



KEVIN KAMENETZ
County Executive

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

July 30, 2014

Greater Baltimore Board of Realtors
1954 Greenspring Drive
Timonium, MD 21093

Developer, Builder, Realtor or Property Owner,

Baltimore County Code Enforcement is enforcing a 1984 zoning department policy regarding weekend directional signs. Enclosed you will find a copy of my cover letter, the 1984 policy and a letter to the County's Building Engineer outlining the new procedure for entities that do not comply. Please distribute this information to any members of your organization you believe may be affected by this enforcement.

Please contact me if you have any questions or require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Lionel van Dommelen". The signature is fluid and cursive.

Lionel van Dommelen, Chief
Code Enforcement
Baltimore County Department of Permits, Approvals and Inspections



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Developer, Builder, Realtor or Property Owner,

Attached is a copy of the notice regarding the permitted use of directional signs by developers, builders, realtors and property owners. Please note the enclosed policy has been effective since 1984 and continues to be the policy.

Be advised that this department will be enforcing the limitations set forth in this notice effective immediately. Per my letter to Building Engineer Donald Brand dated June 16, 2014, (copy enclosed), continued violation of this policy will result in the denial of plans review, issuance of permits and any requests for inspection by Baltimore County, pursuant to s/s 32-4-114 of the Baltimore County Code.

Should you have any questions regarding this policy, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lionel van Dommelen". The signature is fluid and cursive, written over a white background.

Lionel van Dommelen, Chief
Code Enforcement
Baltimore County Department of Permits, Approvals and Inspections



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July 30, 2014

Donald Brand
Permits, Approvals and Inspections
111 West Chesapeake Ave.
Towson, MD 21204

Re: Issuance of certain use and occupancy permits and building permits

Mr. Brand,

As a result of existing and continuing code violations committed by developers, realtors, and owners, and pursuant to and at the request of Mr. Jablon, please be advised that in two weeks, beginning on Monday, June 30, 2014, and continuing each Monday thereafter, I will be giving you a list of developments for which all U & O and building permits shall not be issued until further notice from me.

Any development which continues to be in violation of any Baltimore County Code or Zoning Regulation shall have their U & O's and building permits stopped until that development ceases to violate said laws.

This moratorium shall be in place only for the particular projects identified by me in my memos to you.

Any complaints received from the builder, developer, or potential buyer of a particular property should be referred directly to me. The moratorium on the issuance of permits will terminate upon confirmation that the violations have been corrected.

By copy of this memo to Inspections, no inspector shall visit any property for the purpose of inspection to review and approve for compliance with County Code requirements until such time as the particular development is removed from the list. Any and all questions shall be referred to me.

Sincerely,

A handwritten signature in black ink, appearing to read "L. van Dommelen", is written over a white background.

Lionel van Dommelen, Chief
Code Enforcement
Baltimore County Department of Permits, Approvals and Inspections

SI-1 SIGNS GENERAL (CONTINUED)

M. Realtor's Weekend Directional Signs

Realtor's temporary directional signs, indicating properties which are "For Sale", "Lease", or "Open For Inspection", can be displayed in Baltimore County between the hours of 10 A.M. Saturday and 8 P.M. Sunday, provided that:

1. The sign must bear NO ADVERTISING other than the REALTOR logo and the words "Open", "For Sale", or "For Lease." No company names are permitted on the directional sign, and no company logos are permitted.
2. The color scheme must be red on white.
3. The Sign must not exceed a size of 6 inches by 24 inches nor a height greater than 4 feet measured perpendicular to the ground.
4. Only one directional sign for each of the three specified purposes (Sale, Lease, Open) shall be posted on any given intersection of two roads. This does not mean one sign per broker, but ONE SIGN PERIOD - regardless of how many homes are open for inspection off of a particular intersection.
5. There will be no County requirement for written authorization by the property owner to be filed with the Zoning Office. However, State law does require the verbal consent of the property owner before the sign is posted.



N. Commercial On-Site Directional Signs

On commercial sites, where they are not specifically regulated in the Baltimore County Zoning Regulations, on-site directional signs such as "enter", "exit", "in", "out", "handicap parking", or "handicap entrance" are permitted to give directions to traffic or pedestrians provided:

1. that the copy of the sign is generic with no advertising or corporate logo; and
2. that the size of the sign is no larger than approximately 2 ft. X 3 ft. or 6 square feet; and
3. If the shape of the sign or the color or color combinations are, in the judgement of the Zoning Supervisor and/or Zoning Commissioner, not considered to be generic in nature, than these signs would be included in figuring the permitted signage on the property.

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