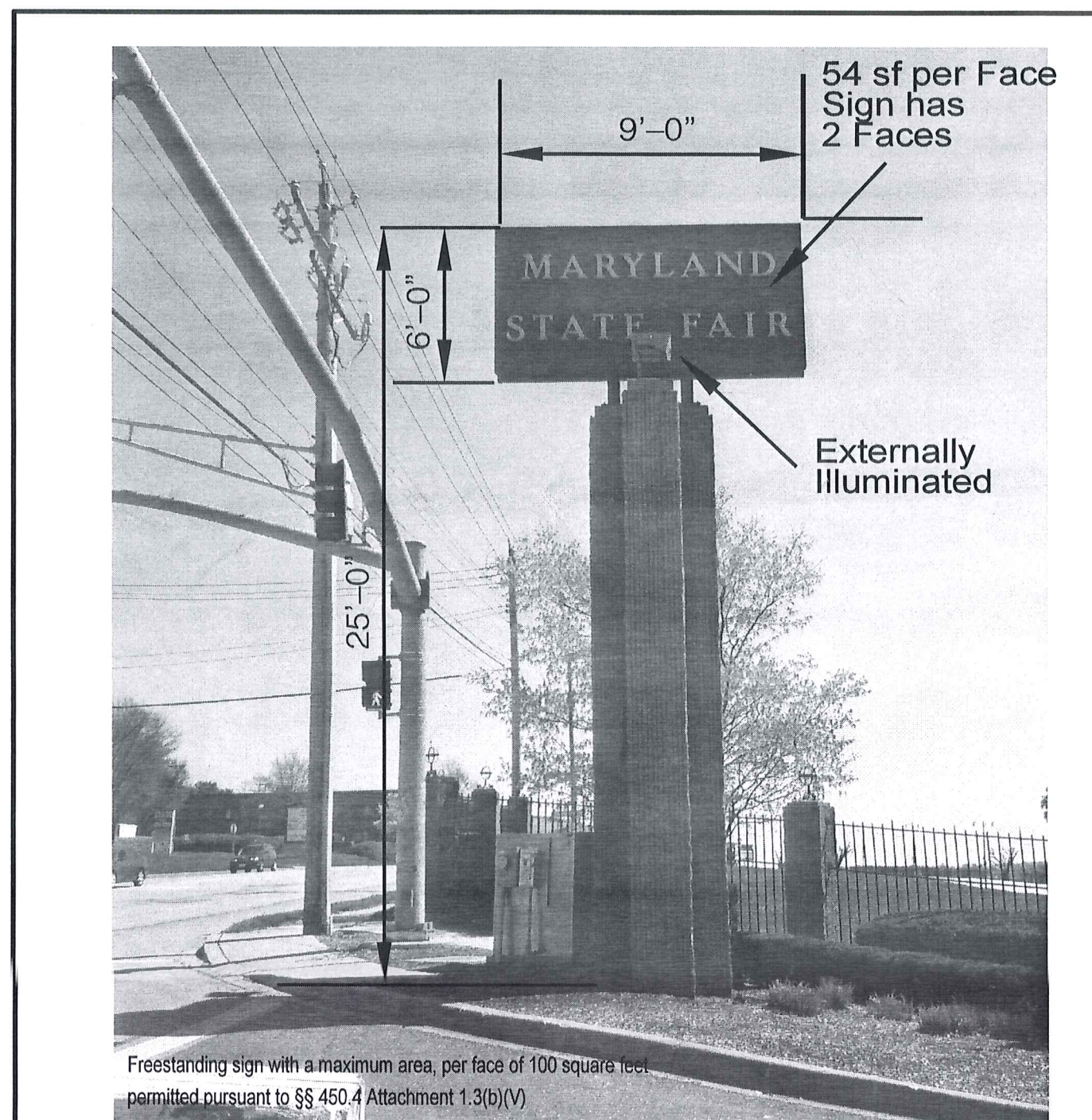
Case No. 90-217-SPH and Case No. 88-253-SPH relate to parking on an adjoining property which is under the ownership of the Maryland State Fairground and Agricultural Society but not part of this specific property.



Detail of Existing Freestanding Changeable Copy Sign 'A' at Main Entrance Gate (NTS)
Permit B209052
360.49 sf per Face
Sign has 2 Faces



Detail of Proposed Freestanding Changeable Copy Sign 'C' at Main Entrance Gate Scale: NTS



Detail of Existing Freestanding Enterprise Sign 'B' at North Entrance Gate (NTS)

Prior Zoning Cases

CASE 88-133A Granted Variances to permit Yard Setbacks for Building A (Agriculture Pavilion) and Building C (Cow Palace)
Front Yard of 30' in lieu of 75' (Building A-C)
Side Yard of 20' in lieu of 50' (Building A)
Rear Yard of 35' in lieu of 50' (Building A)

Subject to conditions in record of conditions in zoning file)

CASE 88-363A Granted Variances to permit Yard Setbacks for Building A (Agriculture Pavilion) and Building C (Cow Palace)
Front Yard of 30' in lieu of 75' (Building A-C)
Side Yard of 20' in lieu of 50' (Building A)
Rear Yard of 35' in lieu of 50' (Building A)
Building 17 (44 Building)
Side Yard of 18' in lieu of 50'
Front Yard of 34' in lieu of 75'
Building 17 (44 Building) - not built
Side Yard of 23' in lieu of 50'
Rear Yard of 2' in lieu of 50'

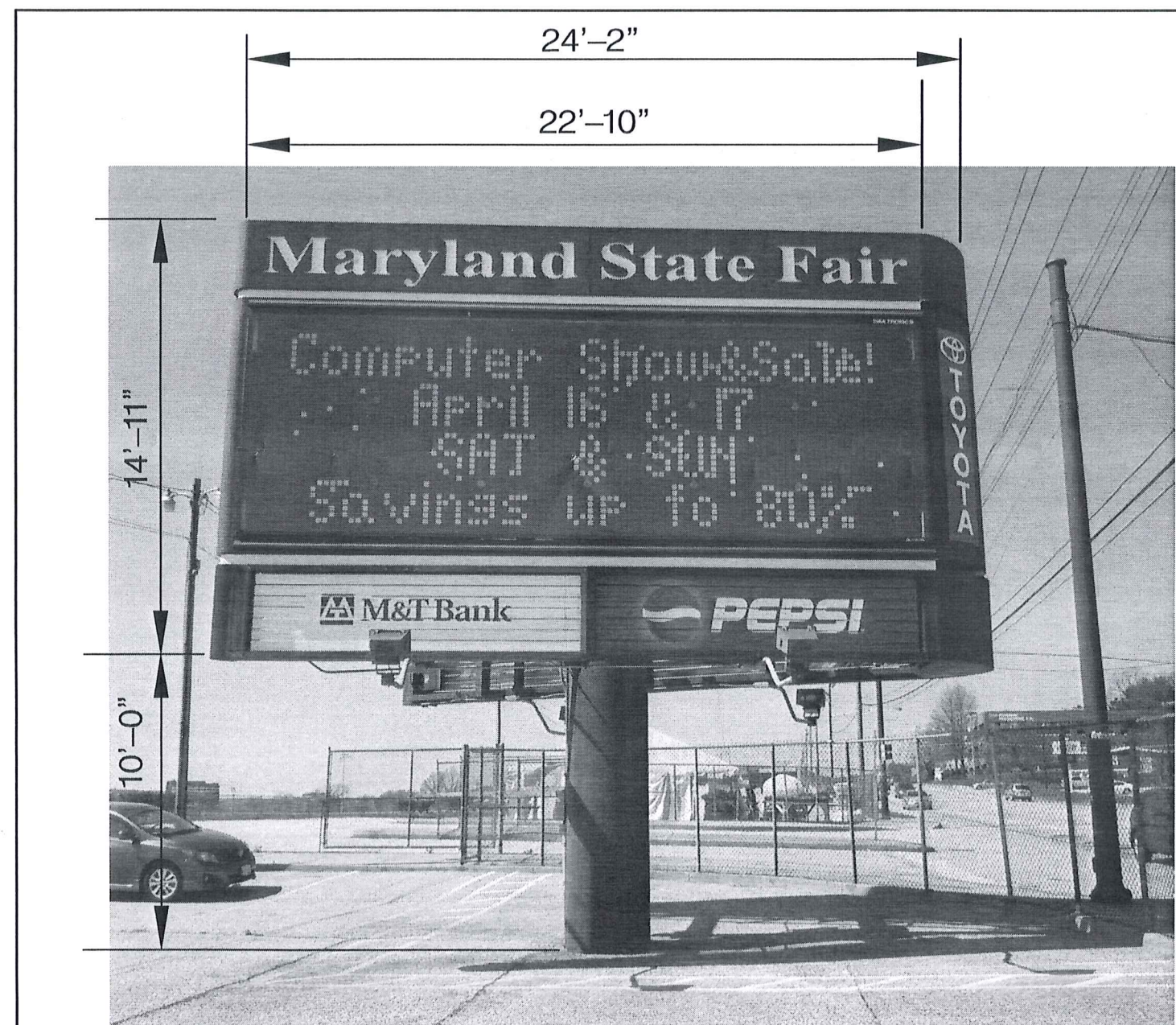
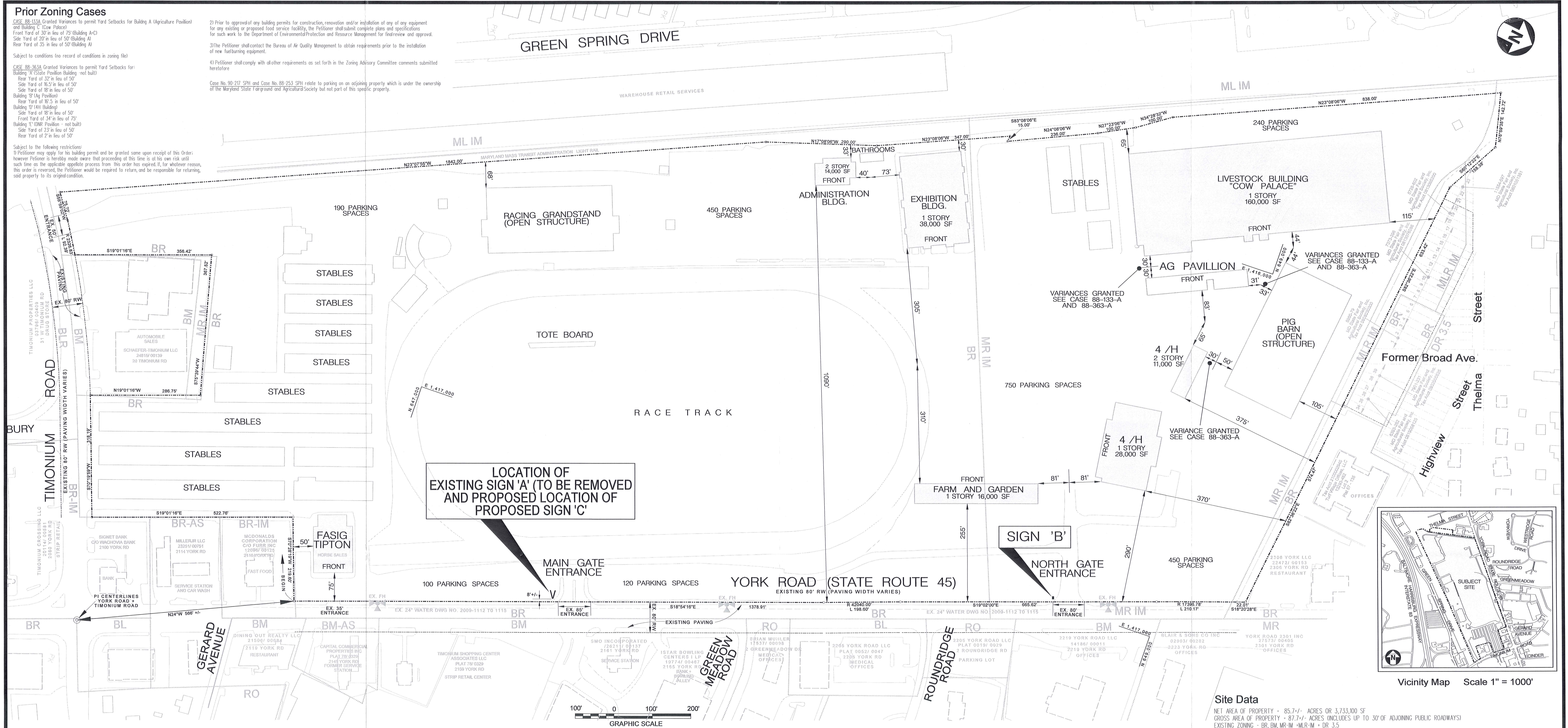
Subject to the following restrictions:
1) Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this order has expired. 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.

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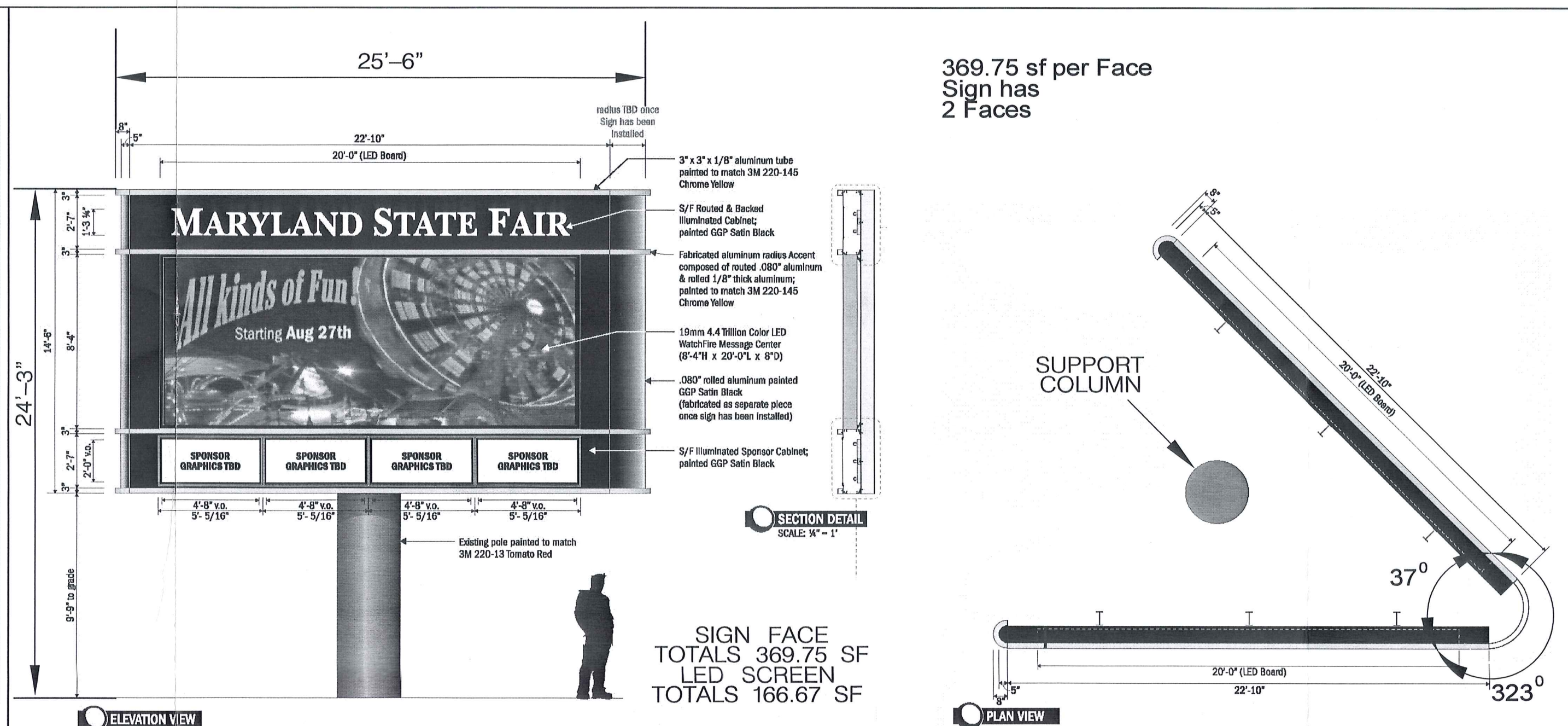
4) Petitioner shall comply with all other requirements as set forth in the Zoning Advisory Committee comments submitted heretofore.

Case No. 90-217, 591 and Case No. 88-253, 591 relate to parking on an adjoining property which is under the ownership of the Maryland State Fairground and Agricultural Society but not part of this specific property.

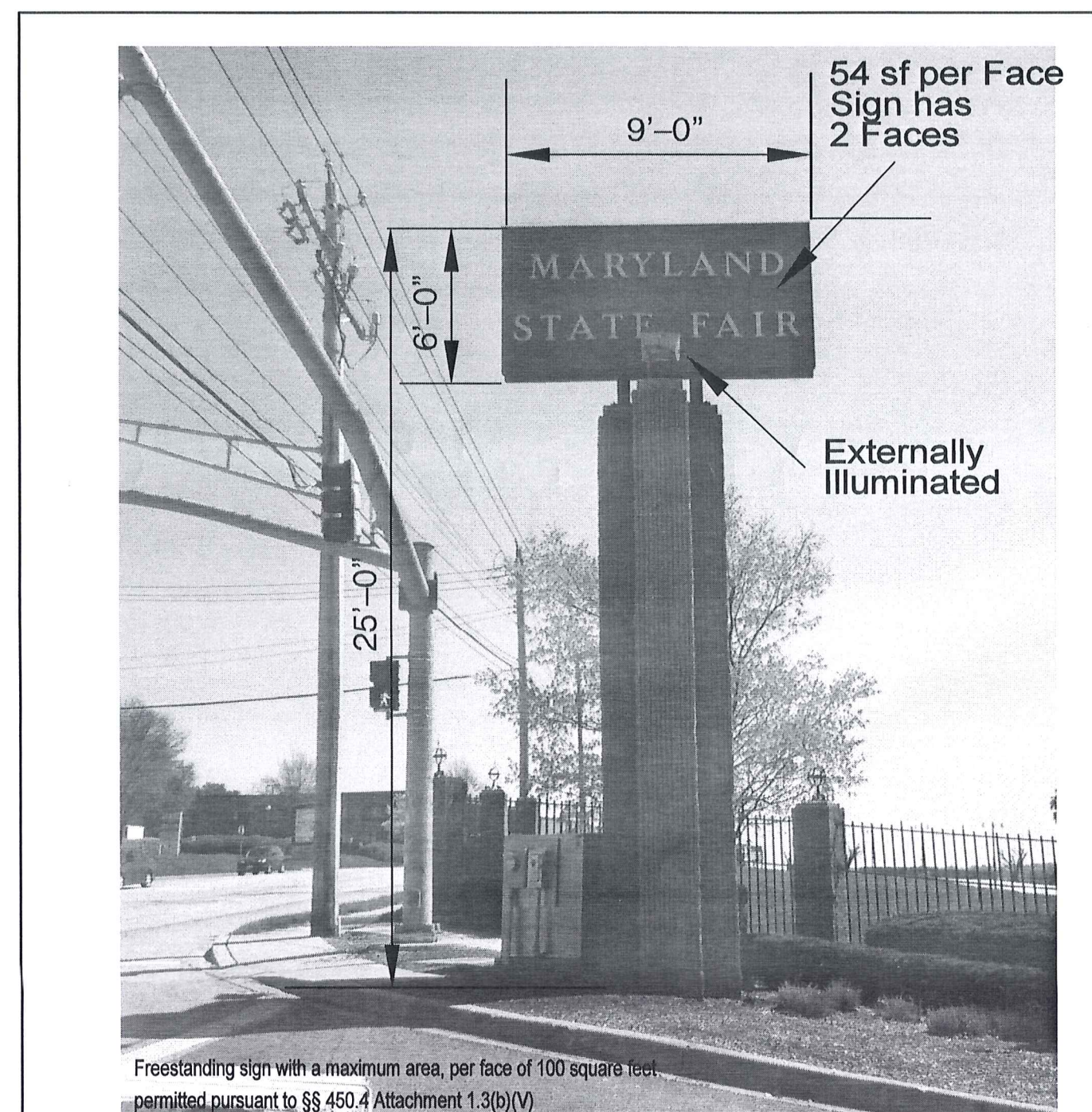


Detail of Existing Freestanding Changeable Copy Sign 'A' at Main Entrance Gate (NTS)
Permit B209052

360.49 sf per Face
Sign has
2 Faces



Detail of Proposed Freestanding Changeable Copy Sign 'C' at Main Entrance Gate Scale: NTS



Detail of Existing Freestanding Enterprise Sign 'B' at North Entrance Gate (NTS)

Site Data

NET AREA OF PROPERTY - 85.7 +/- ACRES OR 3,733,000 SF
GROSS AREA OF PROPERTY - 87.7 +/- ACRES (INCLUDES UP TO 30' OF ADJOINING PUBLIC ROADWAYS)
EXISTING ZONING - BR, BM, MR-M, -MLR-M, -DR 3.5
EXISTING USE - FACILITIES FOR PUBLIC AND PRIVATE EVENTS INCLUDING ENTERTAINMENT
ANNUAL STATE FAIR, HORSE RACING, MEETINGS, EXPOS + TRADE SHOWS, WHOLESALE AND RETAIL SALES, AUCTIONS, ETC.
PROPOSED USE - SAME AS EXISTING USE WITH PROPOSED REPLACEMENT FREESTANDING CHANGEABLE COPY SIGN
DEED REFERENCE - 3901-319 +11389-291
PLAT REFERENCE - NA
PRIOR DEVELOPMENT APPROVALS - NONE
PRIOR COMMERCIAL PERMITS - B209052 (EXISTING SIGN)
TAX ACCOUNT NUMBERS - 0813022155 + 210000362
FEMA FIRM MAP 2400010235F A PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN, NO BASE FLOOD ELEVATION
CNOT IN PROXIMITY TO PROPOSED SIGN
LIGHTING - ANY FIXTURE USED TO ILLUMINATE THE OFFSTREET PARKING AREA SHALL BE ERRECTED AS TO REFLECT LIGHT AWAY FROM ADJOINING PREMISES AND PUBLIC STREETS.
FLOOR AREA RATIO: PERMITTED - 0.4 IN MR-M, 0.6 IN MLR-M and 4.0 IN BM / BR
FLOOR AREA RATIO EXISTING - 0.22 IN MR-M, 0.0 IN MLR-M, 0.09 IN BR and 0.0 IN BM
ANENITY OPEN SPACE - NONE REQUIRED
EXISTING BUILDING HEIGHTS - RANGE FROM 15 feet +/- to 30 feet +/-
STORMWATER MANAGEMENT- NO DEVELOPMENT ACTIVITIES PROPOSED
PRIOR ZONING CASES- SEE INFORMATION PROVIDED HEREON
ZONING VIOLATIONS - NO CURRENT ZONING VIOLATION CASES
CRITICAL AREA - THE SITE DOES NOT LIE IN THE CRITICAL AREA
BASIC SERVICES- THE SITE DOES NOT FALL WITHIN ANY DEFICIENT AREA IDENTIFIED ON THE BALTIMORE COUNTY BASIC SERVICES MAPS

Parking Tabulation

PARKING REQUIRED:
EXHIBITION HALL USE
226,000 SF OF EXHIBITION HALL SPACE
80,000 SF DEVOTED TO SEATING, EATING OR
PUBLIC ENTERTAINMENT @ 20 PARKING SPACES PER 1000 SF
146,000 SF DEVOTED TO MEETING, KITCHEN, DISPLAY, STORAGE, OFFICE, ETC.
@ 3.3 SPACES PER 1000 SF
TOTAL PARKING REQUIRED
PARKING AVAILABLE:

1600 SPACES
482 SPACES
2082 SPACES
2300 SPACES

* AVAILABLE PARKING IS PROVIDED ON A DURABLE AND DUSTFREE SURFACE NOT ALL PARKING IS PERMANENTLY STRIPED BUT PARKING IS SUPERVISED BY ATTENDANTS DURING SIGNIFICANT EVENTS.
PARKING SPACES AT 8.5' X 18' MINIMUM WITH ACCESS TO MINIMUM 22' WIDE DRIVE AISLE
PARKING PROVIDED FOR PHYSICALLY HANDICAP AT 21' X 18' (TWO SPACES SIDE BY SIDE) OR 24' X 18' VARY ACCESSIBLE (TWO SPACES SIDE BY SIDE)

CASE # 2012-000A

MATISWARFIELD
Consulting Engineers

10540 York Road Suite M Hunt Valley, Maryland 21030
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



*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 No. 16848, Expiration Date: 09-19-12.

SUMMARY OF ZONING RELIEF
A Variance is requested pursuant to Section 307 BCZR to permit:

From §§ 450.4 Attachment 1.1(b)(ii) of the BCZR to permit a double faced, free-standing, changeable copy sign of 360.75 square feet of maximum area per face in lieu of the permitted 150 square feet, (Proposed Sign 'C');
and
From §§ 450.3(ii) of the BCZR to permit a double faced sign having two (2) freestanding sign faces of equal dimension and height to have a horizontal angle between the vertical planes of the two sign faces of 323 degrees in lieu of the minimum required 330 degrees. (Proposed Sign 'C')

Legal Owner and Petitioner
MARYLAND STATE FAIR & AGRICULTURE SOCIETY INC
P O BOX 188
TIMONIUM, MD 21094-0188
Phone: 410-252-0200
Fax: 410-561-5810

Date
7-7-11
Issue
FOR FILING

Plat to Accompany Zoning Petition for Variance
Maryland State Fairgrounds and Agricultural Society
2200 Block of York Road
Baltimore County, Maryland
Election District No. 8
Councilmanic District 3
Scale: As Shown



PETITIONER'S

EXHIBIT NO.

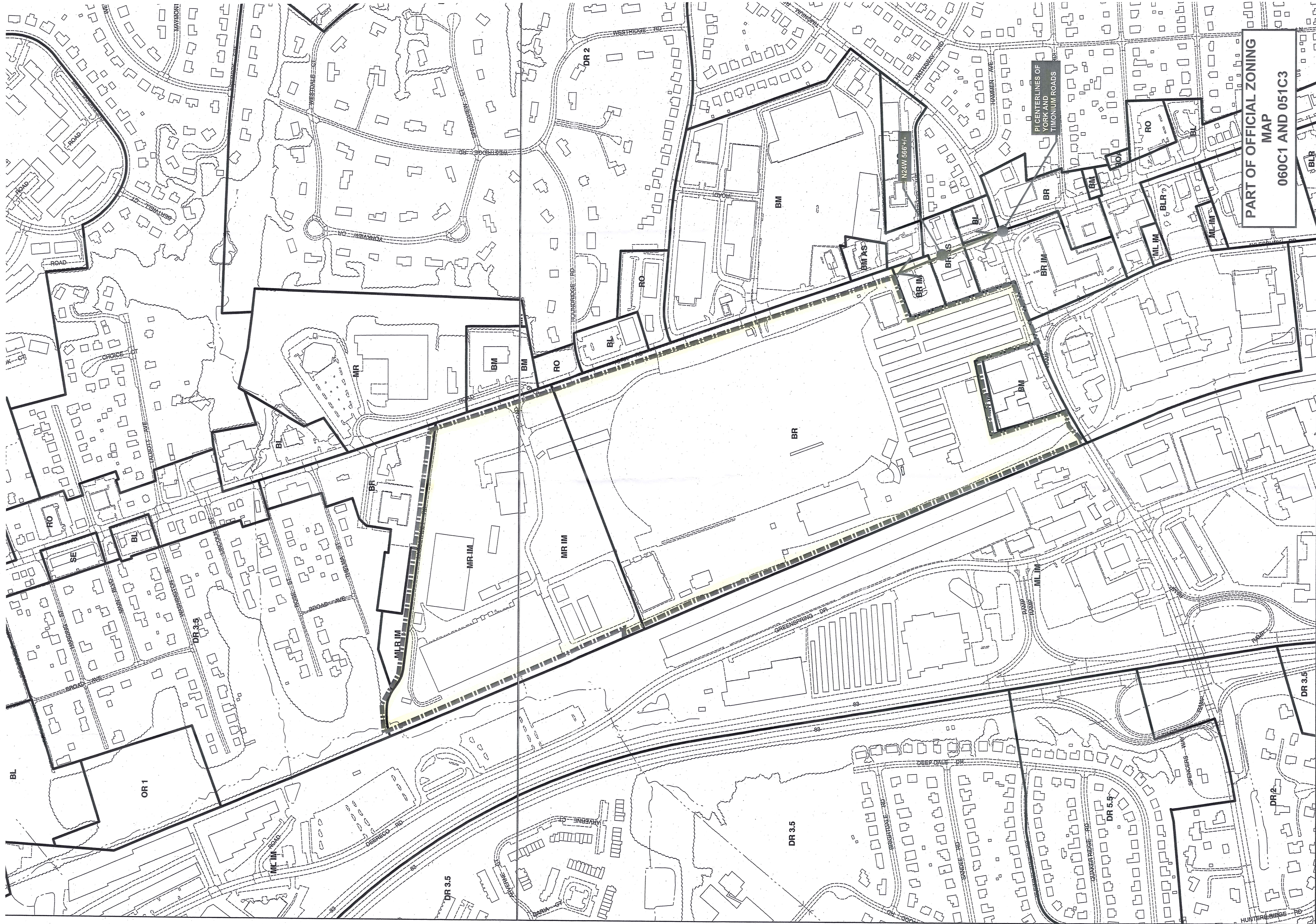
9



PETITIONER'S

EXHIBIT NO.

16



Plan Sheet: 060C1

Note: The zoning depicted in this application incorporates the actions of the Baltimore County Board of Appeals through December 31, 2008.

Legend

- Buildings
- Streams
- Vegetation
- Zoning
- Roads
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

051A3	051B9	051C3	052A3	052B3
060A1	060B1	060C1	061A1	061B1
060A2	060B2	060C2	061A2	061B2

2012-0001-A