

copy for
OUR ORDER NO. 334
APPROVED (Signature)
\$ 20.00

DEC 6 1954

DECEMBER 1954

3344-5

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
PLEASANT PLAINS SHOPPING CENTER

WHERE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Permit
To the Zoning Commissioner of Baltimore County

PLEASANT PLAINS SHOPPING CENTER, INC.
1406 COURT SQUARE BUILDING, BALTIMORE 2, MD.
JEROME J. OGBURN, PRESIDENT

Legal Owner

Contact

Purchaser

herely petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for Installation of a single face neon sign 5'10" high by 6'50" wide on front of building and a double face neon sign 5'10" high by 18'0" wide on tower of building at 1022 Taylor Ave., Towson 4, Baltimore County, Maryland as per attached plot plan.

All that parcel of land in the Ninth District of Baltimore County, beginning at a point 230 feet north of Taylor Avenue and 470 feet west of Loch Raven Boulevard; thence easterly 100 feet with a depth northerly of 75 feet.

PLEASANT PLAINS SHOPPING CENTER, INC.

Contract Purchaser

Address

NOTE: PLEASE NOTIFY US TO THE DATE AND TIME OF THIS HEARING:
THE TRIANGLE SIGN CO.
615 E. FRANKLIN ST.
BALTIMORE 1, MD.
ATTN: MR. S. BOWMER

1/26/55
1:15

ORDERED by the Zoning Commissioner of Baltimore

County this 5th day of January, 1955.

that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing, thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 26th day of January, 1955, at 1:15 o'clock P.M.

Zoning Commissioner
of Baltimore County

I have today passed my Order granting the petition for a special permit for the proposed sign for the Anne Stowe to be located on the northeast corner of Taylor Avenue and Loch Raven Boulevard and in the opinion of the Zoning Commissioner the signs will not be detrimental to the health, safety, morals and the general welfare of the community, because:

1. The proposed signs shall not be more than thirty seven (37) feet in vertical distance from the ground level.
2. The proposed signs shall be turned off by 10:00 P.M. each night of the week, and
3. The proposed signs shall only face in a direction so as not to shine or reflect directly into the homes in the said area.

It is this 2nd day of March, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the aforesaid petition for a special permit be and the same is hereby granted for a period of two (2) years, subject to compliance with the provisions stated herein.

Charles H. Spitznack
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - N. E. Side Westminister Road, 200 feet Northwest of Village Road, Third District - Improved Order of Red Men, Tribe No. 83 Petitioner

Upon hearing the testimony and after viewing the subject property, it is the opinion of the writer that to grant this reclassification would be detrimental to the health, safety, morals and the general welfare of the community involved as well as those who may attend any functions in said building as planned by the petitioner because:

1. There is no area provided for off-street parking, most all automobiles would be parked on the State Road right-of-way.
2. This would be "spot zoning" the poorest type of zoning and frowned upon by zoning authorities as well as the Baltimore County Planning Commission.
3. It is felt that this neighborhood has not changed enough to warrant the reclassification, nor was there any need shown, nor will it cause undue hardship on anyone and therefore it is the opinion of the Deputy Zoning Commissioner that the original zoning is still correct at this location and should remain an "A" Residence Zone.
4. The building is unsafe. The following is an excerpt from report of Clarence C. Cobb, Chief Building Inspector:

"There is evidence of roof being bad, gutter and downspouts gone.

The exterior of building at said locations still are bad and in some instances gone. Corner posts rotten or eaten away by termites, sheathing and siding in very bad condition. Both exterior and interior of building have been neglected for quite some time. There is a steel fire escape located on north side of building which serves the second and third floors. This fire escape is in very bad condition, unsafe, should be condemned. The main pass through a window to gain access to fire escape. Instead of window door should be installed. Building is unsafe in its present condition and assemblies of any kind, whatsoever, should not be allowed."

RE: PETITION FOR SPECIAL PERMIT FOR ERECTION OF TWO ADVERTISING SIGNS - E. S. Stammers Run Road, 20 ft. N. Pennsylvania Railroad Bridge; W. S. Stammers Run Road 20 ft. S. Pennsylvania Railroad Bridge, 15th Dist., N. Pennsylvania Railroad Co., Petitioner The Morton Company, Lessee

The petition filed in the above entitled matter is for a special permit to erect two advertising signs, the first on the east side of Stammers Run Road beginning 20 feet north of the Pennsylvania Railroad Bridge, and the second, on the west side of Stammers Run Road beginning 20 feet south of the Bridge.

Upon inspection of the property in question and the area surrounding it, the Deputy Zoning Commissioner is of the opinion that the erection of the sign on the first parcel, described in said petition, will not be detrimental to the safety and the general welfare of the community and the special permit for said sign should be granted.

As to the sign to be erected on the second parcel, it is the opinion of the Deputy Zoning Commissioner that the granting of a permit for said sign will be detrimental to the safety and the general welfare of the community and the permit should not be granted.

It is this 2nd day of March, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County that, that part of the petition pertaining to the sign to be erected on the first parcel, described in the petition, be and the same is hereby granted, subject to a setback of 35 feet easterly from Stammers Run Road and 35 feet south of Cress Road, as shown on plat filed with the

The petition pertaining to the erection of the sign on the second parcel is hereby denied.

Charles H. Spitznack
Deputy Zoning Commissioner
of Baltimore County

300

January 27, 1955

Therefore, it is this 2nd day of March, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the above petition be and the same is hereby denied and that the above described property or areable and the same is hereby continued as and to remain an "A" Residence Zone.

Charles H. Spitznack
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 1-12-55
Posted for: Special Permit for Advertising Signage
Petitioner: Pleasant Plains Shopping Center, Inc.
Location of Sign: 1406 Court Square Building, Baltimore 2, MD.
Remarks: Signed by [Signature]
Posted by: [Signature] Date of return: 1-13-55



CERTIFICATE OF PUBLICATION

TOWSON, MD. 1-14-55

THIS IS TO CERTIFY, THAT the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of two successive weeks before the 26th day of January, 1955, the first publication appearing on the 14th day of January, 1955.

THE UNION NEWS
Wm. F. [Signature]
per 28.4

\$20.00

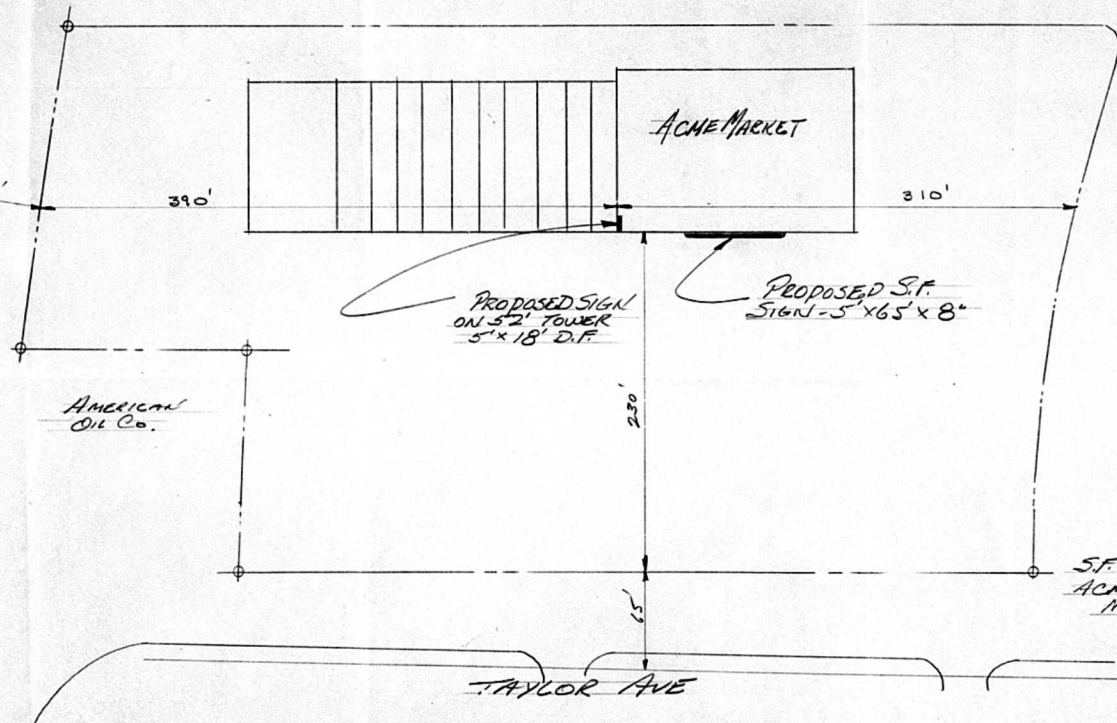
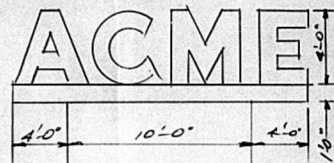
RECEIVED of The Triangle Sign Co., the sum of Twenty (\$20.00) Dollars, being cost of petition for Special Permit, advertising and posting property east of Loch Raven Boulevard, 9th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearings
Wednesday, January 26, 1955
at 1:15 p.m.
Hackett Building
Towson, Maryland

PAID
JAN 18 1955
COUNTY CLERK
BALTIMORE COUNTY
MD.

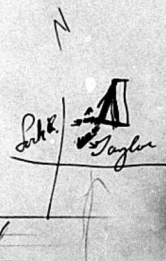
LOCAL REVIEWED



S.F. SIGN READING
ACME SUPER
MARKET

PLAT
1"=50'

PROPOSED SIGN WORK FOR
ACME SUPER MARKETS
PLEASANT PLAINS SHOPPING CENTER
1022 TAYLOR AVE - BALTO. COUNTY
BY TRIANGLE SIGN CO - 615 W. FRANKLIN ST.



SIDE ELEVATION
14'-0" x 18'-0"