

5262-V

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

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

The Zoning Regulations to be excepted as follows:
Section 413.2 - Total area of 100 square feet.

The Reason for Variance:
To permit a total of 360 square feet instead of allowable 100 square feet.

Concerning all that parcel of land in the Twelfth District of Baltimore County beginning for the same at the corner formed by the intersection of the west side of Lynch Road as widened, with the north side of Wise Avenue on westerly, said widening lines being shown on a Baltimore County 8/4 Plat NW 59-198 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3711, folio 284, said point of beginning being also at the end of the 10th or South 13 degrees 26 minutes 40 seconds West 362.34 feet line of the parcel of land which by lease dated June 21, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3719, folio 308 was leased by The Second Fairland, Inc. to Food Fair Stores, Inc., and running thence and binding reversely on a part of said 10th line, North 13 degrees 26 minutes 40 seconds East 134.00 feet; thence leaving said west side of Lynch Road and running for lines of division now made, North 79 degrees 40 minutes 19 seconds West 130.00 feet, South 58 degrees 07 minutes 10 seconds West 35.00 feet, and South 2 degrees 77 minutes 00 seconds East 70.00 feet to intersect said north side of Wise Avenue; thence binding on the north side of Wise Avenue, South 61 degrees 29 minutes 20 seconds East 140.00 feet to the place of beginning.

Containing 0.3724 acres of land more or less.

SKLAR & SULLIVAN
ATTORNEYS
1440 COURT SQUARE BLDG.
LEXINGTON AND CALVERT STS.
BALTIMORE 2, MD.

LEGAL OWNER
12 East Fairland, Inc.
2525 DEWITT ST.
BALTIMORE 18, MARYLAND

APR - 7 '61 AM



(1-SIGN)

CRIMINAL by the Zoning Commissioner of Baltimore County
this 7th day of April, 1961,
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 17th day of
May, 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 to permit a sign of the
size of 360 square feet instead of the allowable 100 square feet,
the above section providing for an adequate sign no actual hardship
was shown, therefore, the variance is denied.

It is this 3rd day of May, 1961, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
variance should be and the same is hereby denied.

Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING
Inter-Office Correspondence

From: George E. Garrels, Deputy Director
To: John G. Rose, Zoning Commissioner
Subject: #2262-V variance to permit sign of 360 square feet
instead of the allowable 100 square feet
W/S Lynch Road and N/S Wise Ave.
Second Fairland, Inc.

12th District 5/17/61 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the
subject petition for zoning variance and has the following advisory comment to make:

1. The variance requested seeks, in effect, to make the pump
island structure an outdoor advertising billboard (40 square
feet 1. area above the maximum so permitted) and represents
in our opinion, an attempt to secure by variance what
ordinarily would be denied—two different special exceptions
on one property.

GG:be

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY OFFICE BUILDING
EDMUND A. TOWSON
5-4-61

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

No. 4584
DATE 4/25/61

Taxpayer: Arthur G. Goldstrom
2401 W. Rogers Ave.,
Baltimore 9, Md.

BILLED BY: Zoning Department of
Baltimore County
111 County Office Bldg.,
Towson 1, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Variance to Zoning Regulations #2262-V	\$5.00
1	1-161 8-4-59 : : : TL- 1-161 8-4-59 : : : TL- 25.00 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.

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

No. 4735
DATE 5/16/61

To: Sklar and Sullivan
Attorneys
1440-20 Court Square Building
Lexington & Calvert Sts.
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Second Fairland	32.50
1	2-161 9-21-6 : : : TL- 2-161 9-21-6 : : : TL- 32.50 32.50	

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.

151 AM

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 28, 1961

ZONING 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
17th day of May 1961—the first
publication appearing on the 27th day of
April 1961

The COUNTY Paper, Inc.
Manager

151 AM

**PETITION FOR
ZONING RECLASSIFICATION**

LOCATION: No. 2 Ashwood
Road, East 11 and 22 Bk "K"
Gray Manor.
MAY 17, 1961 at 2:30 P.M.
PUBLIC HEARING: Room 100,
County Office Building, 111 W.
Comstock Avenue, Towson, Mary-
land.

The Zoning Commissioner of
Baltimore County, by authority of
the Board of Commissioners of
Baltimore County, will hold a
public hearing concerning all that
parcel of land in the 12th District
of Baltimore County described as
follows:

Beginning for the same on the
southeast side of Ashwood Road
40 feet wide at the division line
between lots numbered 1 and 22 as
shown on the plat of Gray Manor
said plat being recorded among the
land records of Baltimore County in
Book 8 folio 40 and 41 and run-
ning thence South 88 degrees 45
minutes West 40 feet along the
southeast side of Ashwood Road to
the division line between lots
numbered 19 and 21 thence leav-
ing said division line South 61
degrees 12 minutes East 150 feet
to the division line between Ash-
wood Road and parcel with Ash-
wood 21 feet by the rear line of
minutes East 50 feet and thence
South 20 degrees 28 minutes 45
seconds West 150 feet along the
northern end of lot 22 to the
place of beginning.

Being land lying all that
portion of lot 22 of
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
April 27.

151 AM

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Riversdown, Md.

THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue

May 1, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive weeks before
the 1st day of May, 1961, that is to say
as inserted in the issues of
April 27, 1961.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

151 AM

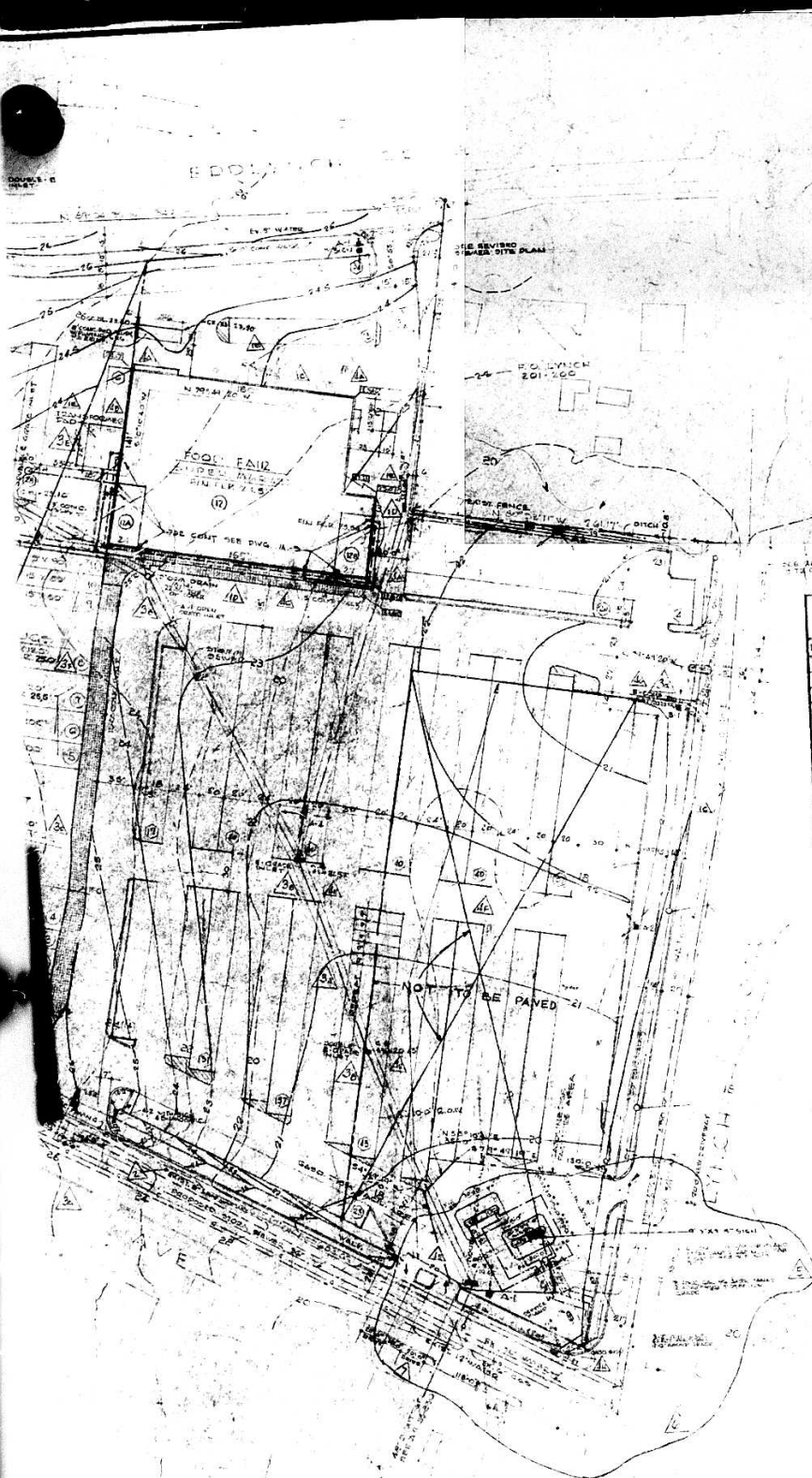
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th
Posted for: Variance to Zoning Regulations
Petitioner: The Second Fairland, Inc.
Location of property: W/S of Lynch Road and N/S of Wise Ave. and the
Site of Lot 22.

Location of Sign: Northwest Corner of Lynch Rd. and Wise Ave.

Remarks: Signed by [Signature]
Posted by: [Signature]
Date of return: 4-28-61



DRAWING INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION
1	FOUNDATION LAYOUT	11	STANDARD ELECTRICAL DETAILS
2	ROOF 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	12	STANDARD ELECTRICAL DETAILS
3	ROOF 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	13	STANDARD ELECTRICAL DETAILS
4	STANDARD ELECTRICAL DETAILS	14	STANDARD ELECTRICAL DETAILS
5	STANDARD ELECTRICAL DETAILS	15	STANDARD ELECTRICAL DETAILS
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90	STANDARD ELECTRICAL DETAILS	100	STANDARD ELECTRICAL DETAILS

PLOT PLAN

SCALE: 1"=20'-0"

TOTAL PARKING: 635 CARS

- STORM SEWER
- SANITARY SEWER
- WATER
- EXISTING GRADES
- FINISH GRADES
- PROPERTY LINES

NOTE:
THE DRAINAGE COMBINATION OF WATER FOR
THE PROJECT IS TO BE A PEAK DEMAND
WITH FLUSH TANK.

MAR 1961

1	BOB SCHISSLER	11-1-59
2	JIM SPANER	11-1-59
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99	BOB SCHISSLER	11-1-59
100	JIM SPANER	11-1-59

SHOPPING CENTER

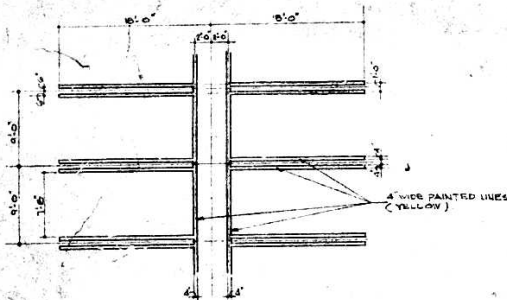
LOCATED ON
WIDE AVE & LYNCH RD.
BALTIMORE, MD.

FOR
FOOD FAIR PROPERTIES
20 PARK AVE
NEW YORK, NEW YORK

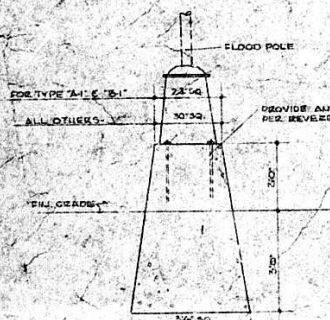
LOUIS KASOFF ARCHITECTS
LOUIS BIFANO PHILADELPHIA
PENNSYLVANIA

DRAWN: [Signature]
DATE: SEP 1 1960
SCALE: 1/8"=1'-0"
CHECKED: [Signature]

JOB 635
DWG



TYPICAL PARKING LOT STRIPING
SCALE: 1/8" = 1'-0"

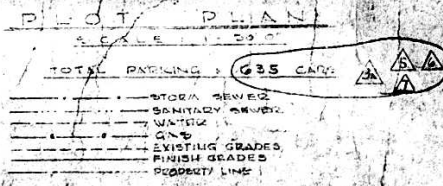


TYPICAL BASE DETAIL FOR FLOODLIGHT POLE

PARKING LOT LIGHTING LEGEND:

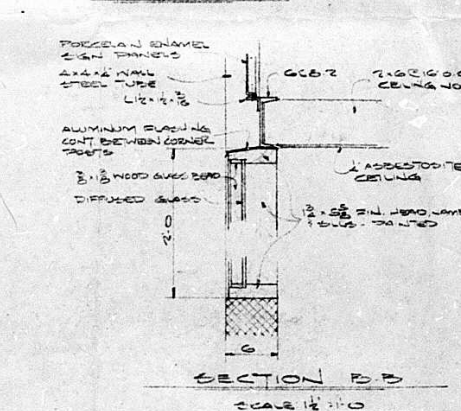
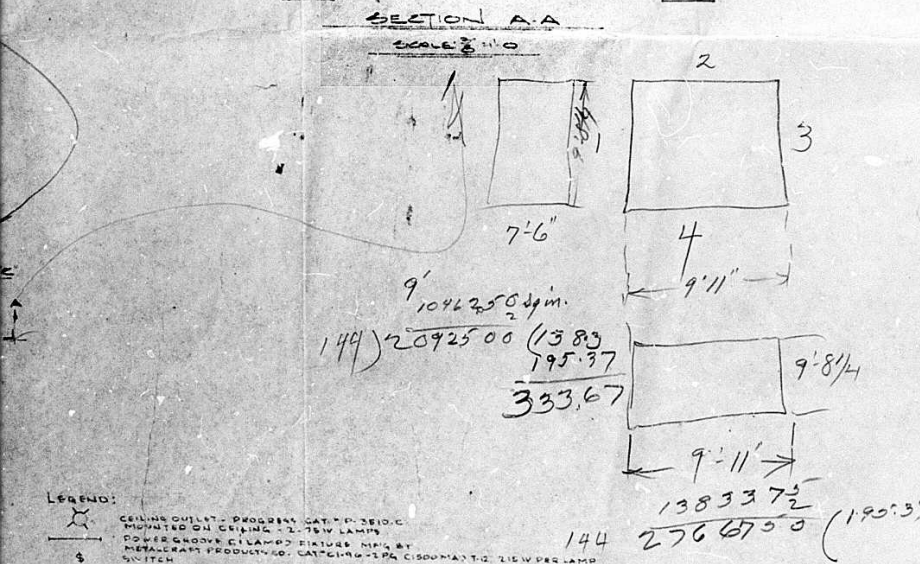
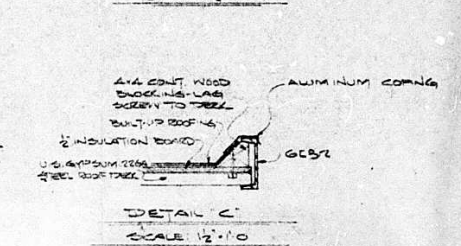
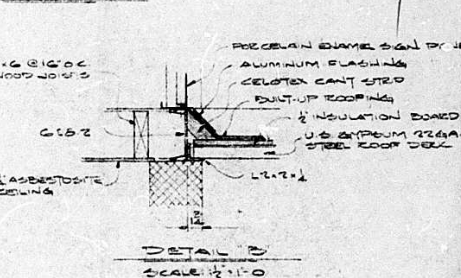
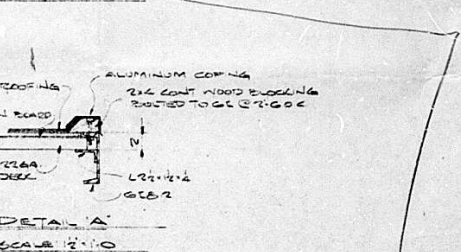
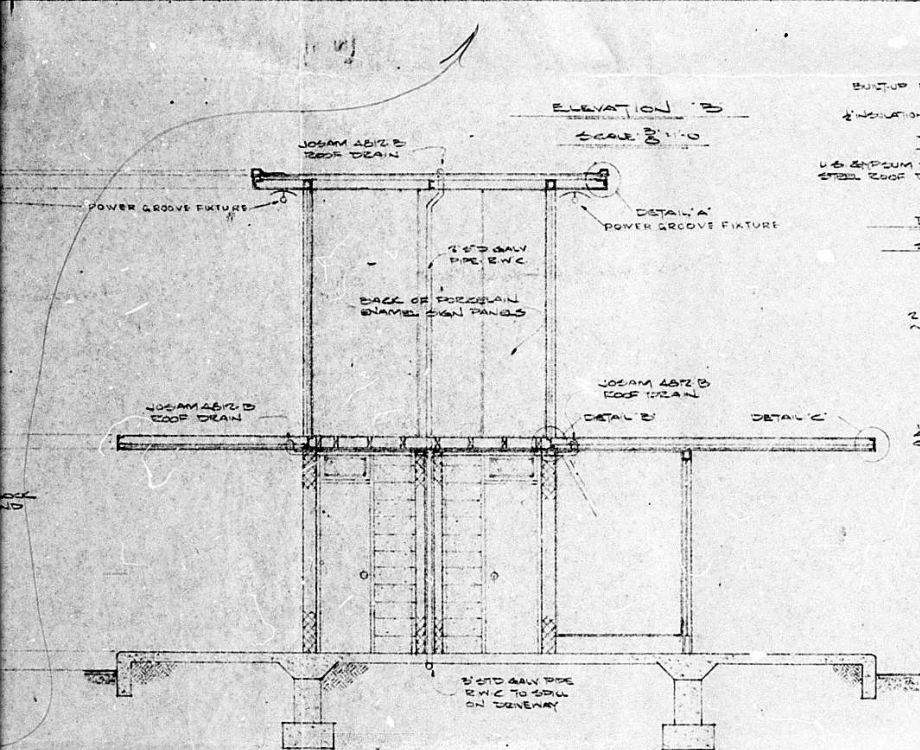
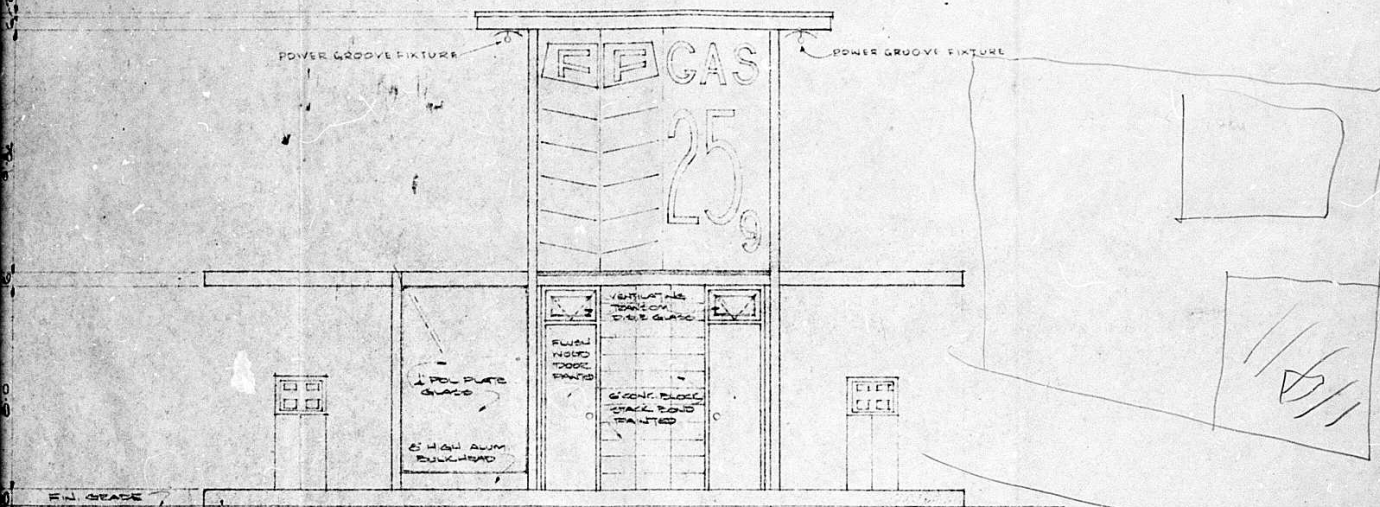
- TYPE "A-1" (2 REQ'D) CONSISTING OF:
 - (1) 1000 WATT MERCURY FLOODLIGHT CAT # 1403-H
 - (2) 1000 WATT MERCURY TRANSFORMER CAT # 1582-K
 - (3) VENTILATED SUB-BASE CAT # 158
 - (4) 30 FOOT HINGED POLE CAT # 193-F
- TYPE "A-1" (SIGN) (2 REQ'D) CONSISTING OF:
 - (1) 1000 WATT MERCURY FLOODLIGHT CAT # 1403-H
 - (2) 1000 WATT MERCURY TRANSFORMER CAT # 1582-K
 - (3) VENTILATED SUB-BASE CAT # 158
 - (4) 30 FOOT HINGED POLE CAT # 193-F
 - (5) 2 LIGHT BRACKET CAT # 193-F
- TYPE "A-2" (2 REQ'D) CONSISTING OF:
 - (1) 1000 WATT MERCURY FLOODLIGHT CAT # 1403-H
 - (2) 1000 WATT MERCURY TRANSFORMER CAT # 1582-K
 - (3) VENTILATED SUB-BASE CAT # 158
 - (4) 30 FOOT HINGED POLE CAT # 193-F
 - (5) 2 LIGHT BRACKET CAT # 193-F
- TYPE "A-2" (SIGN) (2 REQ'D) CONSISTING OF:
 - (1) 1000 WATT MERCURY FLOODLIGHT CAT # 1403-H
 - (2) 1000 WATT MERCURY TRANSFORMER CAT # 1582-K
 - (3) VENTILATED SUB-BASE CAT # 158
 - (4) 30 FOOT HINGED POLE CAT # 193-F
 - (5) 2 LIGHT BRACKET CAT # 193-F
- TYPE "A-3" (1 REQ'D) CONSISTING OF:
 - (1) 1000 WATT MERCURY FLOODLIGHT CAT # 1403-H
 - (2) 1000 WATT MERCURY TRANSFORMER CAT # 1582-K
 - (3) VENTILATED SUB-BASE CAT # 158
 - (4) 30 FOOT HINGED POLE CAT # 193-F
 - (5) 2 LIGHT BRACKET CAT # 193-F
- TYPE "A-4" (1 REQ'D) CONSISTING OF:
 - (1) 1000 WATT MERCURY FLOODLIGHT CAT # 1403-H
 - (2) 1000 WATT MERCURY TRANSFORMER CAT # 1582-K
 - (3) VENTILATED SUB-BASE CAT # 158
 - (4) 30 FOOT HINGED POLE CAT # 193-F
 - (5) 2 LIGHT BRACKET CAT # 193-F
- TYPE "A-5" (1 REQ'D) CONSISTING OF:
 - (1) 1000 WATT MERCURY FLOODLIGHT CAT # 1403-H
 - (2) 1000 WATT MERCURY TRANSFORMER CAT # 1582-K
 - (3) VENTILATED SUB-BASE CAT # 158
 - (4) 30 FOOT HINGED POLE CAT # 193-F
 - (5) 2 LIGHT BRACKET CAT # 193-F

NOTES:
1. ALL FLOODLIGHT STANDARDS & TRANSFORMERS MUST BE GROUNDED.
2. SEPARATE ESTIMATE FOR ALL PARKING LOT LAUNDRY & DRIVEWAY LIGHTING & SEPARATE MASTER & 12 CIR. PANEL FOR SAME.



REVISIONS

NO.	DATE	REVISION
1		



LEGEND:
 CEILING OUTLET - PROGRESS CAT. P. 3510 C MOUNTED ON CEILING - 2.75V LAMP
 POWER GROOVE FIXTURE - CAT. P. 3510 C MOUNTED ON CEILING - 2.75V LAMP
 METAL SIGN - CAT. P. 3510 C MOUNTED ON CEILING - 2.75V LAMP

7'-6"
 9'-11"
 9'-8 1/4"
 9'-11"
 13833 7/2
 144 276 675 0 (195.37)

NO. TO WHOM ISSUED DATE
 ARCHITECTURAL FUNDING, INC.
 GASOLINE DISPENSING FACILITIES
 LOCATED AT
 WISE AVE. & LYNN RD.
 BALTIMORE, MD.

FOR
 FOOD FARE STORES, INC.
 7723 E. ALLEGHENY AVE.
 PHILADELPHIA, PA.

LOUIS KASOFF ARCHITECTS
 401 E. ERIE AVENUE
 PHILADELPHIA
 PENNSYLVANIA

DRAWN: JMM
 DATE: 3-21-64
 SCALE: AS NOTED
 CHECKED: JOB 385
 DWG. 451

