

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

EXPANDED READY ROAD LEGAL OWNER
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

Section 236.2 - Side Yard - 30 feet
Section 413.2 (4) - Sign 150 square feet
Section 413.5 (4) - Sign 25 feet in height

The Reason for Variance:

To permit a side yard of 27 feet instead of required 30 feet as in Section 236.2 and to permit a sign of 144 square feet instead of allowable 100 square feet as in Section 413.2 (4), and to permit said sign at a height of 35 feet 6 inches instead of allowable 25 feet as in Section 413.5 (4) of Zoning Regulations.

Property situated:
See Attached.

William Taft Feldman
and wife

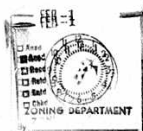
not by

Robert Nelson
ATTORNEY

60 E. 42nd St.
N.Y.C. 17, N.Y.

Expander Realty Corp.
(S) Robert Nelson
LEGAL OWNER

60 E. 42nd St.
N.Y.C. 17, N.Y.



4/5/61
2:30 PM

Re: Petition for Variance to
Sections 236.2, 413.2 and
413.5 of the Zoning Regu-
lations of Baltimore County
2. S. Pleasant Plains Road,
9th Dist., Real Estate
Corp., Petitioner
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5235-V

Upon hearing on the above petition for variance to
Sections 236.2, 413.2 (2) and 413.5 (4) of the Zoning Regulations
to permit a side yard of 27 feet instead of the required 30 feet;
a sign of the size of 144 square feet instead of the allowable 100
feet and a sign of the height of 35 feet 6 inches instead of the
allowable 25 feet, directly across the street from the location
of the petitioner is the Fairlane Bowling Lanes with a very large
pylon type sign approximately 10 feet higher than that which is
here requested.

In addition, the land on which the Jimmy Shoes is
being built is somewhat depressed and the area in which the sign
will go will be approximately 3 feet to 4 feet below the grade of
Joppa Road. There is an anticipated widening of Joppa Road some
time in the future, taking 25 feet from the existing edge of the
macadam road to the outside edge of the sign. Although it may be
some years before Joppa Road is widened, nevertheless, in accor-
dance with the County requirements the sign is set back 25 feet from
the present road.

For the above reasons the variances requested should
be granted.

It is this 14th day of April, 1961, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
variances should be and the same are hereby granted which permit a
side yard of 27 feet instead of the required 30 feet; a sign of the
size of 144 square feet instead of the allowable 100 feet and a sign
of the height of 35 feet 6 inches instead of the allowable 25 feet,
subject, however, to compliance with the following conditions:

1. That all widening for Joppa Road and Pleasant
Plains Road shall be provided in accordance
with the Bureau of Engineering, and
2. That a site plan which indicates ingress and
egress to the entire property holdings of
William Taft Feldman shall be submitted to
the Department of Public Works and the Office
of Planning for approval.

John G. Rogers
Zoning Commissioner of
Baltimore County

PETITION FOR A VARIANCE
TO PERMIT A SIDE YARD OF 27 FEET
INSTEAD OF 30 FEET AS IN SECTION
236.2 OF THE ZONING REGULATIONS
OF BALTIMORE COUNTY, MARYLAND
AND TO PERMIT A SIGN OF 144 SQUARE FEET
INSTEAD OF 100 SQUARE FEET AS IN
SECTION 413.2 (4) OF THE ZONING
REGULATIONS OF BALTIMORE COUNTY,
MARYLAND AND TO PERMIT SAID SIGN
AT A HEIGHT OF 35 FEET 6 INCHES
INSTEAD OF 25 FEET AS IN SECTION
413.5 (4) OF THE ZONING REGULATIONS
OF BALTIMORE COUNTY, MARYLAND.

LOCATION: South side of Joppa Road East
of Pleasant Plains Road, 9th Dist.,
1961 at 2:30 P. M.
PUBLIC HEARING: None. The County
Office Building, 111 W. Chesapeake Ave.,
Baltimore, Maryland.

The Regulations to be excepted as follows:
Section 236.2 - Side Yard - 27 feet
Section 413.2 (4) - Sign 144 square feet
Section 413.5 (4) - Sign 25 feet in height

The Zoning Commission of Baltimore
County, by authority of the Planning and
Zoning Department of Baltimore County, do
hereby certify that the above petition was
received and that the same was heard and
considered at a public hearing held on the
14th day of April, 1961, at 2:30 P. M.,
in the County Office Building, 111 W. Chesapeake
Ave., Baltimore, Maryland.

Resolved: That the variance be granted
to permit a side yard of 27 feet instead
of 30 feet as in Section 236.2 of the
Zoning Regulations of Baltimore County,
Maryland and to permit a sign of 144
square feet instead of 100 square feet
as in Section 413.2 (4) of the Zoning
Regulations of Baltimore County, Mary-
land and to permit said sign at a height
of 35 feet 6 inches instead of 25 feet
as in Section 413.5 (4) of the Zoning
Regulations of Baltimore County, Mary-
land.

Witness my hand and the seal of said
County this 14th day of April, 1961, at
Baltimore, Maryland.

JOHN G. ROGERS
Zoning Commissioner of
Baltimore County

By Order of
JOHN G. ROGERS
Zoning Commissioner of
Baltimore County

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Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION ZONING DEPARTMENT

TOWSON, MD., March 17, 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 March 17, 1961.

at 11:00 a.m. on March 17, 1961, the day of the publication
of the advertisement.

appearing on the 17th day of March
1961.

THE JEFFERSONIAN,
Frank M. Henthorn
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: George R. Lewis
To: John Rose
Subject: Petition #5235-V
April 5, 1961

The property involved in this petition is a part of
a parcel owned by William Taft Feldman which has been submitted
to the County for approval as a subdivision.

The plan has been reviewed by the various County offices,
however, a total comment is not available at this time. It can be
noted that the access requested by virtue of the plan submitted for
the entire site has not been approved.

It is requested that any zoning of this area be withheld
until final approval of the entire site.

George R. Lewis
Chief
Bureau of Public Services

RL:rb

TELEPHONE VALLEY 3-3000

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

No. 4536
DATE 3/30/61

TO: Mr. Robert Nelson
Attorney
60 E. 42nd Street
New York City 17, N.Y.

BILLING Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT	58.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CERT	
Advertising adposting of property for Real Estate Realty Corp.		58.00	
		\$2.00	

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 POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Date of Posting: 3-17-61
Posted for: Expansion to Joppa Road
Petitioner: Expander Realty Corp.
Location of property: 2 S. Joppa Rd. E. of Pleasant Plains Rd.
Location of Sign: South side of Joppa Rd. 12 ft. East of Pleasant
Plains Rd. North side of Joppa Rd.
Remarks: See plan
Posted by: George R. Lewis
Date of return: 3-18-61

OFFICE OF PLANNING Inter-Office Correspondence

From: George E. Carvelis, Deputy Director
To: John G. Rogers, Zoning Commissioner
Subject: #5235-V. To permit side yard of 27' and sign of 144 sq. ft.
and sign height of 35' 6". 2/5 Joppa Rd. East of
Pleasant Plains Road
William Taft Feldman et al.
9th District
Hearings: 4/5/61
2:30 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject
petition for variances and has the following advisory comment to make with
respect to pertinent planning factors:-

1. The subject property is part of a larger tract, whose overall
development plan of ingress and egress has not been approved
by the County agencies. Inasmuch as the subject property is
it appears that no final decision can be made with respect to
the necessary provisions of ingress and egress in the context
of the overall development plan. We request that any
decision on this petition be withheld, pending final
submittal and approval of an overall plan for the development
of the subject property and its neighbors.

GBD:BC



TELEPHONE VALLEY 3-3000

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

No. 4245
DATE 2/2/61

TO: Mr. Robert L. Schlegel
60 E. 42nd Street
New York 17, N.Y.

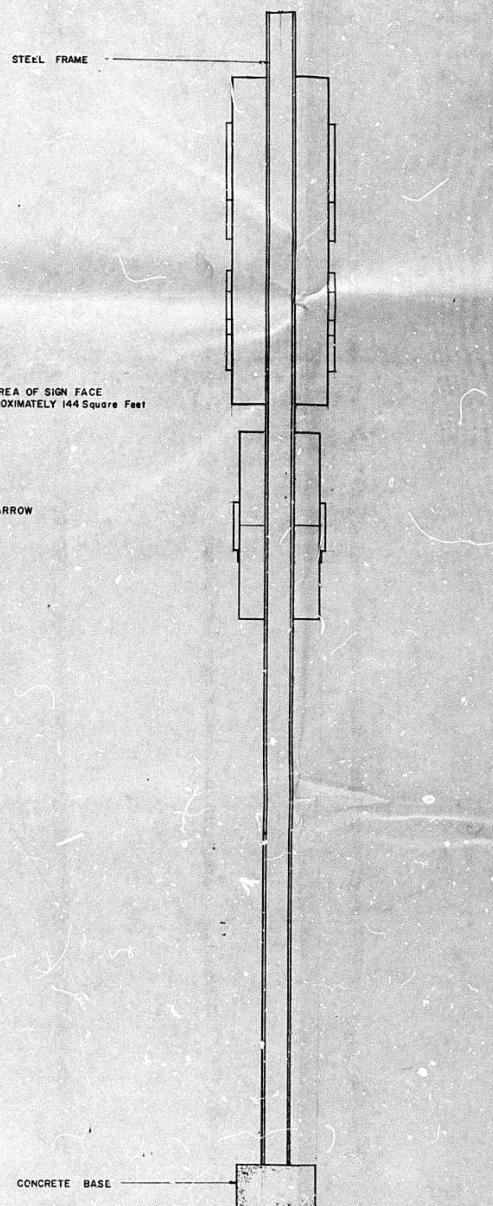
BILLING Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT	25.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CERT	
Petition for a Variance for Real Estate Realty Corp.		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.



FRONT VIEW of PYLON



NOTE
TOTAL AREA OF SIGN FACE
IS APPROXIMATELY 144 Square Feet

- ILLUMINATED ARROW

CONCRETE BASE

SIDE VIEW of PYLON

FRAME

[illegible]

STEEL FRAME

NOTE
TOTAL AREA OF SIGN FACE
IS APPROXIMATELY 144 Square Feet

ILLUMINATED ARROW

CONCRETE BASE

SIDE VIEW of PYLON

										PYLON FRAME	
										G. R. KINNEY CORPORATION	
										DRAWN: MST SCALE: 1/2" = 1'-0" DATE: 2 SEP 50	DWG. No: 2
										APPROVED: _____ DATE: _____ APPROVED: _____ DATE: _____	JOB No: _____
CONST.	CONTRACT	LEASE	BIDDING	FILING	REVISION DATE	REVISION DESCRIPTION	REVISED BY	CHECKED BY	THE OFFICE OF CHARLES E. TILTON - ARCHITECT 654 MADISON AVENUE NEW YORK, NEW YORK		