

4163
PETITION FOR VARIANCE TO THE ZONING REGULATIONS
IN THE MATTER OF
The Four Star Company
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

FOR Variance to the Zoning Regulations
To the Deputy Zoning Commissioner of Baltimore County

The Four Star Company
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be accepted as follows:

Section 413.2 (b) - In any business zone a sign affixed to any part of a building
including a penthouse shall not extend more than 16 feet in
height above any part of the roof or parapet and shall not exceed
The minimum front setback four times the length of the front building line.

To permit a sign to extend 25 feet instead of the required 16 feet
above the roof of the building

Property situated:

All that parcel of land in the 9th District of Baltimore County
on the North side of Joan Avenue, beginning 150 feet West of Willow Oak Road; thence
Westerly and binding on the North side of Joan Avenue 60 feet with a rectangular depth
Northerly of 150 feet and binding on the South side of Anuskai Road.

THE FOUR STAR COMPANY

[Signature]
Zoning Commissioner
of Baltimore County

301 OLD TOWN BANK BLDG., BALTO. 2, MD.

NOTED: The Triangle Sign Co.
6325 Erdman Ave., Balto. 5, Md.

2/4/61
P.M.

ORDERED by the Zoning Commissioner of Baltimore County
this 30th day of December, 1960,
that the subject matter of this petition be advertised in two
newspapers 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 8th day of
January, 1961, at 1:00 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to
Section 413.2 of the Zoning Regulations of Baltimore County to
permit a sign to extend 25 feet instead of the required 16 feet,
as the premises were formerly occupied by American Stores and
the signs erected occupy the same position and are the same
size as those removed by the former occupant, this being only
a replacement, the granting of the variance requested will not
adversely affect the surrounding area.

To deny the variance would cause unnecessary hard-
ship and practical difficulty upon the petitioner.

For the above reasons the variance requested should
be granted.

It is this 7th day of February, 1961, by the
Zoning Commissioner of Baltimore County ORDERED that the aforesaid
Variance should be and the same is hereby granted which
permits a sign to extend 25 feet instead of the required 16
feet.

[Signature]
Zoning Commissioner
of Baltimore County

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4248

DATE 2/2/61

To: The Triangle Sign Company
6325 Erdman Ave.
Balto. 5, Md.
BILLED TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Advertising and posting of property for The Four Star Company	\$22.00
		COURT HOUSE	
		2-261 2295 * * * TIL =	22.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4163

DATE 2/30/60

To: Triangle Sign Co.
6325 Erdman Ave.
P.O. Box 4133
Balto. 5, Md.
BILLED TO: Zoning
Dept.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Petition for Variance for the Four Star Company property	\$25.00
		COURT HOUSE	
		12 3060 4261 * * * TIL =	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 20, 1961
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 1st day of
January, 1961, at 11 o'clock, before the Zoning Department
appearing on the 23rd day of January, 1961.
THE JEFFERSONIAN,
Manager.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 19, 1961
THIS IS TO CERTIFY, that the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each of one successive weeks before the
19th day of February, 1961, the first
publication appearing on the 19th day of
January, 1961.

The COUNTY Paper, Inc.,
Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5206

District: 9th Date of Posting: 1-18-61
Posted for: Request to Zoning Regulations
Petitioner: The Four Star Company
Location of property: N/S of Joan Avenue, beg. 150 ft. west of Willow
Oak Road, Balto. 5, Md.
Location of Signs: North side of Joan Avenue, west end of Willow
Oak Road.
Remarks: George R. Hummel
Posted by: George R. Hummel Date of return: 1-19-61

TOP OF BOTH SIGNS - 25' ABOVE ROOF
25'-0"

11'-0"

11'-0"

PENN
FRUIT

Loch
Ridge

SHOPPING
CENTER

9'-0"

ROOF

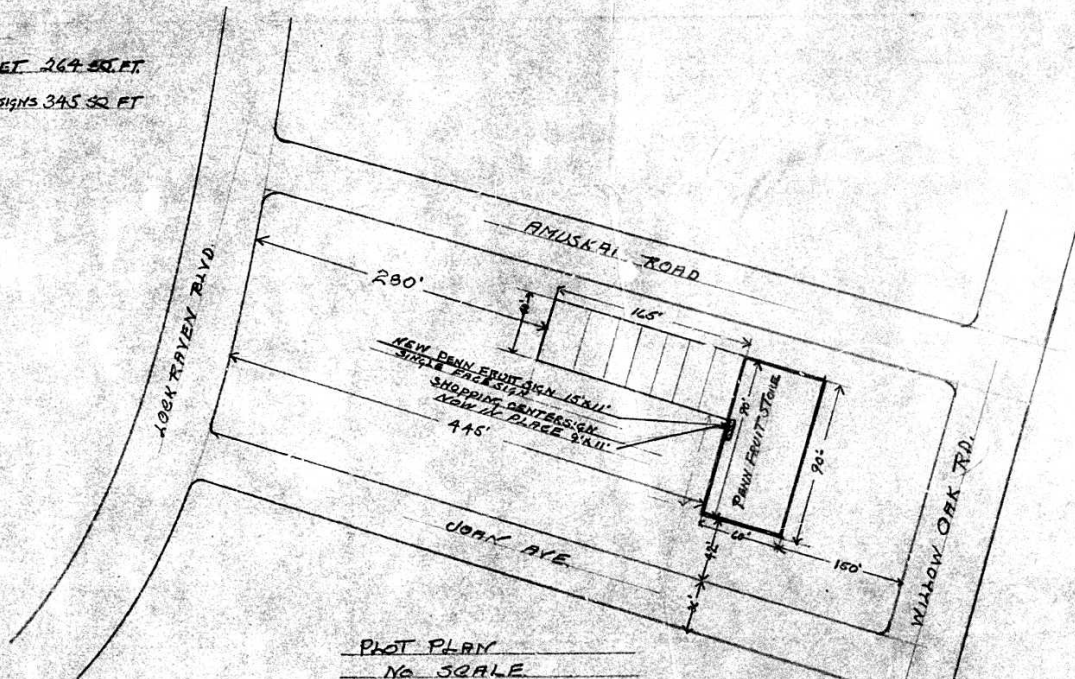
PROPOSED NEW
PENN FRUIT SIGN 11'x15' - 165 sq. FT.
OPEN NEON IN CHANNELS

PRESENT SHOPPING CENTER SIGN
NOW IN PLACE
9'x11' - 99 sq. FT.

TOTAL SQUAREAGE OF BOTH SIGNS NET 264 SQ. FT.
GROSS OR OVERALL SQ. FOOTAGE OF BOTH SIGNS 345 SQ. FT.

ELEVATION FACING LOCH RAVEN BLVD OTHERSIDE BLANK
SCALE 1/2" = 1'

NORTH



PHOT PLAN
NO SCALE

PROPOSED ERECTION OF ONE SIGN FOR PENN FRUIT CO. LOCH RIDGE SHOPPING CENTER	
DRAWN S.W.	SCALE AS NOTED
DATE 12/29/60	DWG. NO. 6782